

FLORENCE COUNTY IP EAST

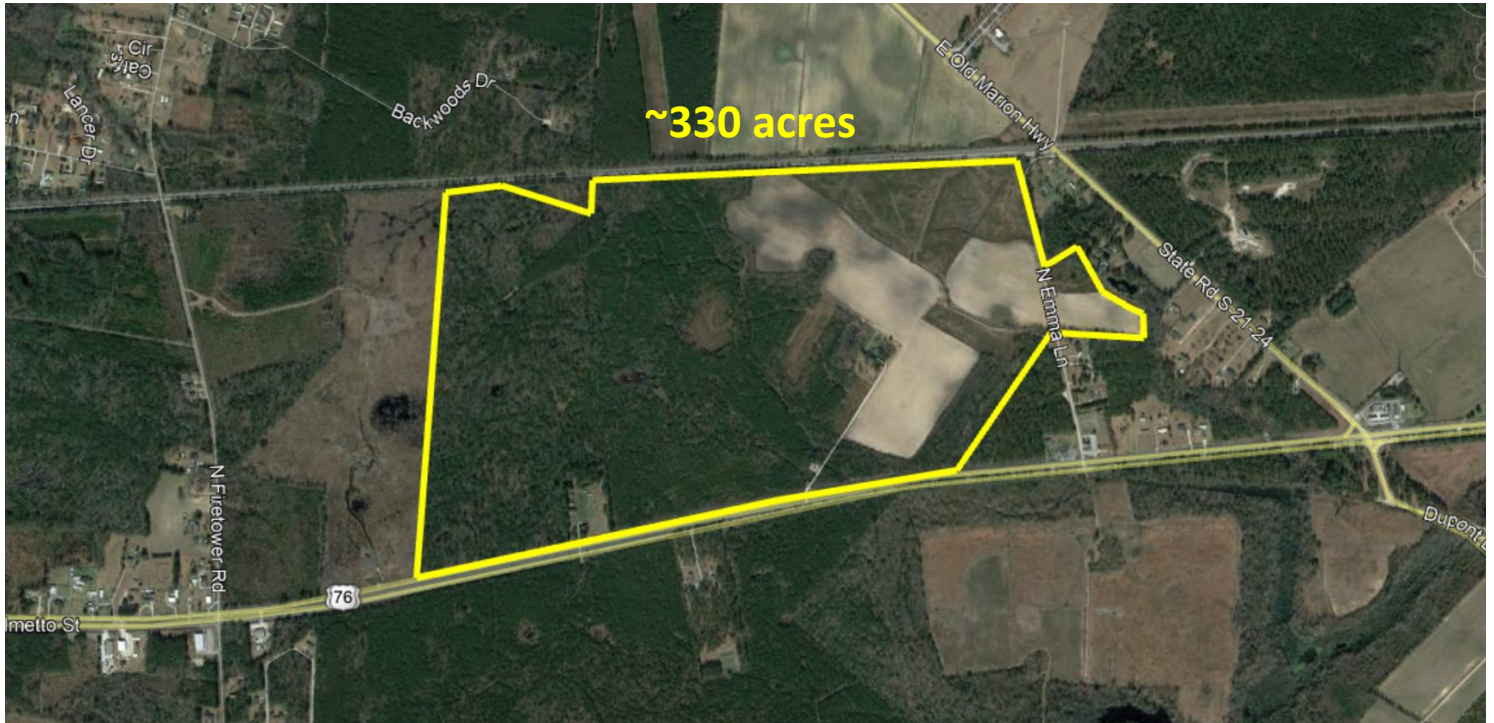
HWY 301, Florence, SC 29506

Coordinates: 34.202376, -79.611833



**palmetto
sites**

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.

TOTAL ACREAGE: 330 acres

DEVELOPABLE ACREAGE: 260 acres

MAX BUILDING SIZE: 1,000,000 sq ft.

OWNED/ CONTROLLED BY: Florence County, SC

DISTANCE FROM INTERSTATE: 10 miles (I-95)

RAIL ACCESS: CSX

ZONING: Designated industrial in 2017 County Comp Plan.

Labor shed shows a very strong demographic and occupational alignment for manufacturing. Underlying demographics and occupational concentration statistics for key clusters are very favorable. Coupled with data that shows comparatively moderate levels of competitions means that this market should be a "sweet spot" for many requirements. Nearby training facility (SIMT) is a unique community asset and should be at the forefront of any community or workforce pitch.

LOCAL WORK FORCE

Within 45 miles

POPULATION: 243,286

PROJECTED GROWTH: 2.16%

LABOR FORCE: 110,363

MEDIAN INCOME: \$51,117

UTILITY INFO

ELECTRIC: 13.2 kV, 23 kV, and 115 kV lines are adjacent to the site.

NATURAL GAS: 6-inch line is along southern boundary of the property and operates at 500 psi.

WATER: 8-inch line is along the south side of HWY 301 with excess capacity of 1 mgd. System has 9 mgd excess capacity.

WASTEWATER: 18-inch gravity line is within 100 feet of the property and pump station with 1 mgd is at SE corner of property. System excess capacity is 4 mgd.

TELECOM Fiber is readily available.



South Carolina
Department of Commerce

Just right for business.

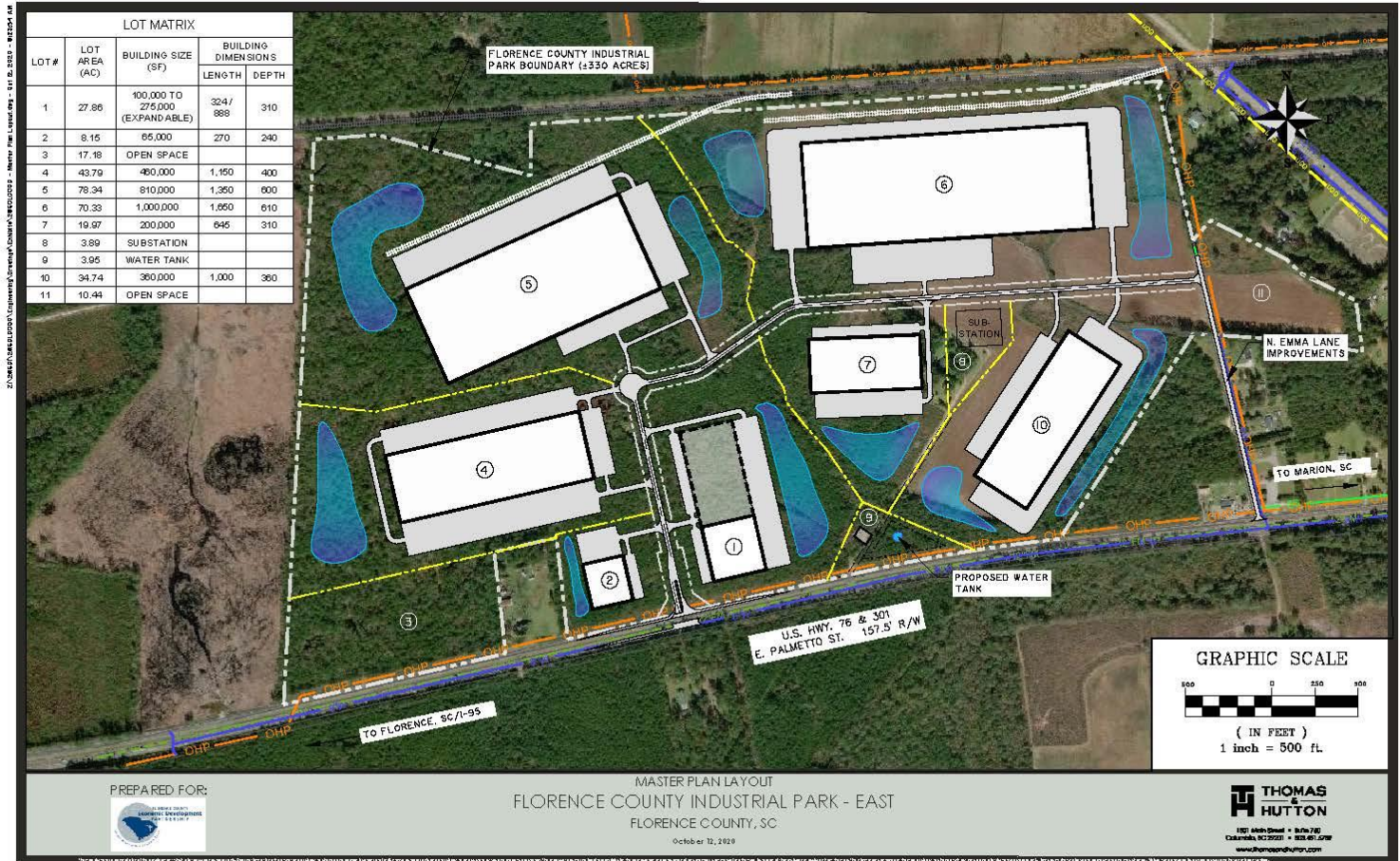
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DUE DILIGENCE

Phase I Environmental Site Assessment: January 20, 2020

Phase I ESA completed on 325 acres. The assessment revealed no recognized environmental conditions in connection with the site.

Cultural Resource Identification Survey: December 16, 2009

Field reconnaissance identified one archaeological site and no historic structures – one site identified recommended ineligible for National Register of Historic Places.

Boundary Survey: April 22, 2009

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

Protected Species Assessment: January 6, 2009

Study revealed limited or no suitable habitat and no other direct evidence of any federally listed species. Determination of "no effect" has been made for shortnose sturgeon, bald eagle, red-cockaded woodpecker, and chafseed.

Report of Preliminary Geotechnical Exploration: December 2003

Two (2) borings were conducted on site. Property has Seismic Site Classification of D.

Wetlands Delineation: October 6, 2020

Wetlands Delineation found that site contains ~40 acres of jurisdictional wetlands scattered throughout the property and a wetlands survey is available upon request.

US Army Corp of Engineers Jurisdiction Determination Letter: AJD Letter requested October 7, 2020

A request for an Approved Jurisdictional Determination letter was submitted to the US. Army Corps of Engineers on October 7, 2020.

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.