



Property Details

Latitude/Longitude: 34.4976, -81.8421

Type of space: Vacant Land

Min Size: 55 acres

Max Size: 256 acres

Last Updated: 11/2/2022

Location

Tax Map ID(s): 901-35-01-004, 901-34-01-004

Municipality: City

Zoning: I-1

Surrounding Land Use: Agricultural

Surrounding Land Use- South: Commercial

Surrounding Land Use -East: Agricultural

Surrounding Land Use- West: Agricultural

Park Name: Clinton 26 Commerce Park: South

Listing Information

Ownership: Private

For Sale: Yes

Min Sale Price: \$20,000.00 /acre

Max Sale Price: \$35,000 /acre

Lease Rate: \$0.00 /SF

Physical Details

Total Site Size : 256 acres

Developable Acreage: 230

Minimum Divisible Size: 56

Expandable Acreage: 256

Site Improvements: Partially Cleared

Site Comments: 56 acres privately owned / 200 acres publicly owned

Site Details

Max Elevation: 603

Min Elevation: 541

Soil Type: Complex

Due Diligence

Cultural Resource Identification Survey: Yes

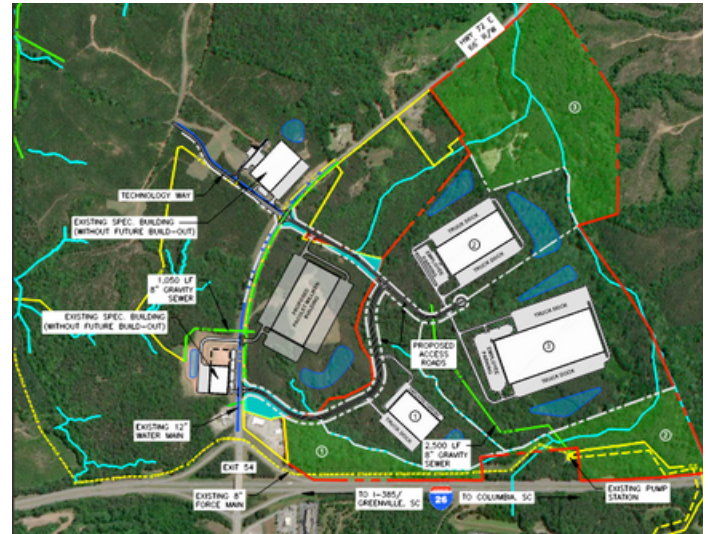
Boundary Survey: Yes

Protected Species Assessment: Yes

Report of Preliminary Geotechnical Exploration: Yes

Topographical Survey: Yes

Wetlands Delineation: Yes



Transportation

Access Road Name: SC Hwy 72

Access Road Number of Lanes: 2

Nearest Airport: Greenville-Spartanburg International

Distance to Commercial Airport: 41 miles

Nearest International Airport: Charlotte Douglas Intl Airport

Distance to Nearest International Airport: 91 miles

Nearest Intermodal Yard: NS Greer

Distance to Intermodal Access: 42 miles

Nearest Interstate: 26

Distance to Interstate: 1 miles

Nearest Port: Charleston

Distance to Port: 168 miles

Nearest Inland Port: Inland Port Greer

Distance to Nearest Inland Port: 42 miles

Utilities

Water System Provider: City of Clinton

Distance to Primary Water: 0 feet

Primary Water Line Diameter: 12 in

Sewer System Provider: City of Clinton

Primary Sewer Line Type: Gravity

Distance to Primary Sewer: 0 feet

Primary Sewer Line Diameter: 8

Natural Gas Provider: Clinton Newberry Natural Gas Authority

Primary Natural Gas Line Type: Distribution

Distance to Primary Natural Gas: 0 feet

Primary Natural Gas Line Diameter: 6 in

Electric Power Availability: Single

Electric Service Provider: City of Clinton

Primary Electric Line Type: Distribution

Distance to Primary Electric Service: 0 feet

Primary Electric Voltage: 25

Telecom Provider(s): AT&T