



Tax Map ID(s)	17-0-0-20
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), Industrial / Distribution(W)
Location	S side SC 9, 2 mi NW of Jonesville or Spartanburg Highway



Site Details:

Total Site Acreage	116.00
Developable Acreage	Undetermined
Addtl. Acreage Avail	None
Min. Divisible Acreage	10
Max. Contig. Acreage	
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	0
Elevation Range	550' to 670'
Primary Soil Type	Complex

Pricing:

Sales Price	\$8,000 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	12"
Dist. to Nearest Line	On-Site

Wastewater System

Provider	Town of Jonesville
Nearest Line Size	8" (Force)
Dist. to Nearest Line	On Site

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

Telecomm. Provider	AT&T
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Electric Provider

Electric Provider	Broad River Electric Cooperative
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Transportation:

Road Serving Site	Spartanburg Highway (2 Lanes)
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Nearest

Interstate	I-85 (18 MI)
Port	Charleston (195 MI)
Commercial Airport	GSP (39 MI)
Intermodal Facility	CSX Charlotte (91 MI)/NS Charlotte (97 MI)

Barge Access	No
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Rail Access	Norfolk Southern Railway
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Runway Access	No
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