

<b>County</b>	Laurens
<b>Municipality</b>	City
<b>Zoning</b>	M-Manufacturing
<b>Tax Map ID</b>	906-24-01-005
<b>Park Status</b>	Hunter Industrial Park (Total Park Acreage: 360.49 Acres)
<b>Location</b>	S of I-385/US221 interchange.
<b>Landuse</b>	Heavy Industrial (N) Undeveloped Land (S) Light Industrial (E) Undeveloped Land (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$15,000 to \$25,000 Per Acre

<b>Details</b>	
<b>Total Available Acreage</b>	224.36
<b>Developable Acreage</b>	212.86
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	25.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	718' to 718'
<b>Primary Soil Type</b>	Complex

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



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

<b>Transportation</b>	
<b>Road Serving Site</b>	Hunter Industrial Park Road (2 Lanes)
<b>Rail Access</b>	CSX Transportation
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (35.00 Miles)
<b>Nearest Interstate</b>	I-385 (3.00 Miles)
<b>Nearest Marine Port</b>	Charleston (178.00 Miles)
<b>Nearest Inland Port</b>	Inland Port Greer (36.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Greer (36.00 Miles)

Hunter Timberland Industrial Site  
Laurens County  
S of I-385/US221 interchange.  
Laurens, SC 29360

