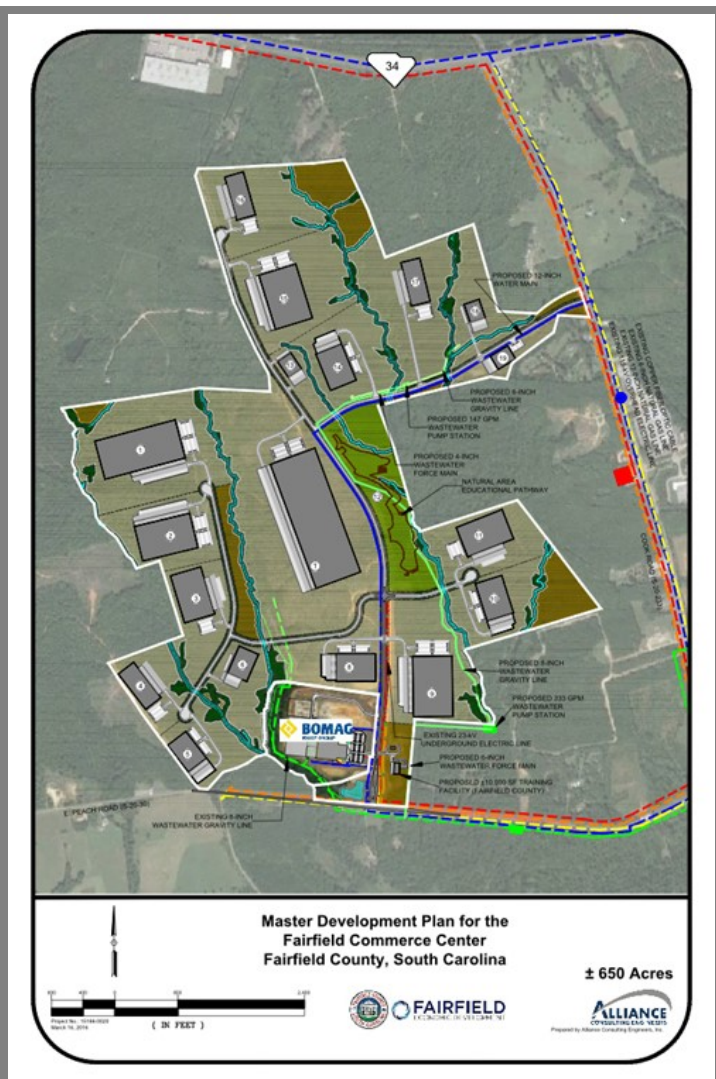


County	Fairfield
Municipality	Unincorporated
Zoning	I-1
Tax Map ID	184-00-00-096
Park Status	Fairfield Commerce Center
Location	158 Blue Granite Pkwy
Landuse	Undeveloped Land (N) Undeveloped Land (S) Mixed Use (E) Undeveloped Land (W)

Pricing	
Pricing	For Sale
Sale Price	\$20,000 Per Acre

Details	
Total Site Acreage	684.00
Developable Acreage	440.00
Additional Acreage Available	200.00
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	120.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	583' to 583'
Primary Soil Type	Loam
Palmetto Sites Program	Yes

Due Diligence	
Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities	
Water Provider	Town of Winnsboro
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Town of Winnsboro
Nearest Sewer Line Size	10" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Town of Winnsboro
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Dominion Energy
Telecomm Provider	TruVista

Transportation	
Road Serving Building	Peach Road (2 Lanes)
Rail Access	No
Runway Access	No

Barge Access	No
Nearest Interstate	I-77 (2.00 Miles)
Nearest Port	Charleston (136.00 Miles)
Nearest Commercial Airport	Columbia Metro (30.00 Miles)
Nearest Intermodal Facility	NS Charlotte (70.00 Miles)

Fairfield Commerce Center
Fairfield County
158 Blue Granite Pkwy
Ridgeway, SC 29130



Just right for business.

