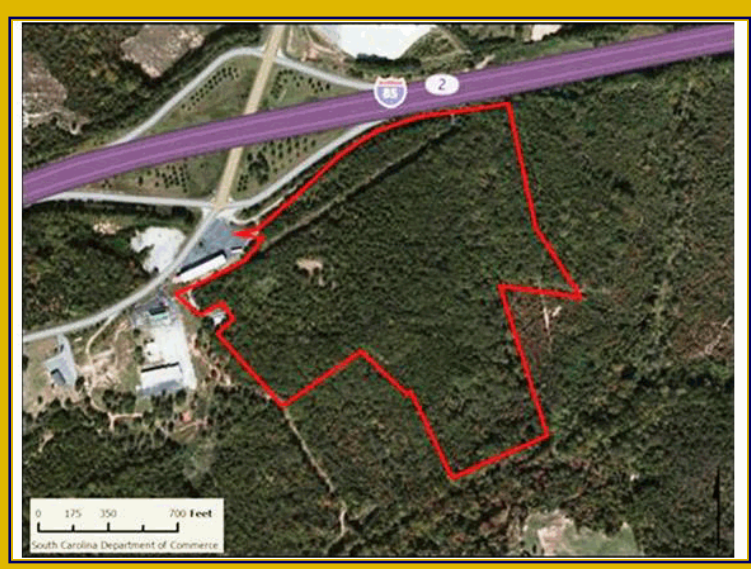


# AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance  
South Carolina



## I-85 Fair Play Tract

I-85  
Fair Play, SC 29643

### LOCATION DESCRIPTION

The tract is located at the intersection of I-85 and Lakeshore Drive at Exit 2.

Park Status: None  
Municipality: Unincorporated  
Zoning: No assigned zoning  
Land Use: North: Commercial  
South: Residential  
East: Undeveloped Land  
West: Commercial  
Tax Map ID(s): 341-00-10-001

### UTILITIES

#### Water System

Provider: Service Not Available  
Nearest Line Size:

#### Wastewater System

Provider: Service Not Available  
Nearest Line Size:

#### Natural Gas

NG Provider: Service Not Available  
Nearest Line Size:

#### Telecomm. Provider:

AT&T

#### Electric Provider:

Blue Ridge Electric Co-op

### SITE DETAILS

Total Site Acreage: 45.50  
Developable Acreage: Undetermined  
Addtl. Acreage Avail.: Undetermined  
Min. Divisible Acreage: 45.50  
Max. Contig. Acreage: 50.00  
Max. Building Size: Undetermined  
Improvements: Forested  
Elevation Range: 700' to 845'  
Primary Soil Type: Alluvial Land  
SC Certified Site: None

### TRANSPORTATION

Road Servicing Site: I-85 (4 Lanes)  
Nearest Interstate: I-85 (0 Miles)  
Port: Charleston (236 Miles)  
Commercial Arprt: GSP International (56 Miles)  
Intermodal: NS Atlanta (100 Miles)  
Rail Access: No  
Runway Access: No

### PRICING INFORMATION

For Sale - \$75,000 per acre

### COMPLETED DUE DILIGENCE ITEMS

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Ph I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Delineation