

<b>County</b>	Laurens
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	700-00-00-004
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	1 mi S of US 76/SC 66 intersection
<b>Landuse</b>	Agricultural (N) Heavy Industrial (S) Residential (E) Undeveloped Land (W)



<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$10,000 Per Acre

<b>Details</b>	
<b>Total Available Acreage</b>	122.00
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	15.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	608' to 608'
<b>Primary Soil Type</b>	Complex

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

**Utilities**

<b>Water Provider</b>	Laurens County Water & Sewer Commission
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Laurens County Water & Sewer Commission
<b>Nearest Sewer Line Size</b>	36" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Clinton Newberry Natural Gas Authority
<b>Nearest Gas Line Size</b>	6" (Intrastate Transmission)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Providers</b>	Laurens Electric Cooperative, Duke Energy
<b>Telecomm Provider</b>	AT&T

**Transportation**

<b>Road Serving Site</b>	Woodyard 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 (53.00 Miles)
<b>Nearest Interstate</b>	I-26 (9.00 Miles)
<b>Nearest Marine Port</b>	Charleston (163.00 Miles)
<b>Nearest Inland Port</b>	Inland Port Greer (53.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Greer (53.00 Miles)

Joanna South II Industrial Site  
Laurens County  
1 mi S of US 76/SC 66 intersection  
Joanna, SC 29351

