

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	594-00-00-045 594-00-00-053
Park Status	Stand Alone Site
Location	NE quad. Of SC72/SR46 Intersection
Landuse	Residential (N) Light Industrial (S) Residential (E) Utility Easement (W)

Pricing

Pricing	For Sale
Sale Price	\$10,000 Per Acre

Details

Total Available Acreage	24.07
Developable Acreage	24.07
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	24.07
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	637' to 651'
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	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Not Completed
Wetlands Delineation	Not Completed



Utilities

Water Provider	Laurens County Water & Sewer Commission
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Laurens County Water & Sewer Commission
Nearest Sewer Line Size	12" (Gravity)
Distance to Nearest Sewer Line	365 feet
Natural Gas Provider	Clinton Newberry Natural Gas Authority
Nearest Gas Line Size	4" (Intrastate Transmission)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Laurens Electric Cooperative
Telecomm Provider	AT&T

Transportation

Road Serving Site	Charlottes Road (3 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (46.00 Miles)
Nearest Interstate	I-26 (5.00 Miles)
Nearest Marine Port	Charleston (173.00 Miles)
Nearest Intermodal Yard	CSX Charlotte (113.00 Miles)

Anderson Farm Industrial Site
Laurens County
NE quad. Of SC72/SR46 Intersection
Clinton, SC 29325

