

**Greenwood East Rail Park**  
Emerald Road | Old Brickyard Road  
Greenwood, S.C.

# Rail Park

For more info call (864) 388-1250



## SALE/LEASE INFORMATION

**Sale Price:** \$9,500 to \$14,500 /acre

## PROPERTY INFORMATION

**Acreage:** 512+acres (333.25 Developable)  
Largest Contiguous Developable Site: 167.5 acres

**Zoning:** Agricultural/Industrial

**Surrounding Land Use:** Undeveloped Land/Industrial

**School District:** Greenwood School District 50

## UTILITIES

### Water:

Nearest Line Size: 12", 8"  
Distance to Nearest Line: On-Site

Water Treatment Plant Capacity: 33 MGD  
Average Daily Use: 12 MGD  
Peak Usage: 15 MGD

### Wastewater:

Nearest Line Size: 36", 12", 10", 8"  
Distance to Nearest Line: On-Site  
WWTP Excess Capacity: 3 MGD

### Natural Gas:

Nearest Line Size: 4" plastic  
Distance to Nearest Line: On-Site. 6" steel HP line 2,000 ft. away

### Electric:

**Provider:** Duke Energy

**Nearest Infrastructure:** 12 kV circuitry along edges of site  
44 kV line just across road from site (ROW LOI's secured for extension)  
100 kV circuit approx. 3,000 ft east

## TRANSPORTATION

### Highway Access:

SC 72 (4-lane divided highway): .5 miles  
SC 246: 2.6 miles  
Interstate 385: 26 miles  
Interstate 26: 26 miles  
Interstate 85: 51 miles

**Rail Service:** CSX Transportation

### Airport:

### Commercial:

Greenville-Spartanburg International: 55 miles from the site.

### General Aviation:

Greenwood County Airport (5500 ft. runway)

### Distance to Port:

Charleston: 177 miles  
Savannah: 184 miles

**Comments:** Property is owned by one family.



**Partnership Alliance**  
**GREENWOOD**  
SOUTH CAROLINA ♦ USA