

AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



Morgan Site

Whitfield Road
Townville, SC 29643

LOCATION DESCRIPTION

NW corner of I-85 & Old Dobb. Bridge Rd. Exit 4

Park Status: None
Municipality: Unincorporated
Zoning: Control Free
Land Use: North: Residential
South: Transportation
East: Undeveloped Land
West: Undeveloped Land
Tax Map ID(s): 341-00-02-011

UTILITIES

Water System

Provider: Pioneer Rural Water District
Nearest Line Size: 10 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: 20.29
Developable Acreage: Undetermined
Addtl. Acreage Avail.: Undetermined
Min. Divisible Acreage: 20.29
Max. Contig. Acreage: Undetermined
Max. Building Size: Undetermined
Improvements: Forested
Elevation Range: 811' to 811'
Primary Soil Type: Clay Loam
SC Certified Site: None

TRANSPORTATION

Road Servicing Site: Whitfield Road (2 Lanes)
Nearest Interstate: I-85 (2 Miles)
Port: Charleston (238 Miles)
Commercial Arprt: GSP International (58 Miles)
Intermodal: NS Atlanta (101 Miles)
Rail Access: No
Runway Access: No

PRICING INFORMATION

For Sale - \$74,000 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