



CLINTON *South Carolina*



County	Laurens
Municipality	City
Zoning	Partially in I-1
Tax Map ID	692-00-00-001, 901-35-01-004
Park Status	Clinton 26 Commerce Park: North
Location	20100 SC Hwy 7220101 SC Hwy 72Clinton, SC 29325
Landuse	Agricultural (N) Commercial (S) Agricultural (E) Agricultural (W)

Pricing

Pricing	For Sale
Sale Price	\$20,000 to \$30,000

Details

Total Site Acreage	730.92
Developable Acreage	349.50
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	55.00
Max Contiguous Developable Site	79.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	440' to 603'
Primary Soil Type	Complex
SC Certification Program	None

Due Diligence

Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Not Completed



Utilities

Water Provider	City of Clinton
Nearest Water Line Size	8 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Clinton
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	686 feet
Natural Gas Provider	Service Not Available
Alternative Gases	None Available
Electric Provider	City of Clinton
Telecomm Provider	AT&T

Transportation

Road Serving Building	SC Highway 72 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (3 Miles)
Nearest Port	Charleston (172 Miles)
Nearest International Airport	(113 Miles)
Nearest Commercial Airport	Greenville-Spartanburg International (43 Miles)
Nearest Intermodal Facility	CSX Charlotte (111 Miles)

For more information contact
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