

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	635-00-00-002, 635-00-00-026, 625-00-00-019
Park Status	Stand Alone Site
Location	12445 Hwy 56 NorthClinton, SS
Landuse	Undeveloped Land (N) Commercial (S) Agricultural (E) Agricultural (W)

Pricing	
Pricing	For Sale
Sale Price	\$25,000 Per Acre

Details	
Total Available Acreage	295.02
Developable Acreage	100.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	25.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	652' to 652'
Primary Soil Type	Complex

Due Diligence	
Cultural Resource Identification Survey	Not Completed
Boundary Survey	Not Completed
Protected Species Assessment	Not Completed
Preliminary Geotechnical Exploration	Not Completed
Phase 1 EPA Site Assessment	Not Completed
Topographical Survey	Not Completed
Wetlands Delineation	Completed



Utilities	
Water Provider	City of Clinton
Nearest Water Line Size	10 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Clinton
Nearest Sewer Line Size	12" (Force)
Distance to Nearest Sewer Line	4,700 feet
Natural Gas Provider	Clinton Newberry Natural Gas Authority
Nearest Gas Line Size	4" (Intrastate Transmission)
Distance to Nearest Gas Line	15,840 feet
Alternative Gases	None Available
Electric Providers	Laurens Electric Cooperative, City of Clinton
Telecomm Provider	AT&T

Transportation	
Road Serving Site	SC Hwy 56 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (41.00 Miles)
Nearest Interstate	I-26 (1.00 Mile)
Nearest Marine Port	Charleston (170.00 Miles)
Nearest Inland Port	Inland Port Greer (41.00 Miles)
Nearest Intermodal Yard	NS Greer (41.00 Miles)

Clinton Sycamore Site
Laurens County
12445 Hwy 56 North Clinton, SS
Clinton, SC 29325

