

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	413-00-00-041
Park Status	Stand Alone Site
Location	1.5 mi of I-385/US221 Interchg.
Landuse	Agricultural (N) Residential (S) Residential (E) Agricultural (W)

Pricing	
Pricing	For Sale
Sale Price	\$10,000 to \$12,500 Per Acre

Details	
Total Available Acreage	44.94
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	25.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	654' to 719'
Primary Soil Type	Loamy Sand

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	Not Completed



Utilities	
Water Provider	Laurens Commission of Public Works
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	73 feet
Wastewater Provider	Laurens Commission of Public Works
Nearest Sewer Line Size	10" (Gravity)
Distance to Nearest Sewer Line	1,542 feet
Natural Gas Provider	Laurens Commission of Public Works
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	Piedmont Rural Telephone Company, Inc.

Transportation	
Road Serving Site	US221 (2 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (37.00 Miles)
Nearest Interstate	I-385 (2.00 Miles)
Nearest Marine Port	Charleston (178.00 Miles)
Nearest Intermodal Yard	CSX Charlotte (113.00 Miles)

Fleming South A Industrial Site
Laurens County
1.5 mi of I-385/US221 Interchg.
Laurens, SC 29360

