

Tax Map ID(s)	M010.06-01-002.20
Park Status	CU-ICAR
Municipality	Within City Limits
Zoning	S-1 Zoning Present
Flood Zone Status	A Portion is in the 100 Year Flood Zone
Landuse	Educational Facility(N), Commercial / Retail(S), Industrial / Distribution(E), Commercial / Retail(W)
Location	Laurens Road (US 276) at US 276 / I-85 Interchange

Site Details:

Total Site Acreage	192.00
Developable Acreage	177
Addtl. Acreage Avail	None
Min. Divisible Acreage	1
Max. Contig. Acreage	Undetermined
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	0
Elevation Range	865' to 967'
Primary Soil Type	Clay Loam

Pricing:

Sales Price	\$150,000 to \$300,000 Per Acre
BTS Lease Rate	Not Available for BTS to Lease
Land Lease Rate	Lease Rate 15,000.00

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: This site is the Clemson University - International Center for Automotive Research (CU-ICAR) campus, which includes available properties in five separate technology neighborhoods.



Utilities:

Water System

Provider	Greenville Water System
Nearest Line Size	12"
Dist. to Nearest Line	On-Site

Wastewater System

Provider	Renewable Water Resources
Nearest Line Size	8" (Gravity)
Dist. to Nearest Line	On Site

Natural Gas/Alternate Gases

NG Provider	Piedmont Natural Gas
Nearest Line Size	4" (Distribution)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available

Telecomm. Provider	AT&T
Electric Provider	Duke Energy

Transportation:

Road Serving Site	Laurens Road (4 Lanes)
Nearest	
Interstate	I-85 (1 MI)
Port	Charleston (209 MI)
Commercial Airport	GSP (10 MI)
Intermodal Facility	CSX Charlotte (96 MI)/NS Charlotte (102 MI)
Barge Access	No
Rail Access	Pending Confirmation by Provider
Runway Access	No

