

Trakas Industrial (South Site)

1907 Spartanburg Highway
Jonesville, SC 29353



South Carolina
Department of Commerce

Just right for business.

County	Union
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	008-00-00-002
Park Status	Stand Alone Site
Location	1907 Spartanburg Highway
Landuse	Undeveloped Land (N) Undeveloped Land (S) Undeveloped Land (E) Residential (W)

Pricing

Pricing	For Sale
Sale Price	\$10,000 to \$15,000 Per Acre

Details

Total Available Acreage	84.00
Developable Acreage	65.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	53.00
Maximum Building Size	400,000.00
Site Improvements	Pad-Ready
Elevation Range	695' to 695'
Primary Soil Type	Loamy Sand

Due Diligence

Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities

Water Provider	Town of Jonesville
Nearest Water Line Size	10 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Town of Jonesville
Nearest Sewer Line Size	6" (Force)
Distance to Nearest Sewer Line	500 feet
Natural Gas Provider	City of Union
Nearest Gas Line Size	8" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Broad River Electric Cooperative
Telecomm Provider	AT&T

Transportation

Road Serving Site	Jonesville-Lockhart Hwy. (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (34.00 Miles)
Nearest Interstate	I-85 (17.00 Miles)
Nearest Marine Port	Charleston (190.00 Miles)
Nearest Inland Port	Inland Port Greer (31.00 Miles)
Nearest Intermodal Yard	NS Greer (31.00 Miles)

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