



# CLINTON *South Carolina*



County	Laurens
Municipality	City
Zoning	I-1
Tax Map ID	901-31-01-011, 901-31-01-012, 901-08-05-006, 901-31-01-030
Park Status	Stand Alone Site
Location	SC Highway 56/72 Bypass, 1.2 Miles from I-26
Landuse	Mixed Use (N) Undeveloped Land (S) School (E) Mixed Use (W)

## Pricing

Pricing	For Sale
Sale Price	\$15,000

## Details

Total Site Acreage	253.12
Developable Acreage	Undetermined
Additional Acreage Available	40.00
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	400,000.00
Site Improvements	Forested
Elevation Range	528' to 652'
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	Completed



## Utilities

Water Provider	City of Clinton
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Clinton
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Service Not Available
Alternative Gases	None Available
Electric Provider	City of Clinton
Telecomm Provider	AT&T

## Transportation

Road Serving Building	Springdale Drive (4 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (4 Miles)
Nearest Port	Charleston (172 Miles)
Nearest International Airport	(115 Miles)
Nearest Commercial Airport	Greenville-Spartanburg International (45 Miles)
Nearest Intermodal Facility	CSX Charlotte (112 Miles)

For more information contact  
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