

# MARION COUNTY IP

HWY 501 & Gurley Road, Marion (UI), Marion County, SC 29571  
Coordinates: 34.197261, -79.340701



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. This review and information was collected December 2020.

**TOTAL ACERAGE:** 280 acres

**DEVELOPABLE ACERAGE:** 193 acres

**MAX BUILDING SIZE:** 400,000 sq ft

**OWNED/ CONTROLLED BY:** Marion County, SC

**DISTANCE FROM INTERSTATE:** 16 mi (I-95); HWY 501 adjacent (4-lane)

**RAIL ACCESS:** Not available.

**ZONING:** General Development / Industrial Park

The presence and concentration of key occupational clusters in the region is favorable with a focus on production, logistics, and maintenance workers. Further, the high concentration of workers in service economy jobs that could transition to higher skill jobs in manufacturing (assuming strong workforce training support) is another good source of labor in this market. The community has an "all hands on deck" approach to solving workforce needs.

## LOCAL WORK FORCE

*Within 45 miles*

**POPULATION:** 249,708

**PROJECTED GROWTH:** 3.16%

**LABOR FORCE:** 113,031

**MEDIAN INCOME:** \$51,603

## UTILITY INFO

**ELECTRIC:** 25 kV and 69 kV lines are within the park.

**NATURAL GAS:** 3-inch and 4-inch line within park – can serve minimal levels (1,500 mcf per month) within 6-9 months pending usage specs.

**WATER:** 10-inch and 12-inch water lines are within the park; lines between 0.5-0.8 mgd excess capacity and system has 1.5 MGD.

**WASTEWATER:** 8-inch and 10-inch gravity wastewater lines are within the park; lines have excess capacity of 225,000 gpd and system has 1.45 mgd.

**TELECOM** Fiber is readily available

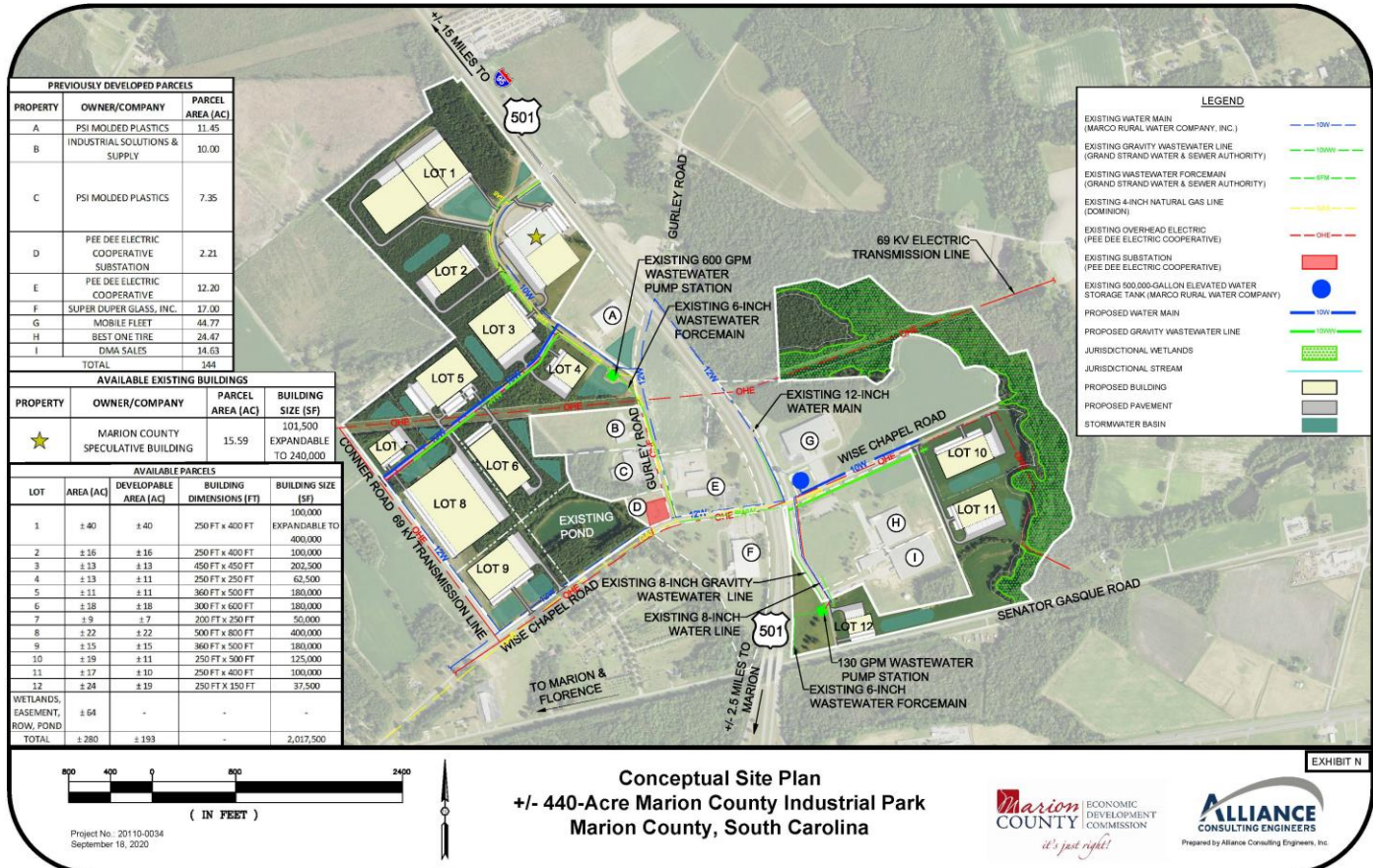


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## DUE DILIGENCE

**Phase I Environmental Site Assessment:** March 5, 2020

Phase I ESA completed on industrial park. One REC identified with regards to the former Wellman Inc. Polyester Manufacturing facility. Further assessment not required for industrial use.

**Cultural Resource Identification Survey:** March 18, 2020

No historic resources identified on the property.

**Boundary Survey:** July 31, 2020

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

**Protected Species Assessment:** April 16, 2020

Study found six protected species listed for Marion County, but did not observe any habitat on-site. Report states development is "not likely to adversely affect federally listed species".

**Report of Preliminary Geotechnical Exploration:** August 29, 2012

Seismic Site Classification of D determined for the property.

**Wetlands Delineation:** March 13, 2020

Wetlands Delineation found that site contains four jurisdictional (JD) wetlands totaling 47.35 acres, and three JD ditches totaling 2,760 feet, and non-JD ditches totaling 2,970 feet, one potential JD pond at 0.36 acres and non-JD ponds totaling 5.56 acres.

**US Army Corp of Engineers Jurisdiction Determination Letter:** September 11, 2020

Approved Jurisdictional Determination Letter received and US Army Corp of Engineers with the wetlands delineation and US. Determination is valid for 5 years.

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.