



# CLINTON *South Carolina*



<b>County</b>	Laurens
<b>Municipality</b>	Within City Limits
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	901-35-01-001
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	0.3 miles NE of SC56/I-26 interchg.
<b>Landuse</b>	Undeveloped Land (N) Transportation (S) Mixed Use (E) Transportation (W)

## Pricing

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$10,000

## Details

<b>Total Site Acreage</b>	118.50
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	10.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	470' to 620'
<b>Primary Soil Type</b>	Sandy Clay Loam
<b>SC Certification Program</b>	None

## Due Diligence

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



## Utilities

<b>Water Provider</b>	City of Clinton
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	800 feet
<b>Wastewater Provider</b>	City of Clinton
<b>Nearest Sewer Line Size</b>	8" (Gravity)
<b>Distance to Nearest Sewer Line</b>	838 feet
<b>Natural Gas Provider</b>	Service Not Available
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	City of Clinton
<b>Telecomm Provider</b>	AT&T

## Transportation

<b>Road Serving Building</b>	SC56 (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-26 (0 Mile)
<b>Nearest Port</b>	Charleston (170 Miles)
<b>Nearest International Airport</b>	(110 Miles)
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (42 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charlotte (108 Miles)

For more information contact  
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