

Thomason II Industrial Site
 0.5 mi N of SC 72/SR 46 junction, W SC 72
 Clinton, SC 29325

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	594-00-00-001
Park Status	Stand Alone Site
Location	0.5 mi N of SC 72/SR 46 junction, W SC 72
Landuse	Mixed Use (N) Agricultural (S) Light Industrial (E) Agricultural (W)

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

Details	
Total Available Acreage	108.40
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	10.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	580' to 652'
Primary Soil Type	Complex

Due Diligence	
Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities	
Water Provider	Laurens County Water & Sewer Commission
Nearest Water Line Size	6 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Laurens County Water & Sewer Commission
Nearest Sewer Line Size	12" (Force)
Distance to Nearest Sewer Line	3,800 feet
Natural Gas Provider	Clinton Newberry Natural Gas Authority
Nearest Gas Line Size	8" (Intrastate Transmission)
Distance to Nearest Gas Line	2,640 feet
Alternative Gases	None Available
Electric Provider	Laurens Electric Cooperative
Telecomm Provider	AT&T

Transportation	
Road Serving Site	Charlottes Road (2 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 (181.00 Miles)
Nearest Intermodal Yard	CSX Charlotte (119.00 Miles)

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