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| <b>County</b>       | Laurens  |
| <b>Municipality</b> | City   |
| <b>Zoning</b>       | M-Manufacturing  |
| <b>Tax Map ID</b>   | 906-24-01-006  |
| <b>Park Status</b>  | Hunter Industrial Park (Total Park Acreage: 360.49 Acres)                                  |
| <b>Location</b>     | SW of I-385/US221 Interchange  |
| <b>Landuse</b>      | Transportation (N)<br>Heavy Industrial (S)<br>Light Industrial (E)<br>Undeveloped Land (W) |

|                   |                   |
|-------------------|-------------------|
| <b>Pricing</b>    |                   |
| <b>Pricing</b>    | For Sale          |
| <b>Sale Price</b> | \$25,000 Per Acre |

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|--|--------------|
| <b>Details</b>                         |              |
| <b>Total Available Acreage</b>         | 53.92        |
| <b>Developable Acreage</b>             | 45.00        |
| <b>Additional Acreage Available</b>    | Undetermined |
| <b>Minimum Divisible Acreage</b>       | 5.00         |
| <b>Max Contiguous Developable Site</b> | Undetermined |
| <b>Maximum Building Size</b>           | Undetermined |
| <b>Site Improvements</b>               | Forested     |
| <b>Elevation Range</b>                 | 726' to 726' |
| <b>Primary Soil Type</b>               | Loamy Sand   |

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| <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 |



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|---------------------------------------|--|
| <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 (34.00 Miles) |
| <b>Nearest Interstate</b>         | I-385 (3.00 Miles)                                 |
| <b>Nearest Marine Port</b>        | Charleston (179.00 Miles)                          |
| <b>Nearest Inland Port</b>        | Inland Port Greer (36.00 Miles)                    |
| <b>Nearest Intermodal Yard</b>    | NS Greer (36.00 Miles)                             |

