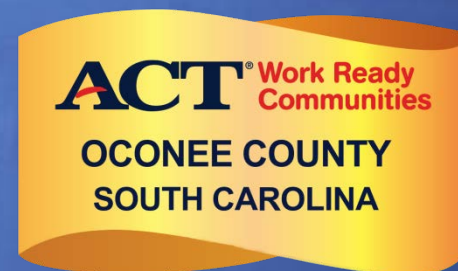


# Golden Corner Commerce Park

Fair Play, South Carolina

Available for development and/or sale



# Golden Corner Commerce Park

A manufacturing/warehouse/distribution park located within the Upstate South Carolina market.



260 buildable acres within  
a SC certified park



Located on SC  
Highway 59



Closest Industrial Park to  
Atlanta, GA



2.1 miles from  
Interstate I-85

## Site Characteristics

- 322 acres; 268 buildable acres
- South Carolina “*Certified Industrial Park*” by SC dept. of Commerce

## Location

- 2.1 miles to Interstate 85 via easy access to/from exit 2 or 4
- 111 miles to Atlanta, GA
- 143 miles to Charlotte, NC

## Incentives

- Fee-in-lieu of tax (FILOT) eligible / Property Tax abatements
- Job Tax Credits & Job Development Credits
- Worker training assistance programs
- Foreign Trade Zone (FTZ) and Multi-County Industrial Park eligible

## Due Diligence

- Phase 1 ESA (Complete, Clean)
- Wetlands Delineation (Complete, Approved Jurisdictional Determination)
- Endangered & Threatened Species Study (Complete, No issues found)
- Archeological Investigation (Complete, No issues found)
- Geotechnical Study Complete
  - Bearing Pressure: 4,000 PSF
  - Greater Bearing pressure Achievable with Engineered Solution

## Power

- Served by Blue Ridge Electric Co-Op
- Dedicated 28 MVA substation on-site and operational

## Water

- Served by Pioneer Rural Water District
- 1.0+ MGD water capacity

## Sewer

- Served by Seneca Light & Water
- 2.5+ MGD waste water capacity

## Fiber

- Dedicated bandwidth with speeds from 1GB to 100GB on protected circuits
- Access to 250+ mile backbone fiber optic network

## Natural Gas

- Served by Fort Hill Natural Gas Authority
- 4 inch high pressure main, 350 psi



# Proposed Master Plan



**GOLDEN CORNER COMMERCE PARK**  
OCONEE COUNTY, SOUTH CAROLINA

PREPARED FOR:  
OCONEE ECONOMIC ALLIANCE

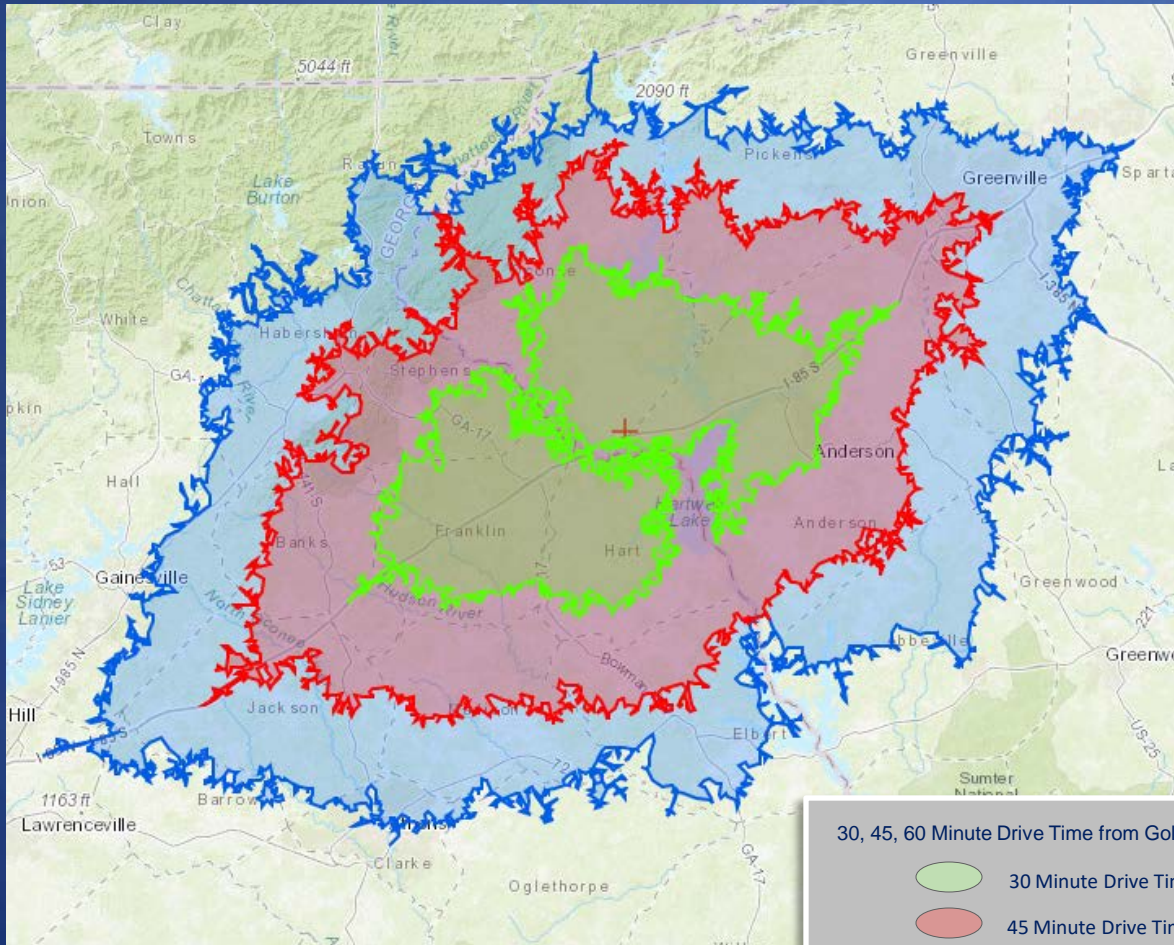
MAY 2016



**THOMAS & HUTTON**  
308 NORTH CHURCH STREET  
WYTHEVILLE, SOUTH CAROLINA 29385  
WWW.THOMASANDHUTTON.COM

This plan is prepared for the Oconee Economic Alliance and is not to be used for any other purpose without the written consent of Thomas & Hutton. The information contained herein is based on the information provided to the firm and is not to be used for any other purpose without the written consent of Thomas & Hutton. The information contained herein is not to be used for any other purpose without the written consent of Thomas & Hutton.

# 30, 45 & 60 Minute Drive Time Report






## Population Summary:

30 mins- 177,397

45 mins- 424,684

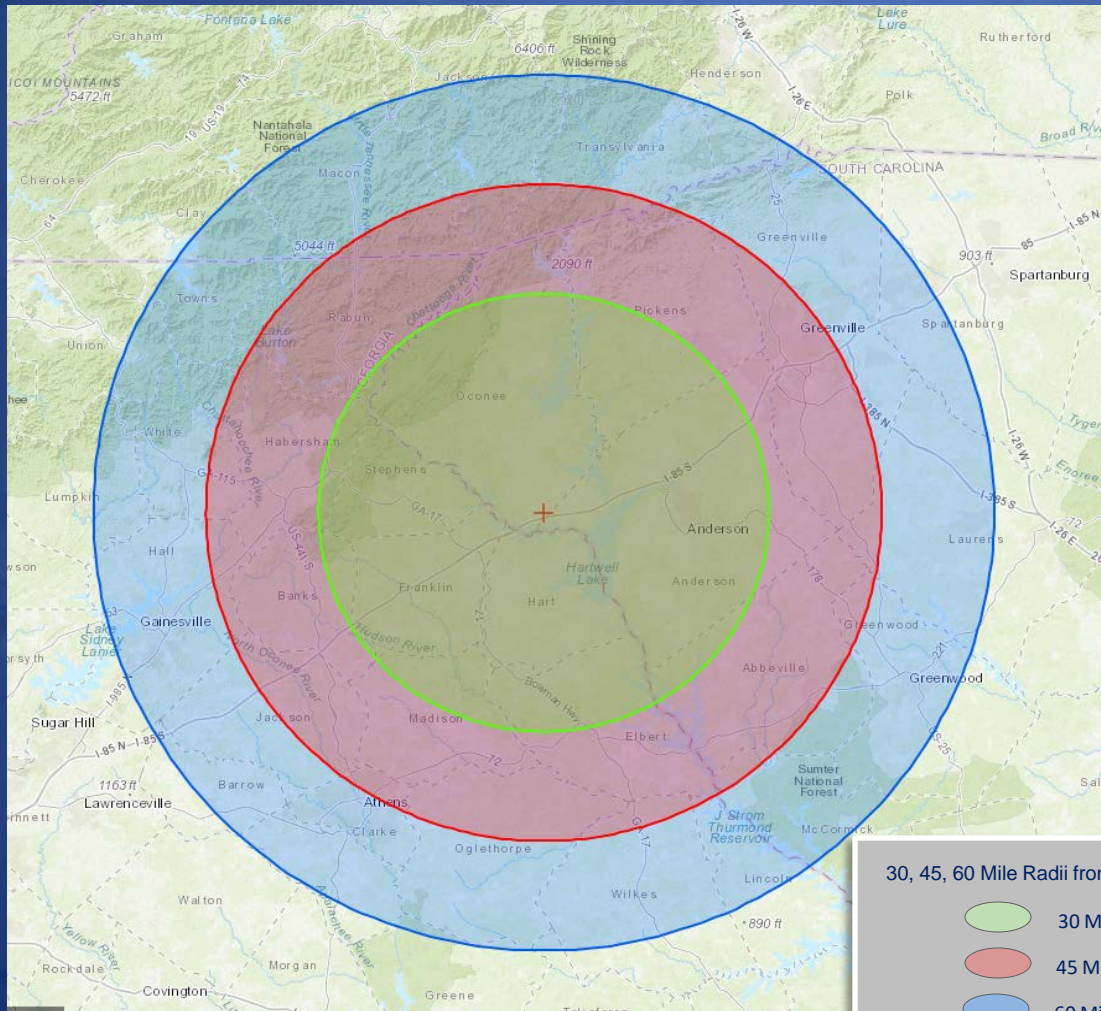
60 mins- 1,061,635

30, 45, 60 Minute Drive Time from Golden Corner Commerce Park in Oconee County, South Carolina

-  30 Minute Drive Time
-  45 Minute Drive Time
-  60 Minute Drive Time



# 30, 45 & 60 Radii Report



## Population Summary:

30 miles- 433,459

45 miles- 1,063,620

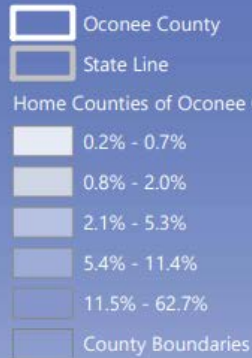
60 miles- 2,071,488

30, 45, 60 Mile Radii from Golden Corner Commerce Park in Oconee County, South Carolina

-  30 Mile Radius
-  45 Mile Radius
-  60 Mile Radius

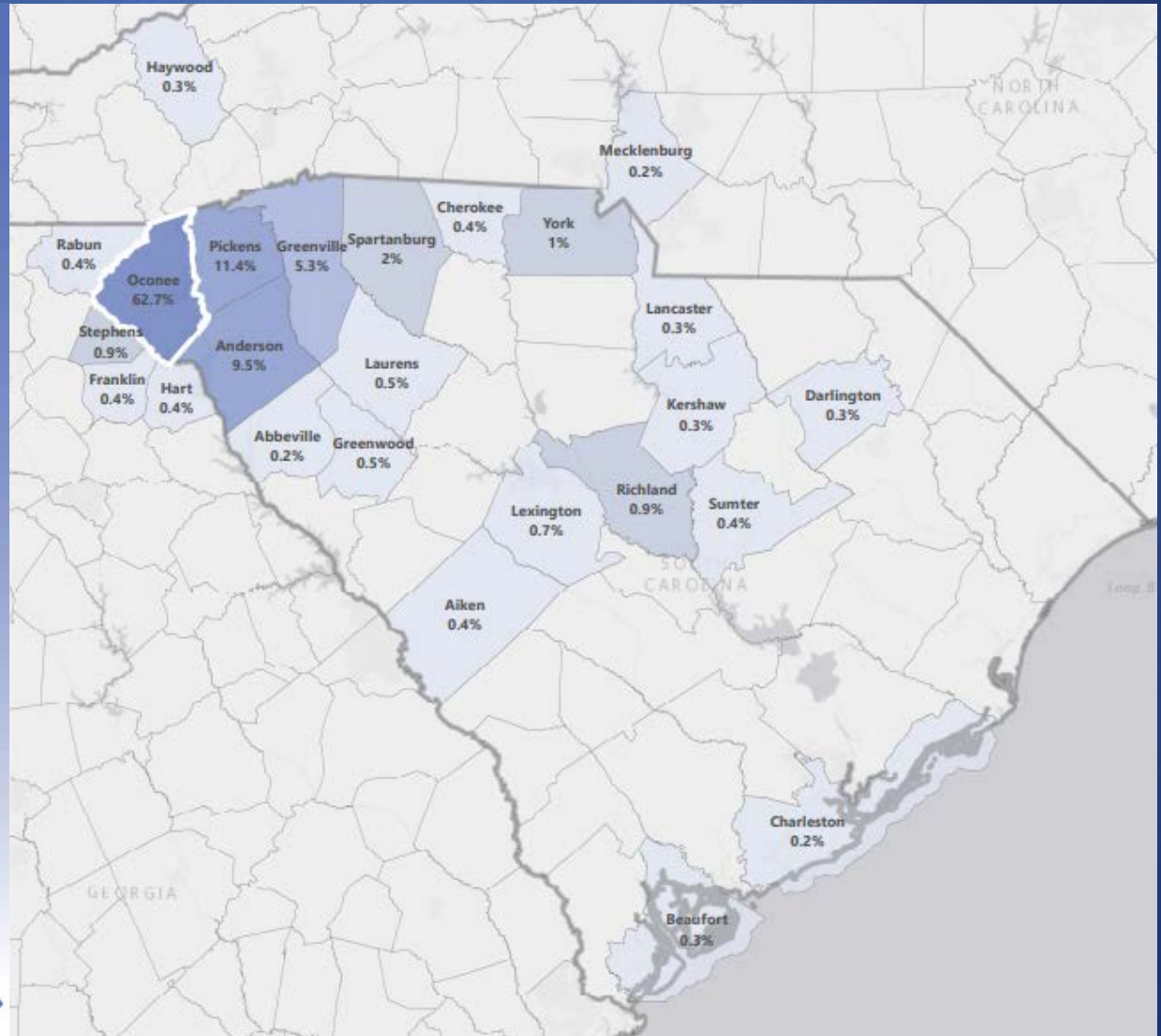
# Oconee Labor Shed Map

## Top 25 Home Counties of Oconee County Workers



Source: Longitudinal Employer-Household Dynamics, US Census Bureau (2015 data)

This map is a product of the InfoMentum Suite of Services, developed by the SC Appalachian Council of Governments (SCACOG). Every reasonable effort has been made to ensure the accuracy of this information; however, the SCACOG, EDIS Partnership, and the Oconee Economic Alliance expressly disclaim all liability with regard to use of this map.

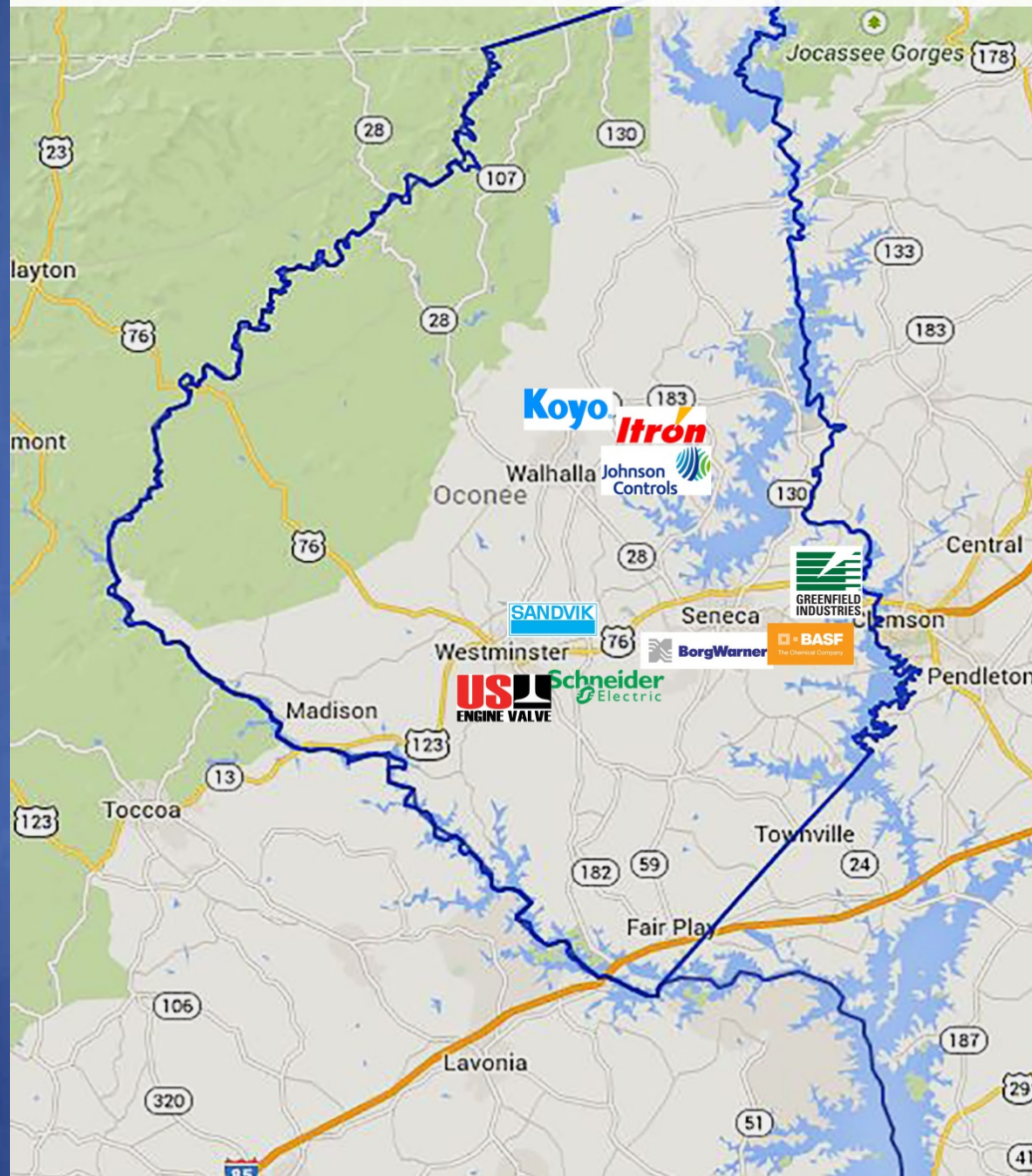


Oconee Economic Alliance  
South Carolina





## Top Industries in Oconee County, SC



# Distance to Automotive OEM's

