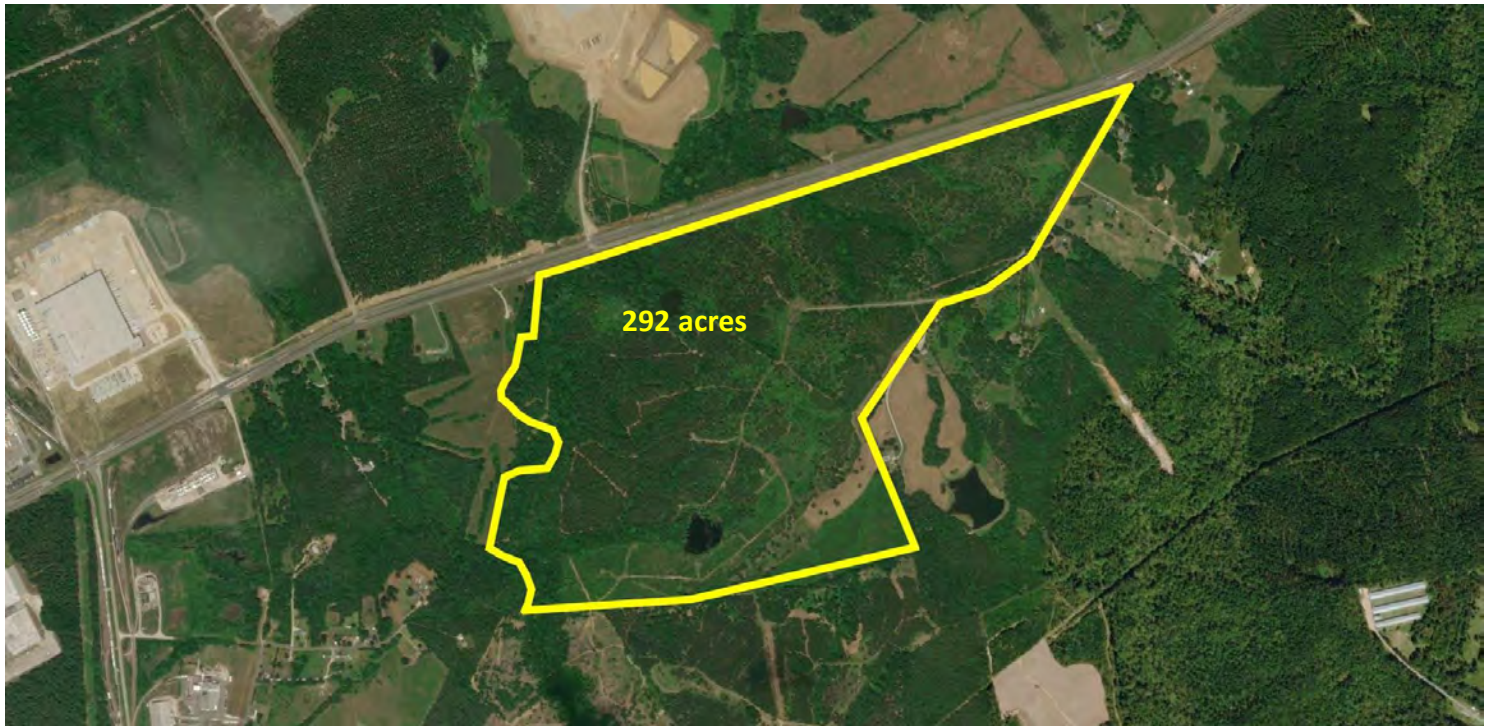


HWC SITE

HWY 9, Chester, Chester County, SC 29706
Coordinates: 34.730716, -81.115047



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. Site information was gathered in June 2021.

TOTAL ACREAGE: 292 acres

DEVELOPABLE ACREAGE: 228 acres

MAX BUILDING SIZE: 620,000 sq ft

OWNED/ CONTROLLED BY: HWC, Inc.

DISTANCE FROM INTERSTATE: 5 miles (I-77)

RAIL ACCESS: N/A

ZONING: Light Industrial

The HWC Site is a prime example of a site on the outskirts of a major, fast-growing metro area that is becoming increasingly attractive from a workforce perspective. The historic and projected population growth within a 45-minute drive time is high and climbing quickly. Due in part to the exceptional growth of the Charlotte metro, the education, income, and age profile are all well-aligned with the needs of higher-end industrial projects, while maintaining a lower cost of doing business – just right for manufacturing!

LOCAL WORK FORCE

Within 45 miles

POPULATION: 2,197,316

PROJECTED GROWTH: 7.79%

LABOR FORCE: 1,167,888

MEDIAN INCOME: \$61,954

UTILITY INFO

ELECTRIC: 12kV line adjacent to site along HWY 9

NATURAL GAS: 8-inch line is along north side of HWY 9

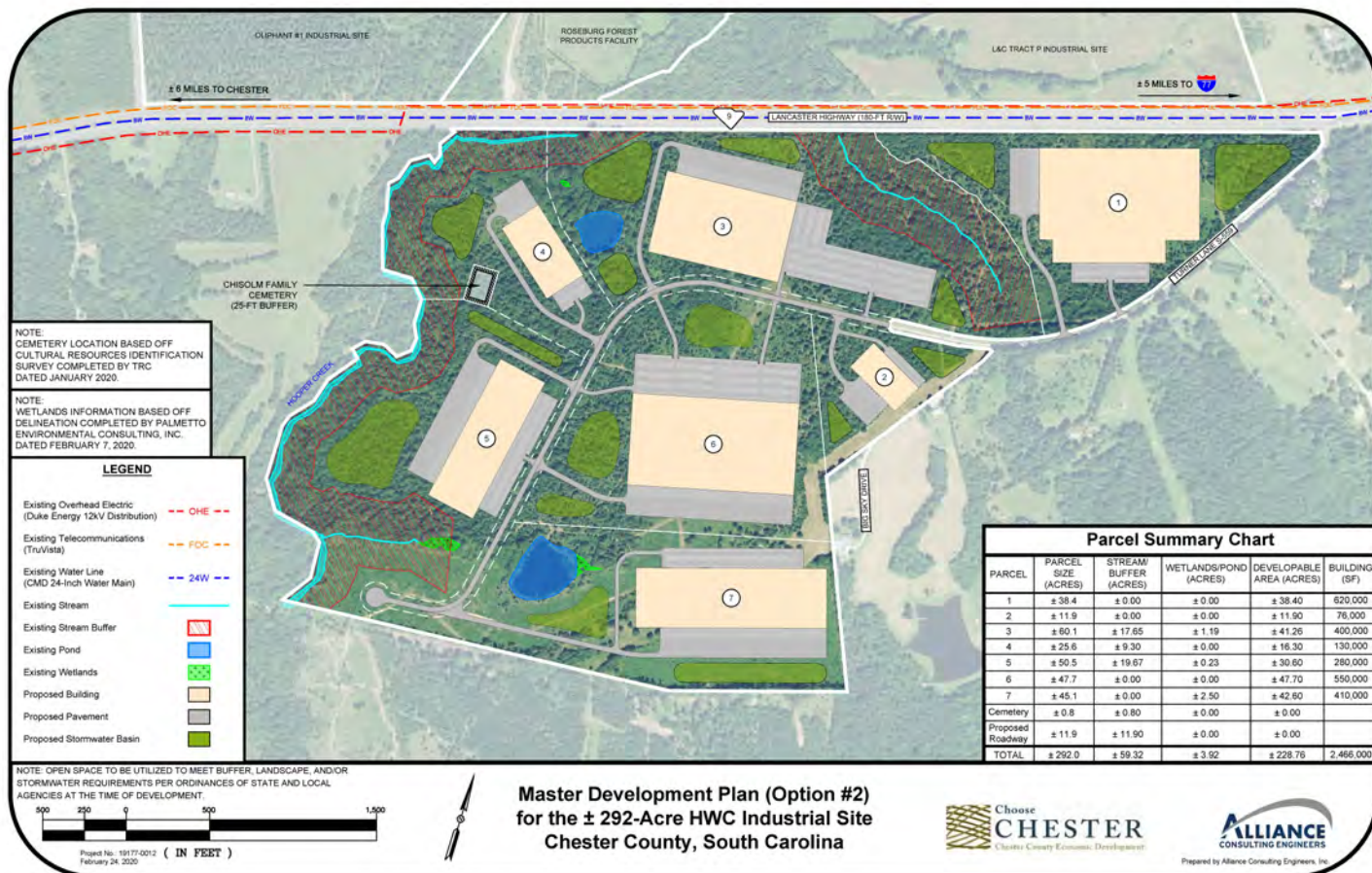
WATER: 24-inch line is adjacent to site in the median of HWY 9; line has 3 MGD excess capacity and system has 3 MGD

WASTEWATER: 8-inch gravity line adjacent to the site along HWY 9; line and system have 0.927 MGD excess capacity and has plans to upgrade WWTP

TELECOM: Fiber is readily available

HWC SITE

HWY 9, Chester, Chester County, SC 29706
Coordinates: 34.730716, -81.115047



DUE DILIGENCE

Phase I Environmental Site Assessment: February 21, 2003
December 17, 2019

Phase I ESA completed on 292 acres. The assessment revealed no recognized environmental conditions at the property.

Cultural Resource Identification Survey: January 1, 2020

Four archaeological sites were identified during the survey – three (3) twentieth century homes that have been razed/removed and one (1) nineteenth century cemetery. The cemetery, along with a 25-foot buffer should be avoided during development. No additional work is recommended for the property.

Boundary Survey: September 23, 2003

Boundary Survey can be provided upon request, which captures easements and site conditions. Chisolm Cemetery is located on the western boundary of the property as outlined in the above Master Conceptual Plan.

Protected Species Assessment: March 24, 2020

Study found three (3) protected species listed for Chester County, but no species were observed during 2020 study. Development is expected to have “no effect” on the species. However, development should be cognizant of the Carolina heelsplitter – stream buffers should be kept at a minimum of 200 feet wide, and any changes, especially buffer encroachments to the property may require further study.

Report of Preliminary Geotechnical Exploration: September 19, 2003
December 13, 2019

The geotechnical exploration included borings around the perimeter and core interior of the site. Seismic Site Class C was identified along the perimeter, while the interior was identified as Seismic Site Class D.

Wetlands Delineation: February 7, 2020

Wetlands assessment found that the property contains 0.32 acres of wetlands, 3.6 acres open water, 2.45 acres (or 7,100 linear feet) tributaries.

US Army Corp of Engineers Jurisdiction Determination Letter: May 29, 2020

Preliminary Jurisdictional Determination Letter received, and US Army Corp of Engineers concurred, property contains 0.32 acres of wetlands, 3.6 acres open water, 2.45 acres (or 7,100 linear feet) tributaries.

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.

