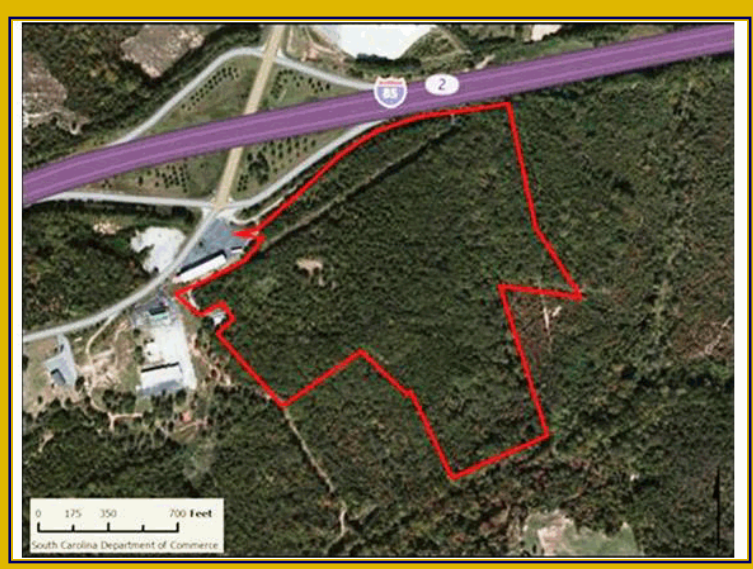


AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



I-85 Fair Play Tract

I-85
Fair Play, SC 29643

LOCATION DESCRIPTION

The tract is located at the intersection of I-85 and Lakeshore Drive at Exit 2.

Park Status: None
Municipality: Unincorporated
Zoning: No assigned zoning
Land Use: North: Commercial
South: Residential
East: Undeveloped Land
West: Commercial
Tax Map ID(s): 341-00-10-001

UTILITIES

Water System

Provider: Service Not Available
Nearest Line Size:

Wastewater System

Provider: Service Not Available
Nearest Line Size:

Natural Gas

NG Provider: Service Not Available
Nearest Line Size:

Telecomm. Provider:

AT&T

Electric Provider:

Blue Ridge Electric Co-op

SITE DETAILS

Total Site Acreage: 45.50
Developable Acreage: Undetermined
Addtl. Acreage Avail.: Undetermined
Min. Divisible Acreage: 45.50
Max. Contig. Acreage: 50.00
Max. Building Size: Undetermined
Improvements: Forested
Elevation Range: 700' to 845'
Primary Soil Type: Alluvial Land
SC Certified Site: None

TRANSPORTATION

Road Servicing Site: I-85 (4 Lanes)
Nearest Interstate: I-85 (0 Miles)
Port: Charleston (236 Miles)
Commercial Arprt: GSP International (56 Miles)
Intermodal: NS Atlanta (100 Miles)
Rail Access: No
Runway Access: No

PRICING INFORMATION

For Sale - \$75,000 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