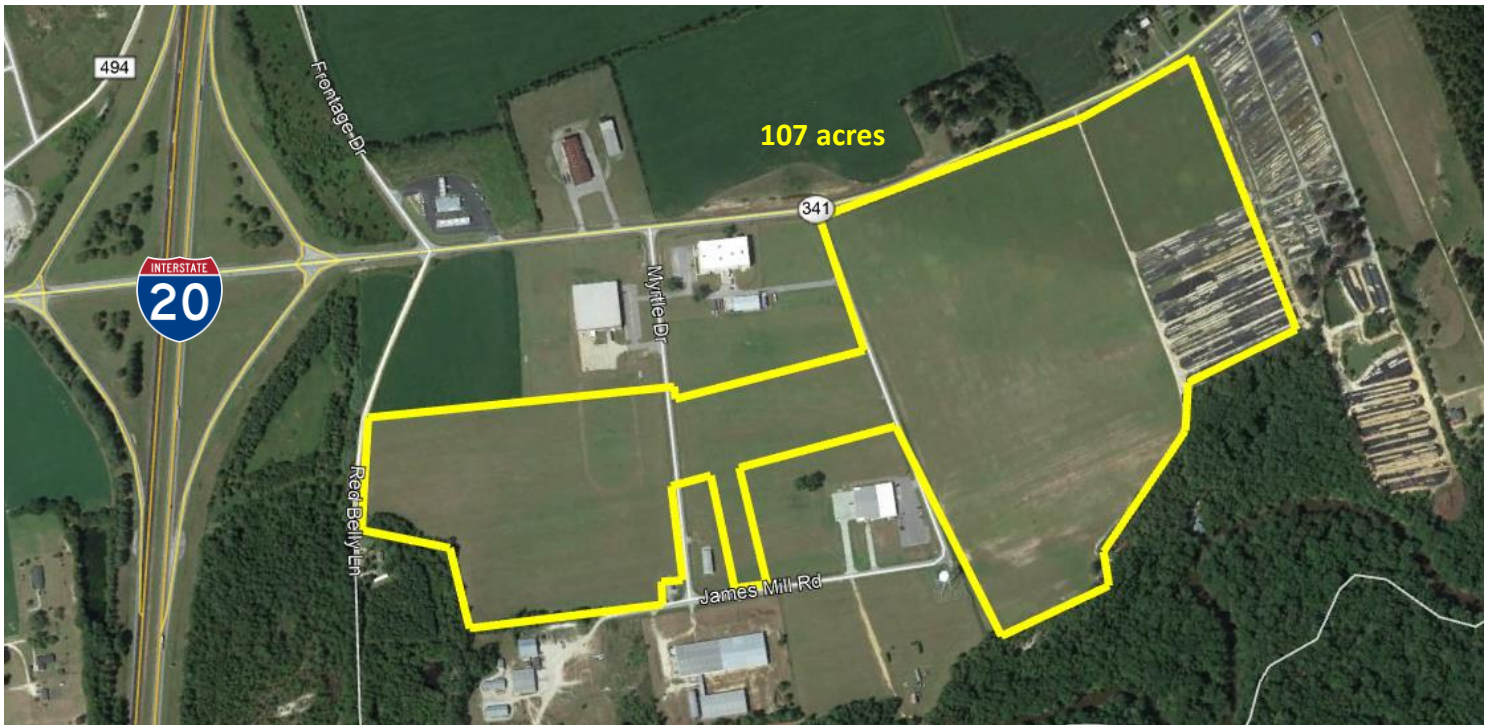


# JAMES INDUSTRIAL PARK

Industrial Boulevard, Bishopville, SC 29010  
Coordinates: 34.196219, -80.212581



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 information was gathered in February 2021.

**TOTAL ACERAGE:** 107 acres

**DEVELOPABLE ACERAGE:** 104 acres

**MAX BUILDING SIZE:** 315,000 sq ft

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

**DISTANCE FROM INTERSTATE:** 0.1 miles (I-20)

**ZONING:** Heavy Industrial District (HI)

Direct access to I-20 offers a very wide labor shed stretching from Florence to metro Columbia. Conservative 40-minute drive time shows a population in excess of 325,000 in that radius and a workforce of 150k. Age, income, and educational attainment are right in line with those variables that are aligned with the typical profile for manufacturing and industrial projects more broadly.

## LOCAL WORK FORCE

*Within 45 miles*

**POPULATION:** 397,419

**PROJECTED GROWTH:** 2.93%

**LABOR FORCE:** 187,082

**MEDIAN INCOME:** \$49,468

## UTILITY INFO

**ELECTRIC:** 23 kV Line is adjacent to property along and 230 kV line is less than 1 mile

**NATURAL GAS:** 2-inch line is adjacent to the property and 4-inch line is 1,500 feet

**WATER:** 12-inch line is adjacent to property; line have 1.6 mgd excess capacity and system has 1 MGD

**WASTEWATER:** 8-inch line is adjacent to the property; line/lift station has excess capacity of 0.42 mgd, and system has 0.5 mgd.

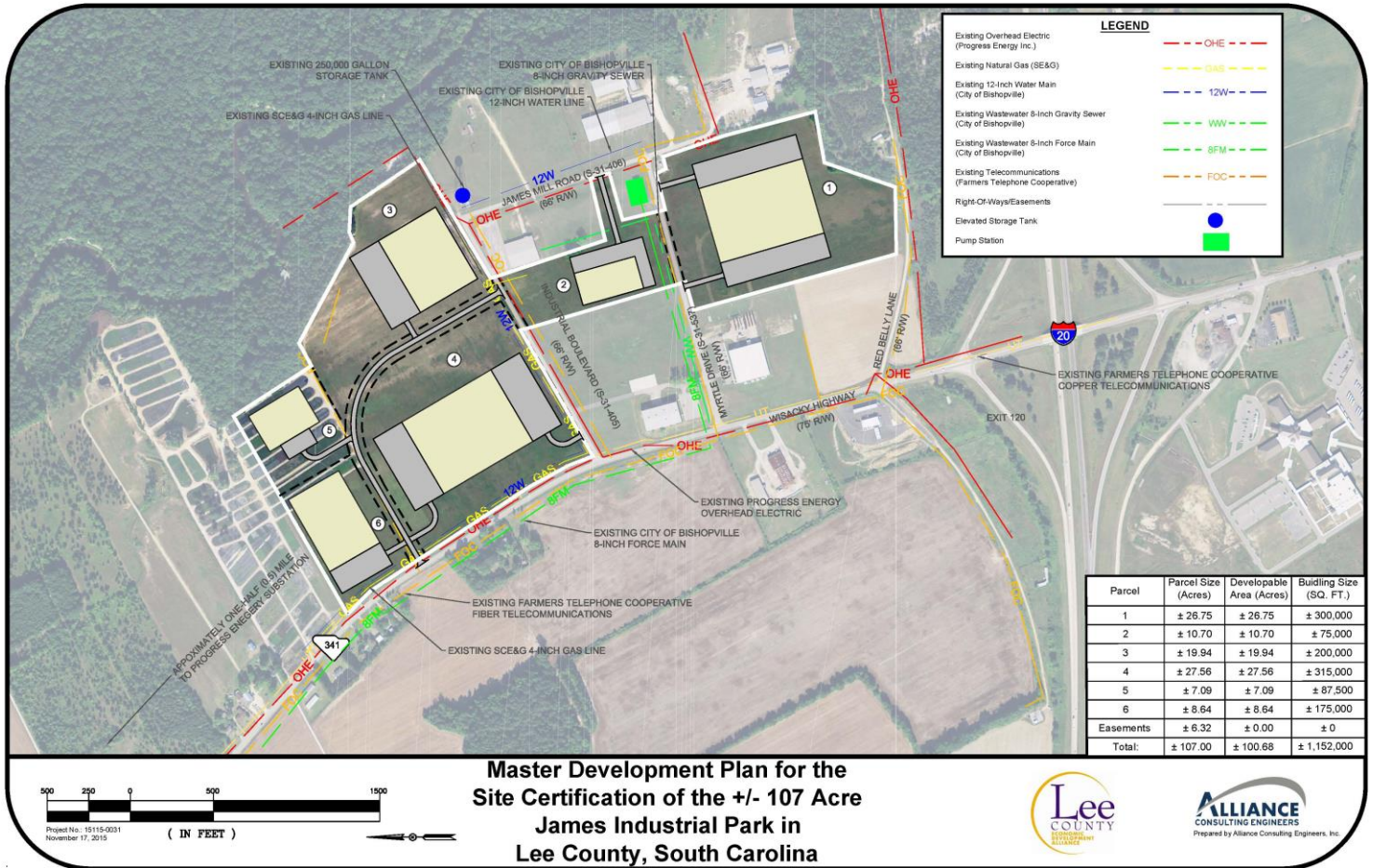
**TELECOM** Fiber is readily available

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## DUE DILIGENCE

|   |                          |   |
|---|--------------------------|---|
| <b>Phase I Environmental Site Assessment:</b>                       | <b>July 2015</b>         | Phase I ESA completed on 107 acres. The assessment did not reveal any recognized environmental conditions with the property.  |
| <b>Cultural Resource Identification Survey:</b>                     | <b>July 2015</b>         | Phase I investigations were completed on the 107 acres. Five archaeological resource have been identified on site, but the report indicates that no historic properties will be affected by the proposed development and no additional resource investigations are needed. If the direct area of impact changes, projects should consult with the State Historic Preservation office. See report for full findings. |
| <b>Boundary Survey:</b>   | <b>July 9, 2015</b>      | Boundary Survey can be provided upon request, which captures easements and site conditions.   |
| <b>Protected Species Assessment:</b>                                | <b>July 1, 2015</b>      | Study found three (3) protected species listed for Lee County, but no species were observed during 2015 study. The report indicates that the site will have "no effect" on these species. See report for full findings.   |
| <b>Report of Preliminary Geotechnical Exploration:</b>              | <b>November 12, 2003</b> | Preliminary Geotechnical Exploration completed five (5) soil borings in November 2003 and indicated Seismic Site Class E.   |
| <b>Wetlands Delineation:</b>  | <b>October 2, 2020</b>   | Wetland delineation completed on 107.06 acres did not find any jurisdictional wetlands within the property.   |
| <b>US Army Corp of Engineers Jurisdiction Determination Letter:</b> | <b>January 4, 2021</b>   | Approved Jurisdictional Determination Letter received, and US Army Corp of Engineers concurred that the 107.06-acre site does not contain any jurisdictional wetlands.  |

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.