

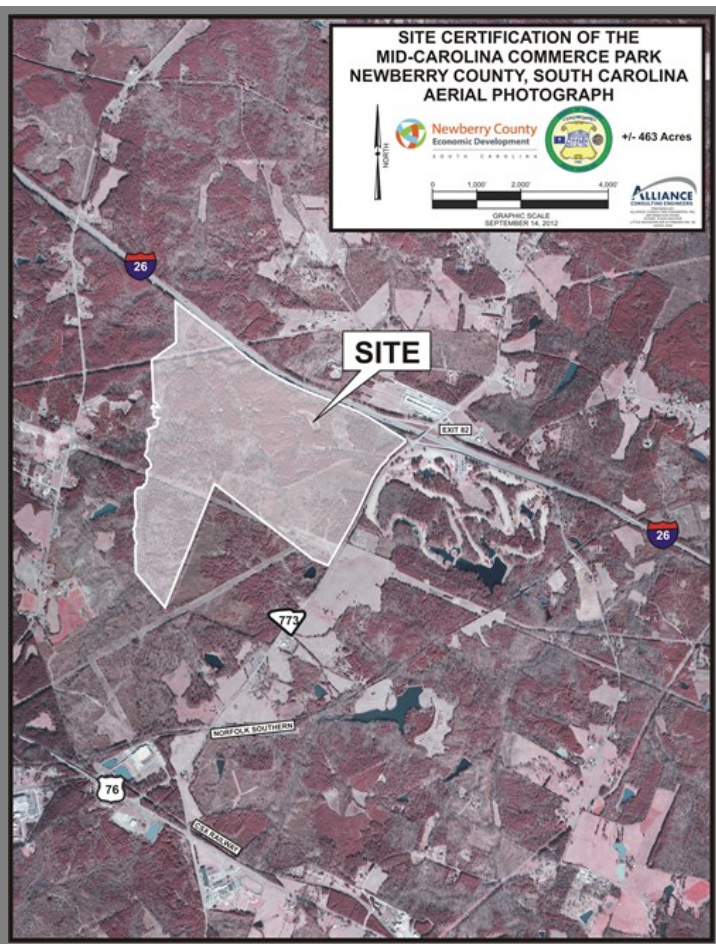
**Mid-Carolina Commerce Park**  
 SW quadrant of I-26 interchange at Exit 82  
 Prosperity, SC 29127

|                     |  |
|---------------------|--|
| <b>County</b>       | Newberry   |
| <b>Municipality</b> | Unincorporated   |
| <b>Zoning</b>       | BI   |
| <b>Tax Map ID</b>   | 574-10, 576-1, 573-34, 573-15, 575-1   |
| <b>Park Status</b>  | Mid-Carolina Commerce Park   |
| <b>Location</b>     | SW quadrant of I-26 interchange at Exit 82   |
| <b>Landuse</b>      | Transportation (N)<br>Undeveloped Land (S)<br>Recreation (E)<br>Undeveloped Land (W) |

|                   |                   |
|-------------------|-------------------|
| <b>Pricing</b>    |                   |
| <b>Pricing</b>    | For Sale          |
| <b>Sale Price</b> | \$15,000 Per Acre |

|  |              |
|--|--------------|
| <b>Details</b>                         |              |
| <b>Total Site Acreage</b>              | 462.70       |
| <b>Developable Acreage</b>             | 422.70       |
| <b>Additional Acreage Available</b>    | Undetermined |
| <b>Minimum Divisible Acreage</b>       | 5.00         |
| <b>Max Contiguous Developable Site</b> | 67.00        |
| <b>Maximum Building Size</b>           | Undetermined |
| <b>Site Improvements</b>               | Forested     |
| <b>Elevation Range</b>                 | 522' to 522' |
| <b>Primary Soil Type</b>               | Complex      |
| <b>Palmetto Sites Program</b>          | Yes          |

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



|                                       |   |
|---------------------------------------|---|
| <b>Utilities</b>                      |   |
| <b>Water Provider</b>                 | Newberry County Water & Sewer Authority |
| <b>Water Line #1 Size</b>             | 8 inches                                |
| <b>Distance to Water Line #1</b>      | On-Site                                 |
| <b>Water Line #2 Size</b>             | 12 inches                               |
| <b>Distance to Water Line #2</b>      | On-Site                                 |
| <b>Wastewater Provider</b>            | Newberry County Water & Sewer Authority |
| <b>Nearest Sewer Line Size</b>        | 12" (Gravity)                           |
| <b>Distance to Nearest Sewer Line</b> | On-Site                                 |
| <b>Natural Gas Provider</b>           | Clinton-Newberry Natural Gas Authority  |
| <b>Nearest Gas Line Size</b>          | 6" (Distribution)                       |
| <b>Distance to Nearest Gas Line</b>   | On-Site                                 |
| <b>Alternative Gases</b>              | None Available                          |
| <b>Electric Provider</b>              | Newberry Electric Cooperative           |
| <b>Telecomm Provider</b>              | AT&T                                    |

|                              |                      |
|------------------------------|----------------------|
| <b>Transportation</b>        |                      |
| <b>Road Serving Building</b> | SC Hwy 773 (2 Lanes) |
| <b>Rail Access</b>           | No                   |
| <b>Runway Access</b>         | No                   |
| <b>Barge Access</b>          | No                   |

|                                    |                              |
|------------------------------------|------------------------------|
| <b>Nearest Interstate</b>          | I-26 (4.00 Miles)            |
| <b>Nearest Port</b>                | Charleston (139.00 Miles)    |
| <b>Nearest Commercial Airport</b>  | Columbia Metro (33.00 Miles) |
| <b>Nearest Intermodal Facility</b> | NS Greer (74.00 Miles)       |

