

LOCATION

LOCATION: US Highway 123 - Road 27 Exit
NEAREST COMMUNITY: Liberty
COUNTY: Pickens
STATE: South Carolina
LAT./ LONG.: (34.7579, -82.7080)

DESCRIPTION

AVAILABLE: 91.91 acres
SITE SIZE: 91.91 acres
SC CERTIFICATION: Undergoing Palmetto Site Evaluation
MIN. DIVISIBLE: 20.00 acres
MAX. DIVISIBLE: 91.91 acres
SITE IMPROVEMENTS: Partially cleared
ELEVATION: Maximum: 968 ft.
 Minimum: 876 ft.

DUE DILIGENCE:

- Cultural Resource Identification Survey: Completed
- Boundary Survey: Completed
- Protected Species Assessment: Completed
- Preliminary Geo-technical Exploration: Completed
- Phase I Environmental Site Assessment: Completed
- Wetlands Delineation: Completed
- Topographical Survey: Completed

ZONING & LAND USE

ZONING: US Highway 123 - Road 27 Exit
TAX MAP ID: Liberty
LAND USE: Pickens

SALES

FOR LEASE: No
FOR SALE: Yes
SALE PRICE: \$45,000 per acre

COMMENTS

The Pickens County-owned industrial site on US-123, at Chastain and Ruhamah Roads, boasts a prime location with utilities and high-speed fiber. With its proximity to educational institutions like the Pickens County Career and Technology Center and Clemson University, it offers easy access to a skilled workforce.



UTILITIES

WATER: Southside Rural Community Water District
6" and 8"
SEWER: Pickens County Public Service Commission
8", gravity
GAS: Fort Hill Natural Gas
4"
ELECTRICITY: Blue Ridge Electric Co-operative
2-5 MWs, 277/480 V or 120/208 V
FIBER: UpCountry Fiber

TRANSPORTATION & ACCESS

INTERSTATE: I-85
12.7 miles
HIGHWAY: US-123 (4-lane highway of 65 mph)
0.0 miles
DOMESTIC AIRPORT: Greenville-Spartanburg International
33.1 miles
INTERNATIONAL AIRPORT: Charlotte Douglas International
118 miles
Hartsfield-Jackson Atlanta International
143 miles
INLAND PORT: Greer
41.53 miles
PORT: Charleston
237 miles

CONTACT INFORMATION

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