



Tax Map ID(s)	190-00-00-012
Park Status	Stand Alone Site
Municipality	Unincorporated
Zoning	No Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Heavy Industrial(N), Undeveloped Land(S), Heavy Industrial(E), Residential(W)
Location	0.3mi NW of SR 13/SC 101 junc, W of SC 13

Site Details:

Total Site Acreage	24.14
Developable Acreage	Undetermined
Addtl. Acreage Avail	60 (Diff. Owner)
Min. Divisible Acreage	Not Subdivideable
Max. Contig. Acreage	Undetermined
Max. Building Size	Undetermined
Improvements	Forested
Number of Structures	0
Elevation Range	724' to 818'
Primary Soil Type	Loamy Sand

Pricing:

Sales Price	\$13,500 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: 24+ acres available 0.3mi NW of SR 13/SC 101 junc, W of SC 13. 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	8" (Gravity)
Dist. to Nearest Line	9.5 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	Laurens Electric Cooperative , Duke Energy

Transportation:

Road Serving Site	ISO Parkway (2 Lanes)
Nearest	
Interstate	I-385 (2 MI)
Port	Charleston (188 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

