

Sams Tract Industrial Site

Union County
Jonesville, SC 29353



SOUTH CAROLINA

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Tax Map ID(s)	17-0-0-23
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	S side US 176, 2 mi E of Jonesville or Furman Fendley Hwy

Site Details:

Total Site Acreage	117.00
Developable Acreage	Undetermined
Addtl. Acreage Avail	None
Min. Divisible Acreage	10
Max. Contig. Acreage	
Max. Building Size	Undetermined
Improvements	Forested
Number of Structures	0
Elevation Range	524' to 649'
Primary Soil Type	Complex

Pricing:

Sales Price	\$10,000 Per Acre
BTS Lease Rate	
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	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	Approximately 1.0 MI
Alternate Gases	None Available

Telecomm. Provider

AT&T

Electric Provider

Broad River Electric Cooperative

Transportation:

Road Serving Site: Furman Fendley Hwy (4 Lanes)

Nearest

Interstate	I-85 (18 MI)
Port	Charleston (195 MI)
Commercial Airport	GSP (38 MI)
Intermodal Facility	CSX Charlotte (91 MI)/NS Charlotte (97 MI)

Barge Access	No
Rail Access	No
Runway Access	No

