

# Allied Industrial Site

Union County  
Jonesville, SC 29353

# SOUTH CAROLINA

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Tax Map ID(s)	18-00-00-19 & 20
Park Status	Stand Alone Site
Municipality	Unincorporated
Zoning	No Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Agricultural Land(N), Agricultural Land(S), Agricultural Land(E), Agricultural Land(W)
Location	1088 Gaffney Highway



### Site Details:

Total Site Acreage	117.59
Developable Acreage	Undetermined
Addtl. Acreage Avail	None
Min. Divisible Acreage	5
Max. Contig. Acreage	
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	1 Structures On Property
Elevation Range	516' to 632'
Primary Soil Type	Sandy Clay Loam

### Pricing:

Sales Price	\$12,000 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	No
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	
Dist. to Nearest Line	

#### Natural Gas/Alternate Gases

NG Provider	City of Union
Nearest Line Size	10" (Transmission)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available

#### Telecomm. Provider

Telecomm. Provider	AT&T
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#### Electric Provider

Electric Provider	Duke Energy
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### Transportation:

Road Serving Site	Gaffney Hwy. (2 Lanes)
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#### Nearest

Interstate	I-85 (20 MI)
Port	Charleston (195 MI)
Commercial Airport	GSP (42 MI)
Intermodal Facility	CSX Charlotte (72 MI)/NS Charlotte (77 MI)

Barge Access	No
Rail Access	No
Runway Access	No

