

Tax Map ID(s)	190-00-00-009, 190-00-00-022
Park Status	Stand Alone Site
Municipality	Unincorporated
Zoning	No Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Undeveloped Land(N), Residential(S), Industrial / Distribution(E), Residential(W)
Location	2.1 mi S of I-385/SC 14 intersec, W of SC14

Site Details:	
Total Site Acreage	60.10
Developable Acreage	Undetermined
Addtl. Acreage Avail	24 (Diff. Owner)
Min. Divisible Acreage	25
Max. Contig. Acreage	Undetermined
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	0
Elevation Range	733' to 819'
Primary Soil Type	Loamy Sand

Pricing:	
Sales Price	\$17,500 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	No
Foreign Trade Zone	No
Multi-County Property	No

Property Description: 43.74 acres available, 1.5mi S of SR701/SC 14 intersec, W of SC14. Property is located just miles outside of the town of Gray Court with no restrictions. Utilities are available, Easy Accessibility.



Utilities:	
<u>Water System</u>	
Provider	Laurens County Water & Sewer Commission
Nearest Line Size	12"
Dist. to Nearest Line	On-Site
<u>Wastewater System</u>	
Provider	Service Not Available
Nearest Line Size	8" (Gravity)
Dist. to Nearest Line	9.5 MI
<u>Natural Gas/Alternate Gases</u>	
NG Provider	Laurens Commission of Public Works
Nearest Line Size	8" (Distribution)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available
Telecomm. Provider	Piedmont Rural Telephone Company, Inc.
Electric Provider	Laurens Electric Cooperative

Transportation:	
Road Serving Site	SC14 (2 Lanes)
<u>Nearest</u>	
Interstate	I-385 (2 MI)
Port	Charleston (189 MI)
Commercial Airport	GSP (24 MI)
Intermodal Facility	CSX Charlotte (105 MI)/NS Charlotte (111 MI)
Barge Access	No
Rail Access	Pending Confirmation by Provider
Runway Access	No

