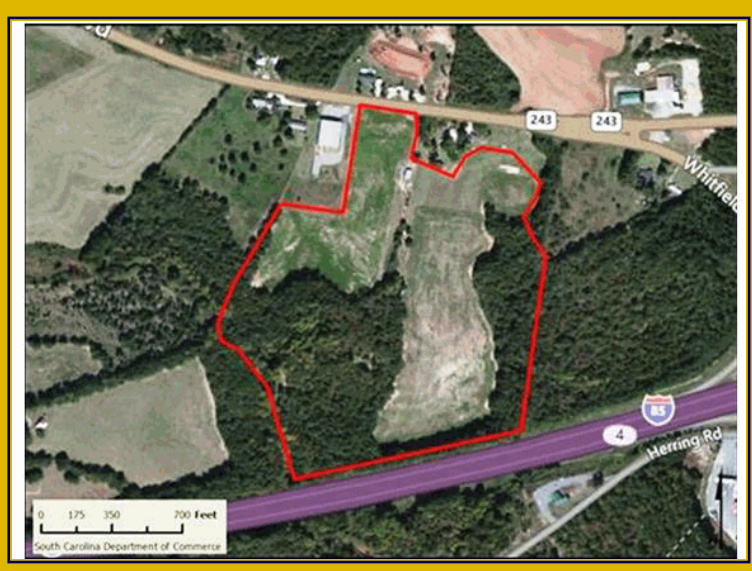


AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



830 E. Fairplay Blvd. Fair Play, SC

**E Fairplay Blvd
Fairplay, SC 29643**

LOCATION DESCRIPTION

The property has excellent access and visibility from I-85.

Park Status: None
 Municipality: Unincorporated
 Zoning: No assigned zoning
 Land Use: North: Agricultural
 South: Commercial
 East: Transportation
 West: Residential
 Tax Map ID(s): 341-00-02-028, 341-00-02-012

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 Serving Site: E Fairplay Blvd (2 Lanes)
Nearest
 Interstate: I-85 (1 Miles)
 Port: Charleston (237 Miles)
 Commercial Arprt: GSP International (58 Miles)
 Intermodal: NS Atlanta (101 Miles)
 Rail Access: No
 Runway Access: No

PRICING INFORMATION

For Sale - \$65,000 per acre

SITE DETAILS

Total Site Acreage: 39.72
 Developable Acreage: Undetermined
 Addtl. Acreage Avail.: Undetermined
 Min. Divisible Acreage: 39.72
 Max. Contig. Acreage: Undetermined
 Max. Building Size: Undetermined
 Improvements: Partially Cleared
 Elevation Range: 803' to 803'
 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