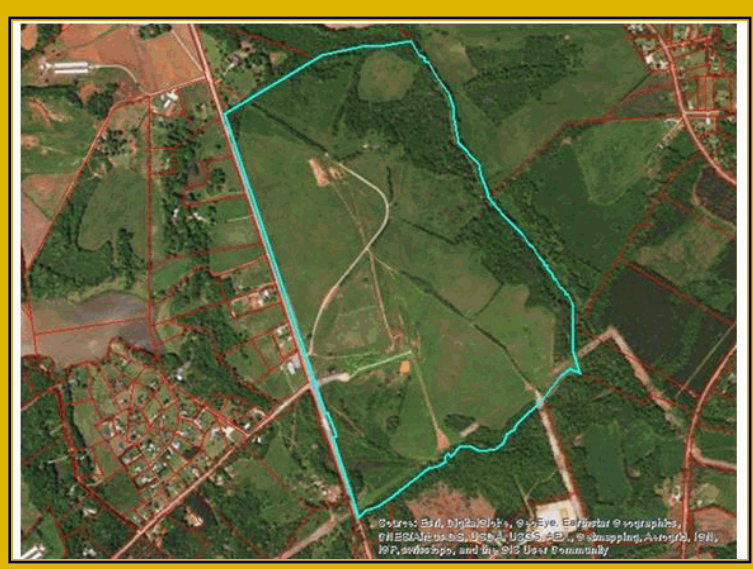


AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



Golden Corner Commerce Park

SC Highway 59
Fair Play, SC 29643

LOCATION DESCRIPTION

1220 Highway 59

Park Status: Golden Corner Commerce Park
Municipality: Unincorporated
Zoning: Industrial District
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: 8 inches

Wastewater System

Provider: Seneca Light & Water
Nearest Line Size: 10 Inches (Force)

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: SC Highway 59 (2 Lanes)
Nearest Interstate: I-85 (2 Miles)
Port: Charleston (253 Miles)
Commercial Arprt: GSP International (56 Miles)
Intermodal: NS Atlanta (104 Miles)
Rail Access: No
Runway Access: No

PRICING INFORMATION

For Sale - \$10,000 per acre

SITE DETAILS

Total Site Acreage: 322.00
Developable Acreage: 277.00
Addtl. Acreage Avail.: 25
Min. Divisible Acreage: 10.00
Max. Contig. Acreage: 277.00
Max. Building Size: 3,000,000 Sq.Ft.
Improvements: Partially Cleared
Elevation Range: 689' to 823'
Primary Soil Type: Alluvial Land
SC Certified Site: Certified Park

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