

Location

Address: SC HWY 11
City: Westminster
State: South Carolina
ZIP Code: 29693
County: Oconee
Tax Map ID: 221-00-01-001

Sales/Lease Information

Sale: \$35,000.00 per ac
\$86,486.75 per ha
Lease: Not available for lease
Subdividable: Yes

Property Information

Site or Park: Site
Subject Property Size: 406.76 ac/164.61 ha
Additional Property Available:
Max Available for Purchase: 406.76 ac/164.61 ha
Min Available for Purchase: 10.00 ac/4.05 ha
Certified Property:
Zoning Description: Industrial
Surrounding Landuse: Agricultural, Residential
Current Landuse of Property: Agriculture
Minimum Elevation: 774.00 ft/235.92 m
Maximum Elevation: 920.00 ft/280.42 m
Primary Soil Type: Alluvial Land

Transportation Accessibility

Closest Interstate
Interstate-85: 18.15 mi/29.20 km
Closest Port
Charleston: 258.37 mi/415.72 km
Closest Rail Line
Norfolk Southern: 1.88 mi/3.02 km
Rail Access: No
Closest Commercial Airport
Greenville-Spartanburg Internatio58.27 mi/93.76 km
Closest Civil Airport
Oconee County Regional: 13.96 mi/22.46 km

Comments

County Owned Site. Site evaluation engineering report available with wetlands delineation, Phase I enviro, etc.



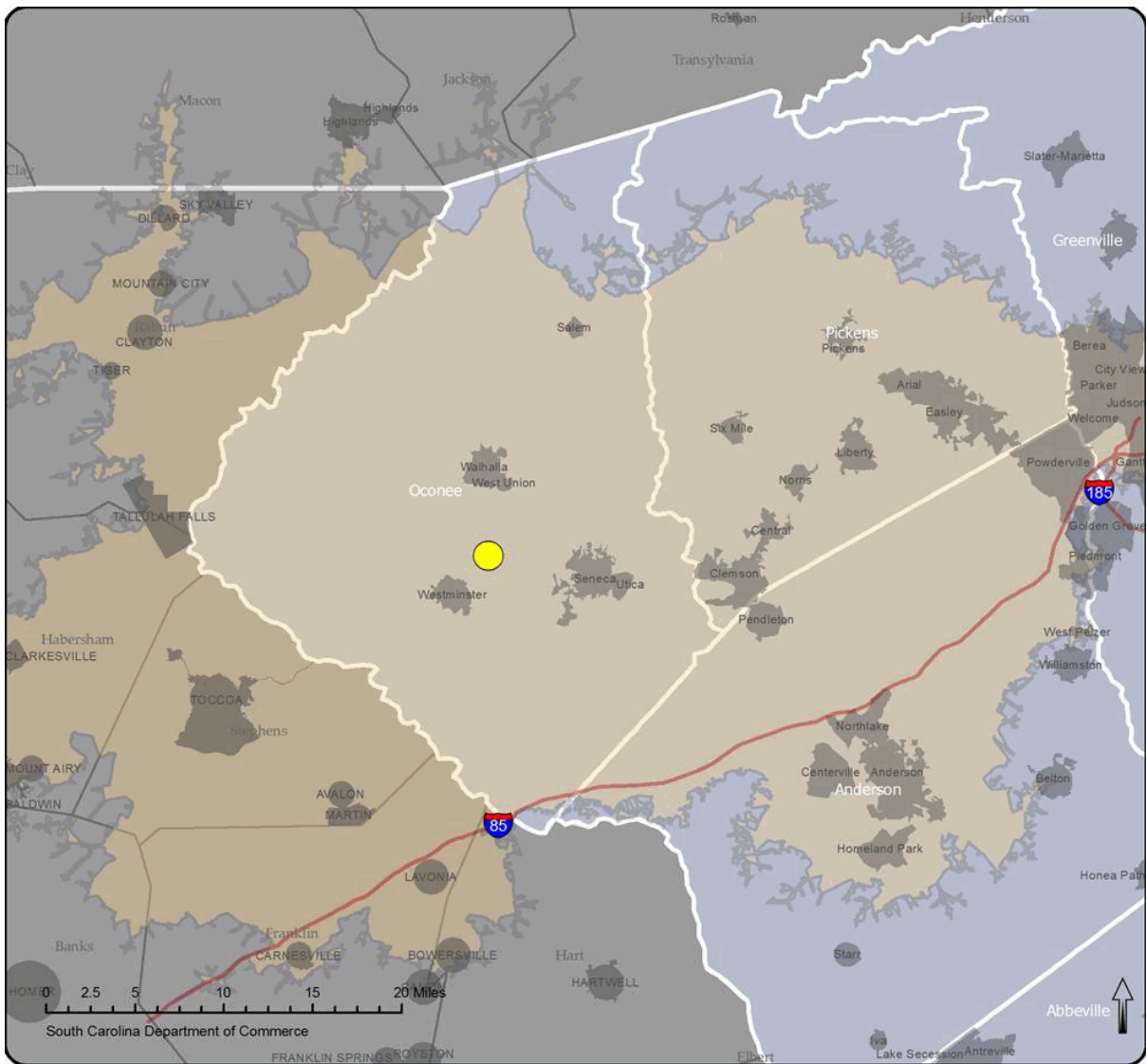
Utilities and Service

Water Service Provider: City of Walhalla
Water Main Diameter: 10.00 in/25.40 cm
Distance to Water Line: 2.00 mi/3.22 km
Comments:
Sewer Service Provider: Oconee County
Sewer Main Diameter: 12.00 in/30.48 cm
Sewer Type (Force or Gravity): Gravity
Distance to Sewer Line: 0.51 mi/0.82 km
Comments:
Natural Gas Provider: Fort Hill Natural Gas Aut
Natural Gas Line Diameter: 3.00 in/7.62 cm
Natural Gas Proximity: Not available at property
Comments:
Primary Electricity Provider: Blue Ridge Elect Co-Op
Alt. Electricity Provider:
Comments:
Telecom Available: AT&T
Fiber Optics Available: Yes
Cable Available: No
Fire Department: Rural Fire
Distance to Fire Department: 4.74 mi/7.63 km
Fire Dept.'s ISO Rating:

General Information

County Development Status:	Moderately	Subject Property Inside City Limits:	
Multicounty Property:	No	School District:	Oconee County
Related Counties:	None	Tax District:	Oconee County
Per Capita Income for County:	\$31,675	Census Tract:	45073030500
Avg Hourly Wage for County:	\$15.84	Housing Units in Tract (2000 Census):	1,783
		Census Tract Pop. (2000 Census):	4,101

60 Minute Drive Time Map



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.