

AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



132 Grubbs Rd. Fair Play, SC

**E. Fairplay Blvd.
Fairplay, SC 29643**

LOCATION DESCRIPTION

17.56+/- acres located at the intersection of I-85 and Whitfield Rd. in Fair Play, SC

Park Status: None
 Municipality: Unincorporated
 Zoning: No assigned zoning
 Land Use: North: Residential
 South: Commercial
 East: Commercial
 West: Agricultural
 Tax Map ID(s): 341-00-04-001
 341-00-04-006

UTILITIES

Water System

Provider: Pioneer Rural Water District
 Nearest Line Size: 6 inches

Wastewater System

Provider: Service Not Available
 Nearest Line Size:

Natural Gas

NG Provider: Fort Hill Natural Gas
 Nearest Line Size: 4 Inches

Telecomm. Provider:

AT&T

Electric Provider:

Blue Ridge Electric Co-op

SITE DETAILS

Total Site Acreage: 17.56
 Developable Acreage: Undetermined
 Addtl. Acreage Avail.: Undetermined
 Min. Divisible Acreage: 4.00
 Max. Contig. Acreage: Undetermined
 Max. Building Size: Undetermined
 Improvements: Partially Cleared
 Elevation Range: 809' to 809'
 Primary Soil Type: Clay Loam
 SC Certified Site: None

TRANSPORTATION

Road Servicing Site: E. Fairplay Blvd. (2 Lanes)
Nearest
 Interstate: I-85 (0 Miles)
 Port: Charleston (234 Miles)
 Commercial Arprt: GSP International (55 Miles)
 Intermodal: NS Greer (57 Miles)
 Rail Access: No
 Runway Access: No

PRICING INFORMATION

For Sale - \$59,500 per acre

COMPLETED DUE DILIGENCE ITEMS

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Ph I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Delineation