

Trakas Industrial (North 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

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

Details

| | |
|--|-------------------|
| Total Available Acreage | 76.00 |
| Developable Acreage | 62.00 |
| Additional Acreage Available | Undetermined |
| Minimum Divisible Acreage | Not Subdividable |
| Max Contiguous Developable Site | 62.00 |
| Maximum Building Size | 300,000.00 |
| Site Improvements | Partially Cleared |
| Elevation Range | 717' to 717' |
| Primary Soil Type | Loamy Sand |

Due Diligence

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|--|-----------|
| 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

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|---------------------------------------|----------------------------------|
| Water Provider | Town of Jonesville |
| Nearest Water Line Size | 10 inches |
| Distance to Nearest Water Line | 800 feet |
| Wastewater Provider | Town of Jonesville |
| Nearest Sewer Line Size | 6" (Force) |
| Distance to Nearest Sewer Line | 2,160 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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