

Tax Map ID(s)	8-0-0-1
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), Undeveloped Land(S), Undeveloped Land(E), Residential(W)
Location	1907 Spartanburg Highway, Jonesville, SC 29353

**Site Details:**

Total Site Acreage	164.00
Developable Acreage	158
Addtl. Acreage Avail	None
Min. Divisible Acreage	50
Max. Contig. Acreage	50.00
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	3 Structures On Property
Elevation Range	584' to 720'
Primary Soil Type	Loamy Sand

**Pricing:**

Sales Price	\$10,000 to \$15,000 Per Acre
BTS Lease Rate	Not Available for BTS to Lease
Land Lease Rate	Sale Only

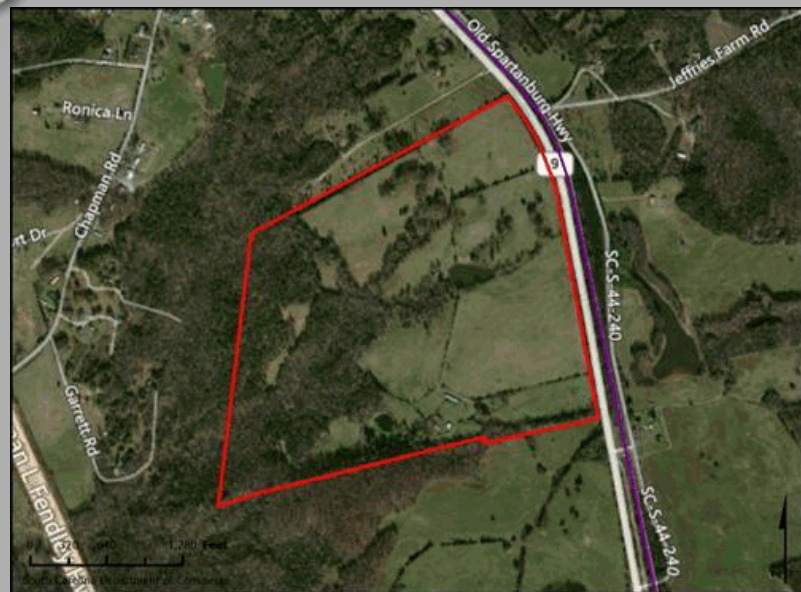
**Completed Due Diligence Items:**

- 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	No
Foreign Trade Zone	Yes
Multi-County Property	No

**Property Description:**



**Utilities:**

Water System

Provider	Town of Jonesville
Nearest Line Size	10"
Dist. to Nearest Line	On-Site

Wastewater System

Provider	Town of Jonesville
Nearest Line Size	6" (Force)
Dist. to Nearest Line	1,000'

Natural Gas/Alternate Gases

NG Provider	City of Union
Nearest Line Size	8" (Distribution)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available

Telecomm. Provider

AT&T

Electric Provider

Broad River Electric Cooperative

**Transportation:**

Road Serving Site: Old Spartanburg Highway (2 Lanes)

Nearest

Interstate	I-85 (17 MI)
Port	Charleston (197 MI)
Commercial Airport	GSP (37 MI)
Intermodal Facility	CSX Charlotte (89 MI)/NS Charlotte (95 MI)

Barge Access: No

Rail Access: Norfolk Southern Railway

Runway Access: No

