

Location

Address:
 City: Townville
 State: South Carolina
 ZIP Code: 29643
 County: Oconee
 Tax Map ID: 332-00-01-009,010,011,337-00-01-00

Sales/Lease Information

Sale: \$30,000.00 per ac
 \$74,131.50 per ha
 Lease: Not available for lease
 Subdividable: Yes

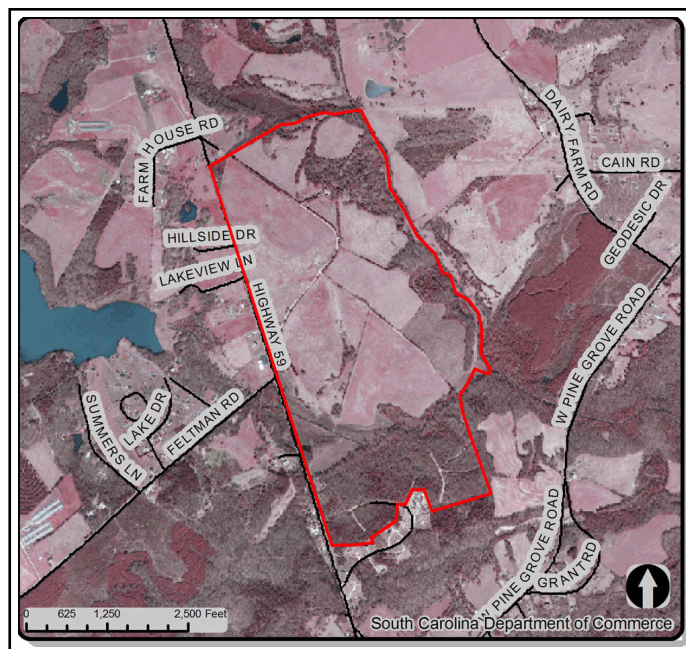
Property Information

Site or Park: Park
 Subject Property Size: 260.00 ac/105.22 ha
 Additional Property Available:
 Max Available for Purchase: 260.00 ac/105.22 ha
 Min Available for Purchase: 10.00 ac/4.05 ha
 Certified Property: 260.00 ac/105.22 ha
 Zoning Description: Ind. Park Covenants
 Surrounding Landuse: Agricultural, Residential
 Current Landuse of Property: Agricultural and Industrial Park
 Minimum Elevation: 700.00 ft/213.36 m
 Maximum Elevation: 830.00 ft/252.98 m
 Primary Soil Type: Sandy Loam, Clay Loam,

Transportation Accessibility

Closest Interstate
 Interstate-85: 2.00 mi/3.22 km
 Closest Port
 Charleston: 230.00 mi/370.07 km
 Closest Rail Line
 Norfolk Southern: 10.22 mi/16.44 km
 Rail Access: No
 Closest Commercial Airport
 Greenville-Spartanburg Internatio: 56.17 mi/90.38 km
 Closest Civil Airport
 Oconee County Regional: 15.91 mi/25.60 km

Comments



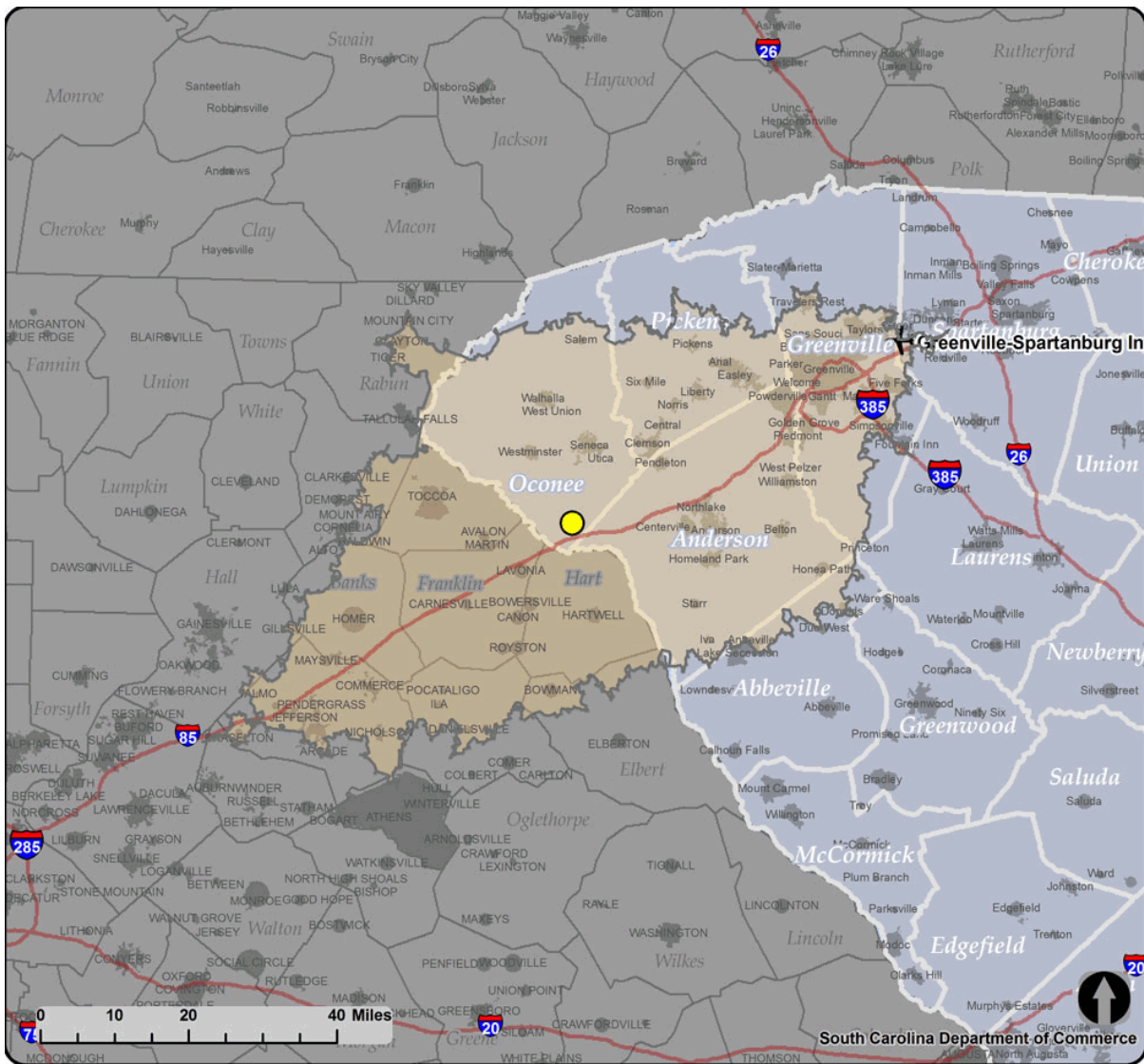
Utilities and Service

Water Service Provider: Pioneer Rural Water Dist
 Water Main Diameter: 8.00 in/20.32 cm
 Distance to Water Line: On Site
 Comments:
 Sewer Service Provider: Currently Unavailable
 Sewer Main Diameter:
 Sewer Type (Force or Gravity):
 Distance to Sewer Line: 7.00 mi/11.26 km
 Comments:
 Natural Gas Provider: Fort Hill
 Natural Gas Line Diameter: 4.00 in/10.16 cm
 Natural Gas Proximity: In close proximity to property
 Comments: 1000' from Park
 Primary Electricity Provider: Blue Ridge Electric Cooperative
 Alt. Electricity Provider:
 Comments:
 Telecom Available: AT&T
 Fiber Optics Available: Not Determined
 Cable Available: Not Determined
 Fire Department: Fair Play Fire Dept.
 Distance to Fire Department: 1.13 mi/1.82 km
 Fire Dept.'s ISO Rating: 5

General Information

County Development Status:	Moderately	Subject Property Inside City Limits:	No
Multicounty Property:	Yes	School District:	Oconee
Related Counties:	Pickens	Tax District:	Oconee County
Per Capita Income for County:	\$31,675	Census Tract:	45073030900
Avg Hourly Wage for County:	\$15.84	Housing Units in Tract (2000 Census):	4,682
		Census Tract Pop. (2000 Census):	8,602

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.