

# 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