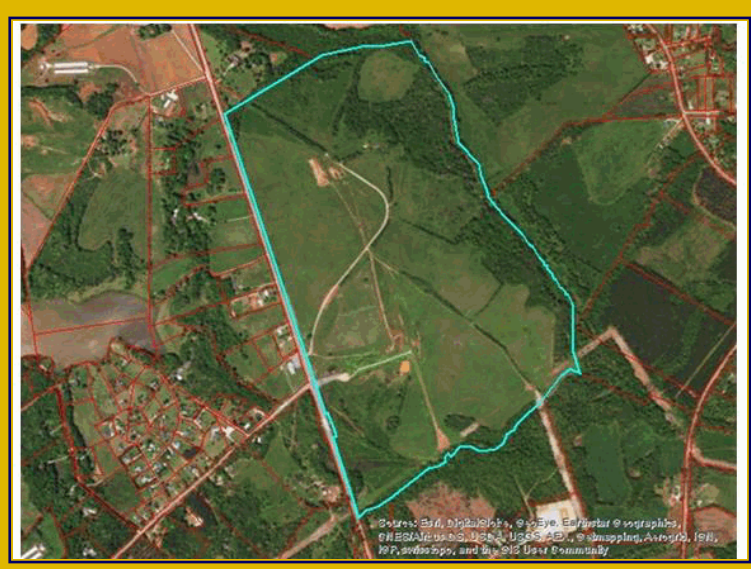


# AVAILABLE INDUSTRIAL SITE

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