



Tax Map ID(s)	125-00-00-008
Park Status	Stand Alone Site
Municipality	Unincorporated
Zoning	No Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Interstate(N), Undeveloped Land(S), Undeveloped Land(E), Heavy Industrial(W)
Location	0.25 miles SE of I-385/SC14 junction (Exit 19)

Site Details:

Total Site Acreage	206.74
Developable Acreage	180
Addtl. Acreage Avail	None
Min. Divisible Acreage	50
Max. Contig. Acreage	Undetermined
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	2 Structures On Property
Elevation Range	729' to 808'
Primary Soil Type	Complex

Pricing:

Sales Price	\$20,000 Per Acre
BTS Lease Rate	Not Available for BTS to Lease
Land Lease Rate	Sale Only

Completed Due Diligence Items:

- ☒ Cultural Resource Identification Survey
- ☒ Boundary Survey
- ☒ Protected Species Assessment
- ☒ Preliminary Geotechnical Exploration
- ☒ Phase I Environmental Protection Agency Site Assessment
- ☒ Topographical Survey
- ☐ Wetlands Approximation
- ☒ Wetlands Delineation

Other Features:

SC Certified Site	Yes
Foreign Trade Zone	No
Multi-County Property	No



Property Description: 206.74 acres available 0.25 miles SE of I-385/SC14 junction (Exit 19). Property is located just miles outside of the town of Gray Court with no restrictions. Utilities are available, Easy Accessibility.



Utilities:

Water System

Provider	Laurens County Water & Sewer Commission
Nearest Line Size	12"
Dist. to Nearest Line	On-Site

Wastewater System

Provider	Laurens County Water & Sewer Commission
Nearest Line Size	12" (Force)
Dist. to Nearest Line	0.9 MI

Natural Gas/Alternate Gases

NG Provider	Laurens Commission of Public Works
Nearest Line Size	6" (Distribution)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available

Telecomm. Provider	Piedmont Rural Telephone Company, Inc.
Electric Provider	Duke Energy

Transportation:

Road Serving Site	Old Laurens Road (2 Lanes)
<u>Nearest</u>	
Interstate	I-385 (1 MI)
Port	Charleston (189 MI)
Commercial Airport	GSP (22 MI)
Intermodal Facility	CSX Charlotte (105 MI)/NS Charlotte (111 MI)

Barge Access	No
Rail Access	Pending Confirmation by Provider
Runway Access	No

