

AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



GCCP 22-acre site

Hwy 59
Fairplay, SC 29643

LOCATION DESCRIPTION

1220 Hwy 59

Park Status: Golden Corner Commerce Park
Municipality: Unincorporated
Zoning: Industrial
Land Use: North: Agricultural
South: Undeveloped Land
East: Agricultural
West: Agricultural
Tax Map ID(s): 332-00-01-009

UTILITIES

Water System

Provider: Pioneer Rural Water District
Nearest Line Size: 10 inches

Wastewater System

Provider: Oconee Joint Regional Sewer Authority
Nearest Line Size: 10 Inches (Gravity)

Natural Gas

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

Telecomm. Provider: AT&T

SITE DETAILS

Total Site Acreage: 22.00
Developable Acreage: 20.00
Addtl. Acreage Avail.: 300
Min. Divisible Acreage: 20.00
Max. Contig. Acreage: 260.00
Max. Building Size: 100,000 Sq.Ft.
Improvements: Partially Cleared
Elevation Range: 743' to 743'
Primary Soil Type: Clay Loam
SC Certified Site: Certified Park

TRANSPORTATION

Road Servicing Site: Hwy 59 (2 Lanes)
Nearest
Interstate: I-85 (2 Miles)
Port: Charleston (236 Miles)
Commercial Arprt: GSP International (57 Miles)
Intermodal: NS Greer (59 Miles)
Rail Access: No
Runway Access: No

PRICING INFORMATION

For Sale - \$10,000 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