

SAXE GOTHA INDUSTRIAL PARK

12th Street Extension, West Columbia, Lexington County, SC 29172
Coordinates: 33.904121, -81.046031



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 and utility information was gathered in Q4 2020 and should be reverified for prospect use.

TOTAL INDUSTRIAL PARK ACREAGE:	234 acres
AVAILABLE ACREAGE:	179.97 acres
DEVELOPABLE ACREAGE:	142.67 acres
OWNED / CONTROLLED BY:	Lexington County
DISTANCE FROM INTERSTATE:	1 mile (I-77) / 4 miles (I-26)
RAIL ACCESS:	CSX
ZONING:	Intensive Development (ID)

With all utilities on-site as well as rail access at the park, Saxe Gotha Industrial Park is primed for development at the junction of Interstates 26 and 77. Historic and projected population growth in the region is strong, and from a demographic's perspective, the data shows lower median age, high incomes, and high educational attainment, which is well aligned with the needs of advanced, higher-end manufacturing projects. The park also has a speculative building on Lot 10 (195,000 square feet).

LOCAL WORKFORCE

Within 45 miles

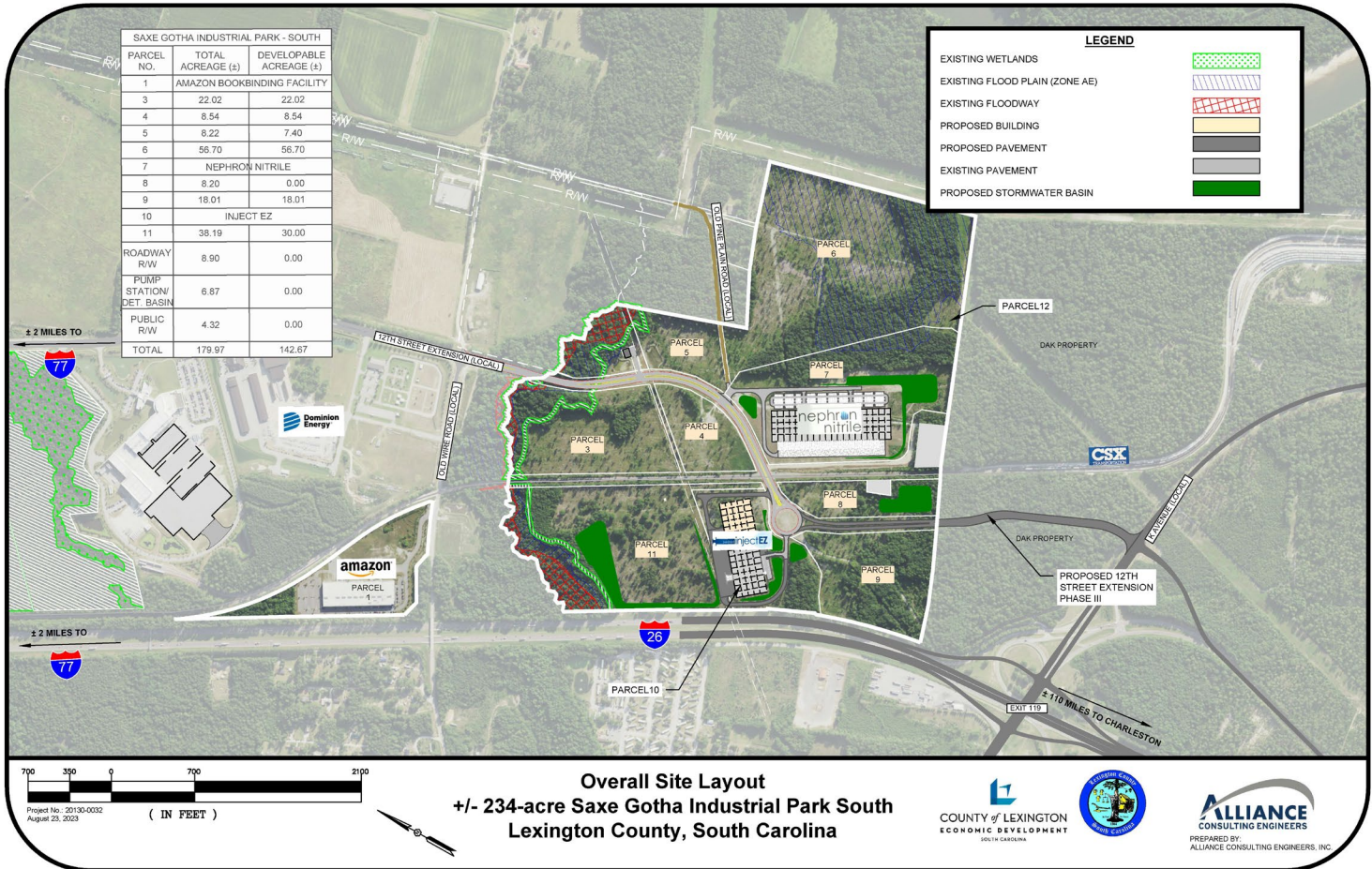
POPULATION:	1,122,219
PROJECTED GROWTH:	4.48%
LABOR FORCE:	553,622
MEDIAN INCOME:	\$53,072

UTILITY INFO

ELECTRIC:	23.9 kV distribution line adjacent; 115 kV transmission line is ≈3,500 ft. from park
NATURAL GAS:	4-inch, high pressure line adjacent along 12 th Street Ext.
WATER:	10-inch main adjacent along 12 th Street Extension; line has 300,000 gpd excess capacity and water system has 4.6 mgd excess capacity
WASTEWATER:	8-inch gravity and 6-inch force main within the park; lines have ≈400,000 gpd excess capacity and system currently has 13.6 mgd excess capacity
TELECOM:	Fiber is readily available.

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DUE DILIGENCE

Phase I Environmental Site Assessment:

April 2021

Phase I ESA completed on +/- 181 acres. The assessment revealed no recognized environmental conditions at the property. See report for full details.

Cultural Resource Identification Survey:

June 2013
September 2022

Several surveys have been performed at the park and identified archaeological sites (cemeteries, structures, etc.) within the park and adjacent. Review surveys for further details on findings and recommendations.

Boundary Survey:

April 2021

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

Protected Species Assessment:

May 2015

Study found five (5) protected species listed for Lexington County, but no species were observed during 2015 evaluation. Development is expected to have no effect on the species.

Report of Preliminary Geotechnical Exploration:

February 2013

Six (6) soil borings conducted during the 2013 geotechnical exploration resulted in the recommendation of Seismic Site Class D.

Wetlands Delineation:

February 2019

Wetlands assessments found that the property contains 40.19 acres of jurisdictional wetlands and 0.46 acres (or 3,984 linear feet) of jurisdictional tributaries.

US Army Corp of Engineers Jurisdiction Determination Letter:

March 2020

Approved Jurisdictional Determination from the U.S. Army Corps of Engineers concurred with the findings of the wetland delineations. Determination is valid for five 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.