

Marion Farms

161.6 acres



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161.6 acre site
Greenville County, SC

LOCATION DESCRIPTION

Tax Map ID(s): 0562010101700
Municipality: Unincorporated
Zoning: Unzoned

Flood Zone Status: No Portion Located in a Flood Zone

Surrounding Land Use:

Mostly agricultural and low-density single-family residential uses around the eastern, southern and western boundaries of the site, with scattered residential, commercial, and industrial uses around the northern half of the site, north of SC-418 and west of Green Pond Road. Surrounding zoning includes R-R1, C-2, I-1, and Unzoned parcels.

Location: SC-418, approx. 0.9 miles west of I-385

UTILITIES

Water System

Provider: Greenville Water System
Nearest Line Size: 8"
Dist to Nearest Line: 1,000'

Wastewater System

Provider: Fountain Inn
Nearest Line Size: 8"
Dist to Nearest Line: At site

Natural Gas

NG Provider: Nearest Piedmont Natural Gas
Line Size: Dist to 2" and 4" lines at site
Nearest Line: At site

Electric

Provider: Duke Energy
Line Size: 100 or 44kV 4,000' away, Duke would propose for larger loads (10 – 25 MW); 12kV at site
AT&T is main provider

Telecomm. Provider:

AT&T is main provider

TRANSPORTATION

Road Serving Site: SC-418 and Greenpond Road

Nearest Interstate: I-385 (0.9 mi); I-85 (14.1 mi); I-26 (33.8 mi)
Port: Commercial Greer Inland Port (25.7 mi); Port of Charleston (197 mi.)
Airport: Intermodal: Greenville-Spartanburg International Airport (19.9 mi.)

Rail Access: No
Runway Access: No

PRICING INFORMATION

Sale Price:
BTS Lease Rate:
Land Lease Rate:
Property Description:

SITE DETAILS

Total Site Acreage: 161.6
Developable Acreage:
Addtl. Acreage Avail.:
Min. Divisible Acreage:
Max. Contig. Acreage: 161.6
Max. Building Size:
Improvements:
Number of Structures: 0
Elevation Range: 796' to 868'
Primary Soil Type: Appling, Cecil, and Helena Sandy Loams

COMPLETED DUE DILIGENCE ITEMS

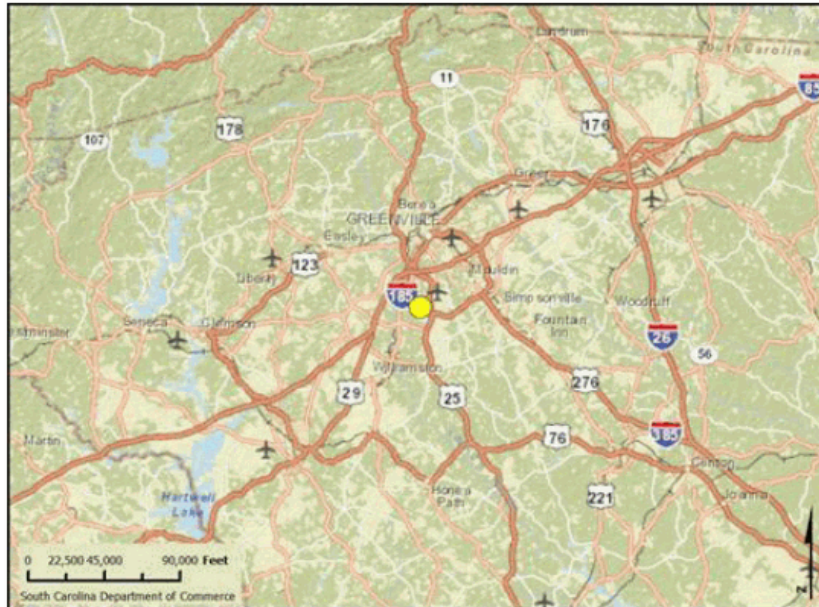
- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Ph I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Approximation
- Wetlands Delineation

OTHER FEATURES

SC Certified Site: No
Foreign Trade Zone: No
Multi-County Property: No

Matrix Park - Lot 14

Piedmont, SC



Source of Property Information: LocateSC / SC Department of Commerce

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