



Tax Map ID(s)	184-00-00-096
Park Status	Fairfield Commerce Center
Municipality	Unincorporated
Zoning	I-1 Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Forestry(N), Forestry(S), Planned / Mixed Use Development(E), Forestry(W)
Location	1 mile west of E. Peach Road and I-77 intersection

Site Details:

Total Site Acreage	684.00
Developable Acreage	440
Addtl. Acreage Avail	None
Min. Divisible Acreage	5
Max. Contig. Acreage	
Max. Building Size	Undetermined
Improvements	Forested
Number of Structures	0
Elevation Range	399' to 583'
Primary Soil Type	Loam

Pricing:

Sales Price	\$20,000 Per Acre
BTS Lease Rate	Not Available for BTS to Lease
Land Lease Rate	Sale Only

Completed Due Diligence Items:

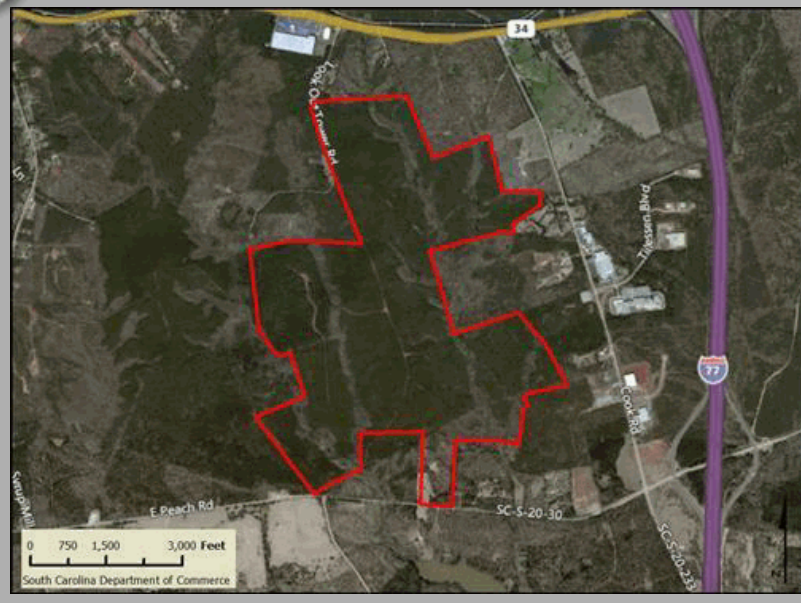
- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Approximation
- Wetlands Delineation

Other Features:

SC Certified Site	Yes
Foreign Trade Zone	No
Multi-County Property	Richland



Property Description:



Utilities:

Water System

Provider	Town of Winnsboro
Nearest Line Size	12"
Dist. to Nearest Line	On-Site

Wastewater System

Provider	Town of Winnsboro
Nearest Line Size	10" (Gravity)
Dist. to Nearest Line	On Site

Natural Gas/Alternate Gases

NG Provider	Town of Winnsboro
Nearest Line Size	6" (Distribution)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available

Telecomm. Provider	TruVista
Electric Provider	SCE&G

Transportation:

Road Serving Site	Peach Road (2 Lanes)
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Nearest

Interstate	I-77 (2 MI)
Port	Charleston (136 MI)
Commercial Airport	Columbia Metro (30 MI)
Intermodal Facility	NS Charlotte (70 MI)/CSX Charlotte (76 MI)

Barge Access	No
Rail Access	No
Runway Access	No

