

US Hwy 221 Industrial Land
S. US HWY 221; 2116 Chesnee Highway
Spartanburg, SC 29303

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|---------------------|---|
| County | Spartanburg |
| Municipality | Unincorporated |
| Zoning | No Zoning Present |
| Tax Map ID | 7-05-00-021.07 7-05-00-021.10 7-05-00-021.11 7-05-00-021.14 7-05-00-021.15 7-05-00-021.13 7-05-00-021.23 7-05-00-021.04 7-05-00-021.12 7-05-00-021.09 7-05-00-021.22 7-05-00-021.08 7-05-00-021.02 7-05-00-021.03 7-05-00-021.00 7-05-00-021.01 |
| Park Status | Stand Alone Site |
| Location | S. US HWY 221; 2116 Chesnee Highway |
| Landuse | Transportation (N) Transportation (S) Undeveloped Land (E) Transportation (W) |

Pricing

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|-------------------|-------------------|
| Pricing | For Sale |
| Sale Price | \$49,500 Per Acre |

Details

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|--|-------------------|
| Total Available Acreage | 303.23 |
| Developable Acreage | 303.00 |
| Additional Acreage Available | Undetermined |
| Minimum Divisible Acreage | 303.00 |
| Max Contiguous Developable Site | Undetermined |
| Maximum Building Size | 1,000,000.00 |
| Site Improvements | Partially Cleared |
| Elevation Range | 869' to 869' |
| Primary Soil Type | Alluvial |

Due Diligence

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| 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

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|---------------------------------------|--|
| Water Provider | Liberty-Chesnee-Fingerville Water District |
| Nearest Water Line Size | 12 inches |
| Distance to Nearest Water Line | On-Site |
| Wastewater Provider | Spartanburg Sanitary Sewer District |
| Nearest Sewer Line Size | 8" (Gravity) |
| Distance to Nearest Sewer Line | 10,500 feet |
| Natural Gas Provider | Piedmont Natural Gas |
| Nearest Gas Line Size | 8" (Distribution) |
| Distance to Nearest Gas Line | On-Site |
| Alternative Gases | None Available |
| Electric Provider | Duke Energy |
| Telecomm Provider | AT&T |

Transportation

| | |
|-----------------------------------|--|
| Road Serving Site | US 221/Chesnee Hwy (4 Lanes) |
| Rail Access | CSX Transportation |
| Runway Access | No |
| Barge Access | No |
| Nearest Commercial Airport | Greenville-Spartanburg International (24.00 Miles) |
| Nearest Interstate | I-85 (2.00 Miles) |
| Nearest Marine Port | Charleston (205.00 Miles) |
| Nearest Inland Port | Inland Port Greer (20.00 Miles) |
| Nearest Intermodal Yard | NS Greer (20.00 Miles) |

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