

Location

Address: 2150 Sandifer Blvd.
 City: Westminster
 State: South Carolina
 ZIP Code: 29678
 County: Oconee
 Tax Map ID: 252-00-02-001

Sales/Lease Information

Sale: \$18,000.00 per ac
 \$44,478.90 per ha
 Lease: Not available for lease
 Subdividable: Yes

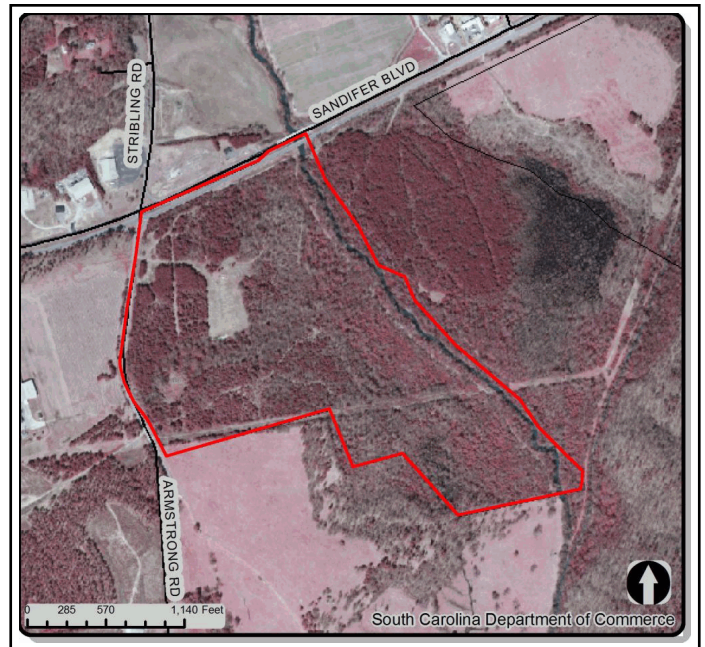
Property Information

Site or Park: Site
 Subject Property Size: 105.00 ac/42.49 ha
 Additional Property Available:
 Max Available for Purchase: 105.00 ac/42.49 ha
 Min Available for Purchase: 4.00 ac/1.62 ha
 Certified Property:
 Zoning Description: None
 Surrounding Landuse: Industrial, Commercial
 Current Landuse of Property: Dormant
 Minimum Elevation: 760.00 ft/231.65 m
 Maximum Elevation: 820.00 ft/249.94 m
 Primary Soil Type: Sandy Loam

Transportation Accessibility

Closest Interstate
 Interstate-85: 13.55 mi/21.80 km
 Closest Port
 Savannah: 235.90 mi/379.56 km
 Closest Rail Line
 Pee Dee River Railway: 0.95 mi/1.53 km
 Rail Access: No
 Closest Commercial Airport
 Greenville-Spartanburg Internatio: 53.89 mi/86.71 km
 Closest Civil Airport
 Oconee County Regional: 9.89 mi/15.91 km

Comments



Utilities and Service

Water Service Provider: Westminster CPW
 Water Main Diameter: 10.00 in/25.40 cm
 Distance to Water Line: On Site
 Comments:

Sewer Service Provider: Oconee County
 Sewer Main Diameter: 27.00 in/68.58 cm
 Sewer Type (Force or Gravity): Gravity
 Distance to Sewer Line: On Site
 Comments:

Natural Gas Provider: Fort Hill Nat. Gas
 Natural Gas Line Diameter: 6.00 in/15.24 cm
 Natural Gas Proximity: Available
 Comments:

Primary Electricity Provider: Blue Ridge Electric Coop.
 Alt. Electricity Provider:
 Comments:

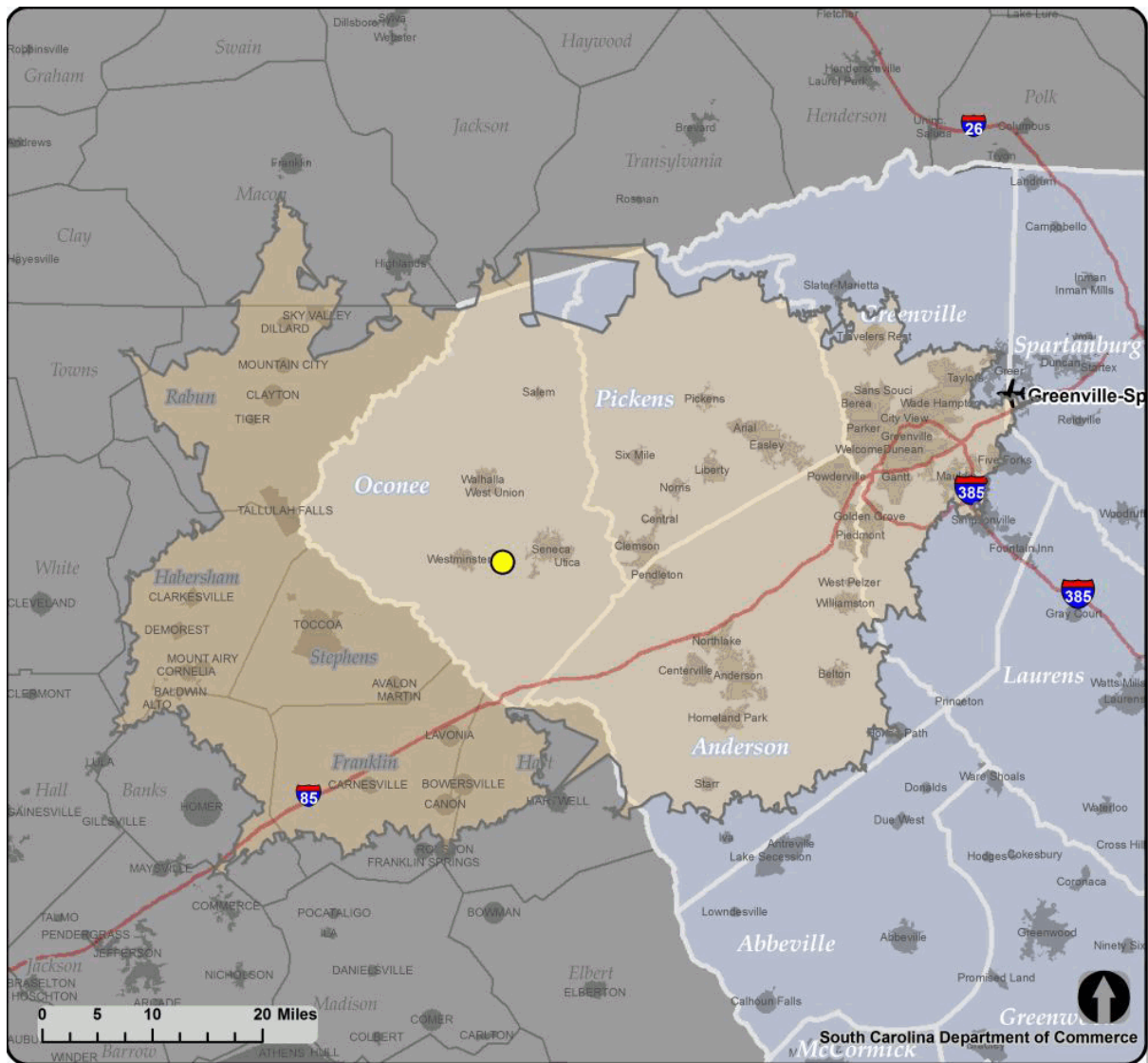
Telecom Available: Yes
 Fiber Optics Available: Yes
 Cable Available: Not Determined

Fire Department: Rural Fire
 Distance to Fire Department: 4.28 mi/6.89 km
 Fire Dept.'s ISO Rating: 9

General Information

County Development Status:	Moderately	Subject Property Inside City Limits:	No
Multicounty Property:	No	School District:	Oconee
Related Counties:	None	Tax District:	Unincorporated
Per Capita Income for County:	\$31,675	Census Tract:	45073030600
Avg Hourly Wage for County:	\$15.84	Housing Units in Tract (2000 Census):	3,331
		Census Tract Pop. (2000 Census):	7,088

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.