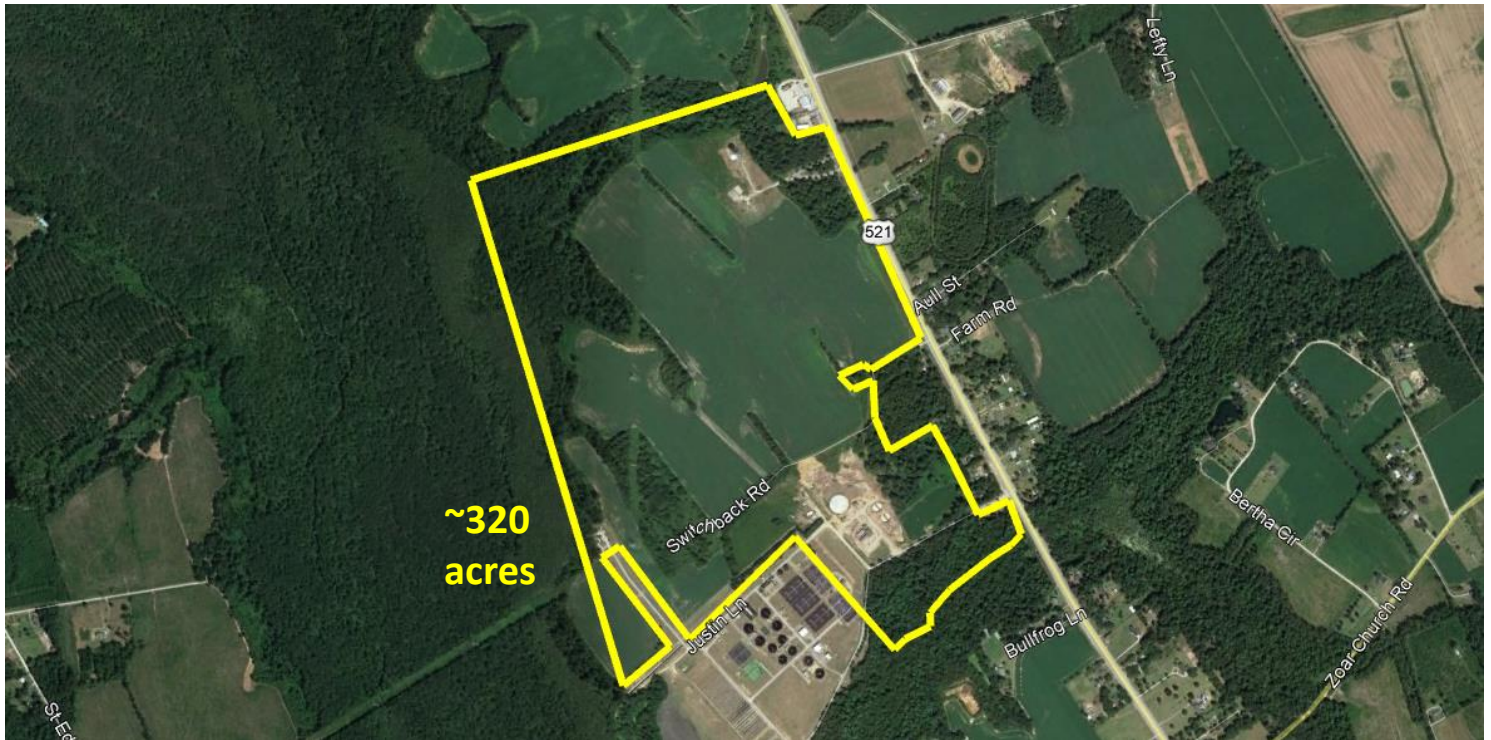


POCOTALIGO IND. PARK

US Highway 521, Sumter (UI), SC 29150
Coordinates: 33.857476, -80.315475



Checked for Readiness



This property has earned a Palmetto Site designation, gathering information to be able to answer development questions on: Property ownership and control; Site Characteristics; Utility Status; and Due Diligence Reporting. Information was gathered as of February 2021.

TOTAL ACREAGE: 320 acres

DEVELOPABLE ACREAGE: 202 acres

MAX BUILDING SIZE: 750,000 sq ft

OWNED/ CONTROLLED BY: City of Sumter, SC

DISTANCE FROM HIGHWAY: Adjacent to US 521; 9 miles (I-95)

ZONING: Heavy Industrial

The age and income characteristics of the region are well aligned with the needs of manufacturing. This is due in part to the military base presence, which shows a favorable and median age profile below the state average. The relative demand data (jobs postings vs. occupational presence) are not inflated in the market, showing a relatively good balance of labor supply and demand. The community puts extra emphasis on reinforcing the pipeline, whether engaging students early in school or challenging emerging leaders to engage in the Central Carolina facility and training available.

LOCAL WORK FORCE

Within 45 miles

POPULATION: 165,223

PROJECTED GROWTH: 2.05%

LABOR FORCE: 71,600

MEDIAN INCOME: \$56,809

UTILITY INFO

ELECTRIC: 23 kV line is adjacent to the property and 230 kV line runs within the property

NATURAL GAS: 4-inch line is adjacent to site and 6-inch line could be extended for heavier users

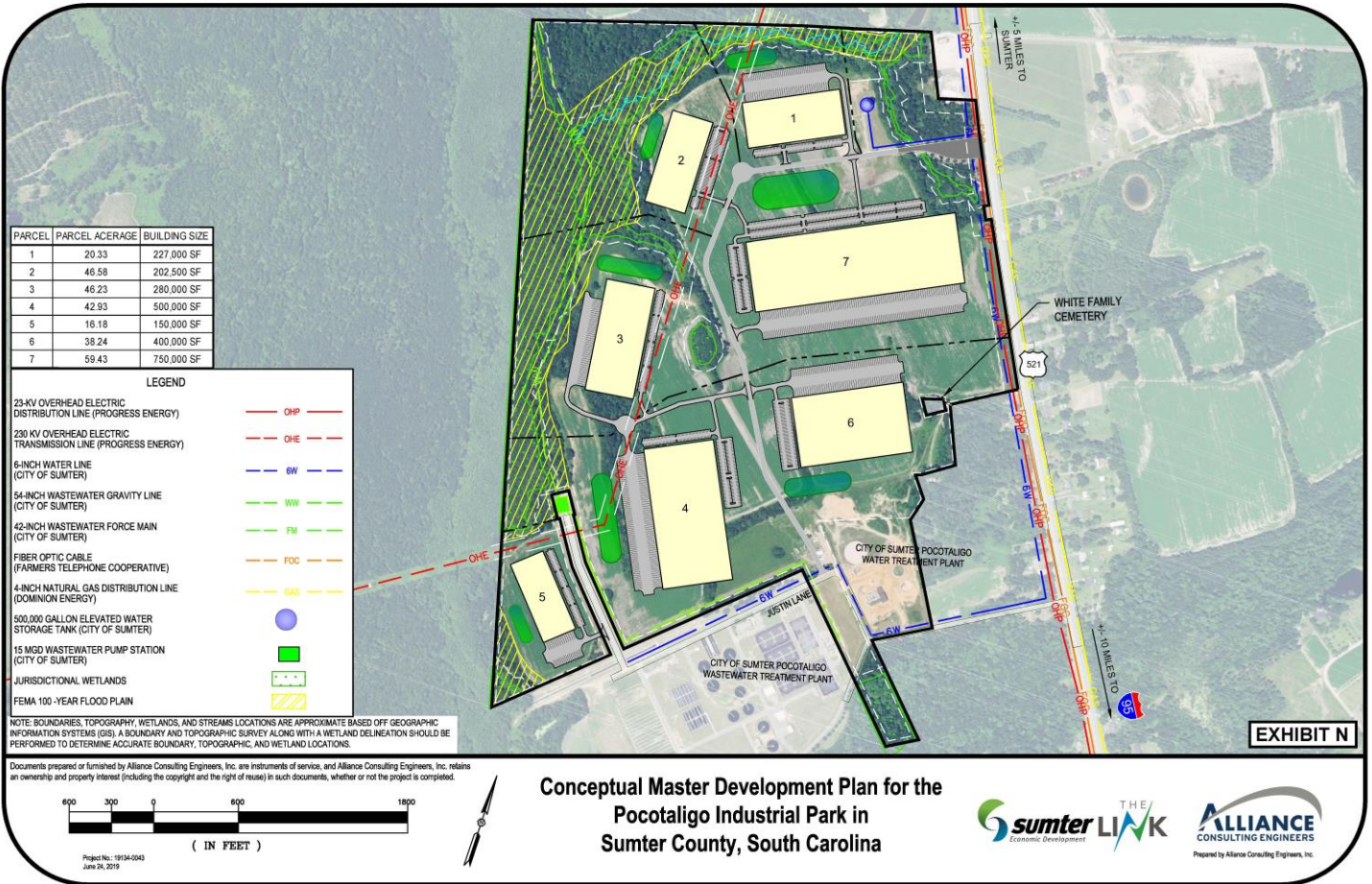
WATER: 12-inch line is adjacent to the property; line has excess capacity of 1.5 mgd and system has 3 mgd

WASTEWATER: 15-inch gravity line located within property; line and WWTP (located adjacent) have excess capacity of 5 mgd

TELECOM Fiber is readily available

POCOTALIGO IND. PARK

US Highway 521, Sumter, SC 29150
Coordinates: 33.857476, -80.315475



DUE DILIGENCE

Phase I Environmental Site Assessment: June 3, 2019

Phase I ESA was completed on 306.25 acres. One recognized environmental condition (small debris pile located on SW portion of property outside the development area) was identified. See report for full findings and details.

Cultural Resource Identification Survey: May 2019

See reports for full findings. Cultural resource investigation was conducted on 320 acres, and intensive survey on 193 acres, which noted 7 previously recorded sites and no newly recorded sites. Project area contains 160.2 acres of area with low probability for additional cultural resources, and 159.8 acres of moderate to high probability. The White Cemetery as shown above on master plan in SE corner should be avoided.

Boundary Survey: November 21, 2008

Boundary Survey can be provided upon request, which captures easements and site conditions.

Protected Species Assessment: June 7, 2019

Study found six (6) protected species listed for Sumter County and indicated the site does not provide suitable habitat for the listed species, and that development should have "no effect" on these species.

Report of Preliminary Geotechnical Exploration: October 15, 2008

Geotech report completed seven (7) borings and found the site to have a Seismic Site Classification of D.

Wetlands Delineation: June 6, 2019

Wetlands Delineation found that property contains five (5) jurisdictional wetlands totaling approximately 39.84 acres.

US Army Corp of Engineers Jurisdiction Determination Letter: June 6, 2019

Approved Jurisdictional Determination Letter request submitted on June 6, 2019.

The due diligence summary above is based on a cursory review of the property conditions and research conducted by others. Summary is made with SSG's opinion of what a typical prospect/consultant would like to have completed on the property, and what SSG considers is a common sense approach to due diligence. The Palmetto Sites Program is not a certification program, and SSG does not assume liability associated with future real estate transactions or development.