

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

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

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

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