

LOCATION

LOCATION: Ann Drive
NEAREST COMMUNITY: Liberty
COUNTY: Pickens
STATE: South Carolina
LAT./ LONG.: (34.7880, -82.6546)

DESCRIPTION

AVAILABLE: 158.60 acres
SITE SIZE: 158.60 acres
SC CERTIFICATION: None
MIN. DIVISIBLE: 10.00 acres
MAX. DIVISIBLE: 158.60 acres
SITE IMPROVEMENTS: None currently. Recently acquired.
ELEVATION: Maximum: 930 ft.
 Minimum: 850 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: No assigned zoning
TAX MAP ID: 5007-00-37-0649; 5007-00-49-0044
LAND USE: North: Transportation
 East: Agricultural
 South: Agricultural
 West: Agricultural

SALES

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

COMMENTS

This prime, county-owned location lies adjacent to US-123 and is nestled directly across from the Pickens County Commerce Park. The site is conveniently located four miles from the Pickens County Career and Technology Center, thirteen miles from Clemson University, only one mile from the town of Liberty. With its strategic placement and proximity to vital resources, this industrial site presents a compelling opportunity for growth and prosperity.



UTILITIES

WATER: Southside Rural Community Water District
SEWER: Pickens County Public Service Commission
 15", gravity
GAS: Fort Hill Natural Gas
 4"
ELECTRICITY: Blue Ridge Electric Co-operative
 15kV; 25 kV is possible upon request
TELECOM: AT&T

TRANSPORTATION & ACCESS

INTERSTATE: I-85
 13.41 miles
HIGHWAY: US-123 (4-lane highway of 65 mph)
 0.0 miles
DOMESTIC AIRPORT: Greenville-Spartanburg International
 31.1 miles
INTERNATIONAL AIRPORT: Charlotte Douglas International
 114 miles
 Hartsfield-Jackson Atlanta International
 144 miles
INLAND PORT: Greer
 37.42 miles
PORT: Charleston
 225.69 miles

CONTACT INFORMATION

NAME: Ray Farley
TITLE: Executive Director
EMAIL: rfarley@alliancepickens.com
PHONE: 864.898.2450
WEBSITE: www.alliancepickens.com