

SITES

The following provides a summary overview of the tax parcels evaluated along the Southern Connector. The summary includes all tax parcels equal to or greater than 25 acres within one-mile of the Southern Connector. You will notice that we evaluated 83 tax parcels having these criteria. This section includes:

- A Summary of our findings for tax parcels in Section A, Section B, Section C and Section D of the Southern Connector.
- Four matrices showing details on tax parcels with 25-acres or more within one-mile of the Southern Connector.

Marketing flyers for sites that are for sale or lease by realtors (if available) are shown in Section A, B, C and D at the end of this study.

BUILDINGS

Following the sites portion of this section, you will find maps and a matrix showing the available buildings near the Southern Connector. This section includes:

- A map showing the location of all the industrial buildings in Greenville County.
- A map showing the location of all the industrial buildings within one-mile of the Southern Connector and buildings south of the Southern Connector.
- At the time of this study, there were 1,403 industrial buildings in the Greenville County inventory.
- At the time of this study, there were 314 industrial buildings within one-mile of the Southern Connector and south of the Southern Connector.
- Approximately 25% of the building inventory in Greenville County is located near or south of the Southern Connector.

Available Building Matrix

At the end of this section, please find a matrix showing all the available buildings for sale or lease along the Southern Connector. These buildings range in size from 5,000 SF to 736,000 SF. Specific building parameters for these buildings are show in the matrix.

Marketing flyers for buildings that are for sale or lease by realtors (if available) are shown in Section A, B, C and D at the end of this study.

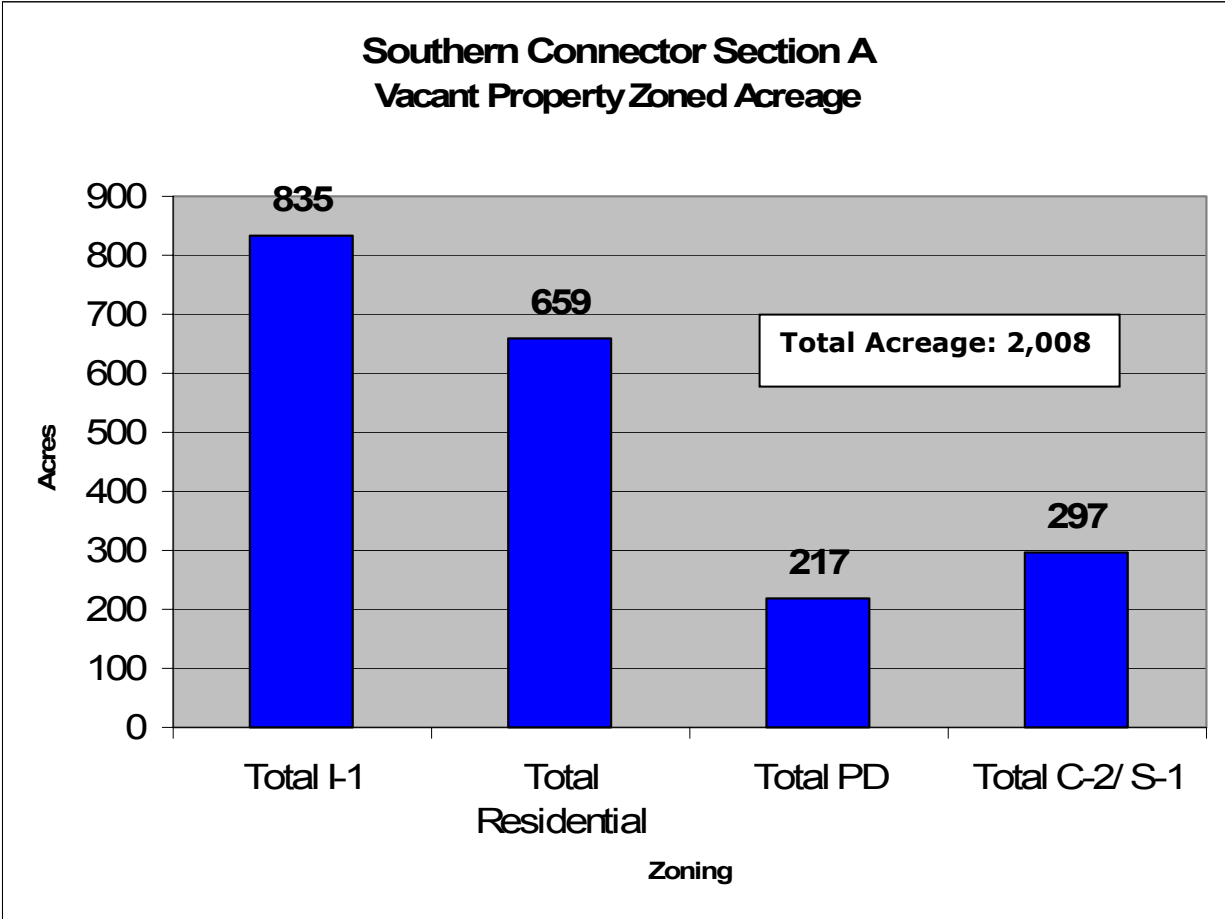
Southern Connector - Section A Vacant Property Zoning Summary (Parcels of 25 Acres & Greater)

Acreage

- Total Acreage in Section A with 25-acres or more with single ownership: 2,008 Acres.
- Total Zoned I-1 (Industrial): 835 Acres.
- Total Zoned Residential: 659 Acres.
- Total Zoned PD (Planned Development): 217 Acres.
- Total Zoned C-2/S-1 (Commercial & Service): 297 Acres.
- There are a total of 17 parcels ranging from 25 acres to 456 acres.

Zoning

- Three parcels are zoned I-1.
- Two parcels are zoned I-1 and Residential.
- Two parcels are zoned PD.
- One parcel is zoned S-1.
- One parcel is zoned S-1 & Residential.
- Seven parcels are zoned Residential.
- One parcel is zoned C-2 & Residential.



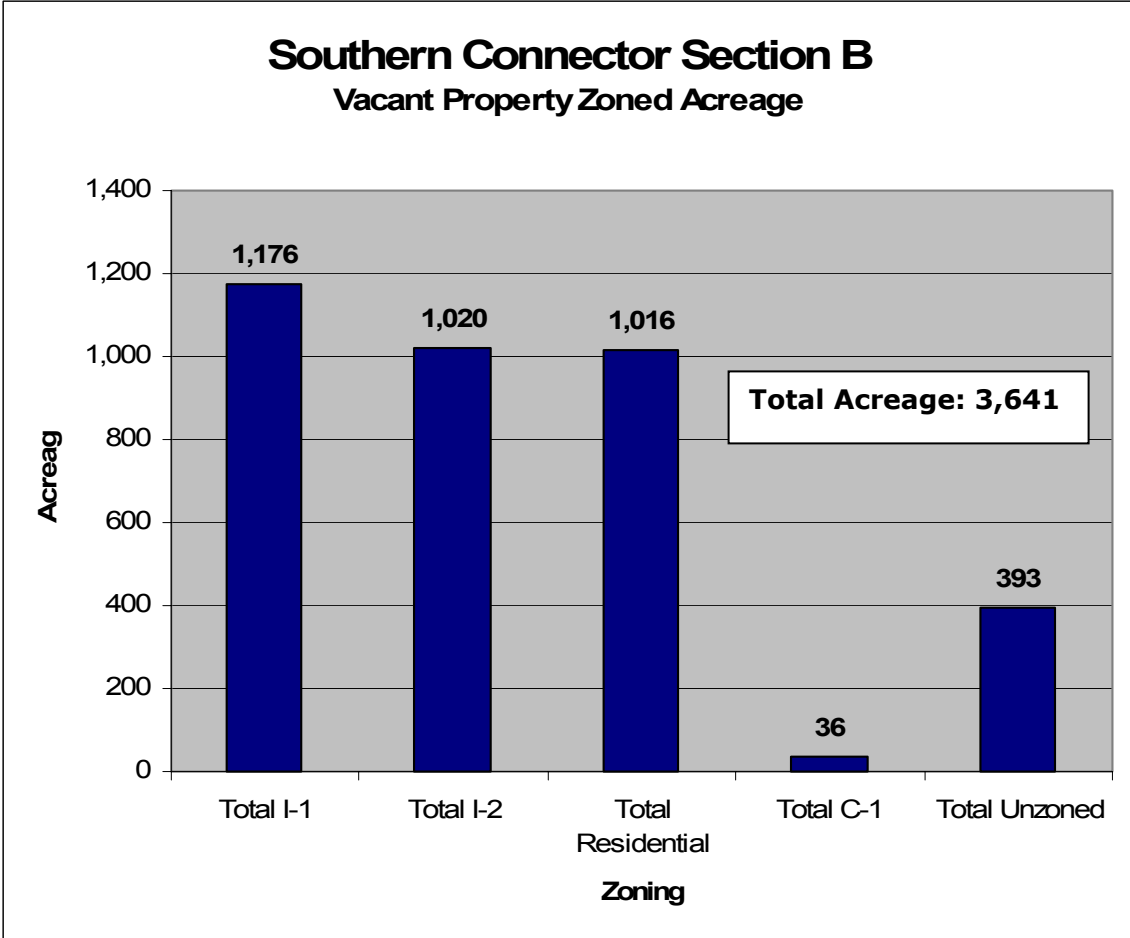
Southern Connector - Section B Vacant Property Zoning Summary (Parcels of 25 Acres & Greater)

Acreage

- Total Acreage in Section A with 25-acres or more with single ownership: 3,641 Acres.
- Total Zoned I-1 (Industrial): 1,176 Acres.
- Total Zoned I-2 (Industrial): 1,020 Acres.
- Total Zoned Residential: 1,016 Acres.
- Total Zoned C-1: 36 Acres.
- Total Unzoned: 393 Acres.
- There are a total of 25 parcels ranging from 23 acres to 1,000 acres.

Zoning

- Three parcels are zoned I-1 from 59 acres to 1,000 acres.
- Two parcels are zoned I-2 from 64 acres to 897 acres.
- 16 parcels are zoned residential from 25 acres to 153 acres.
- One parcel is zoned C-1 with 36 acres.
- One parcel is unzoned with 393 acres.



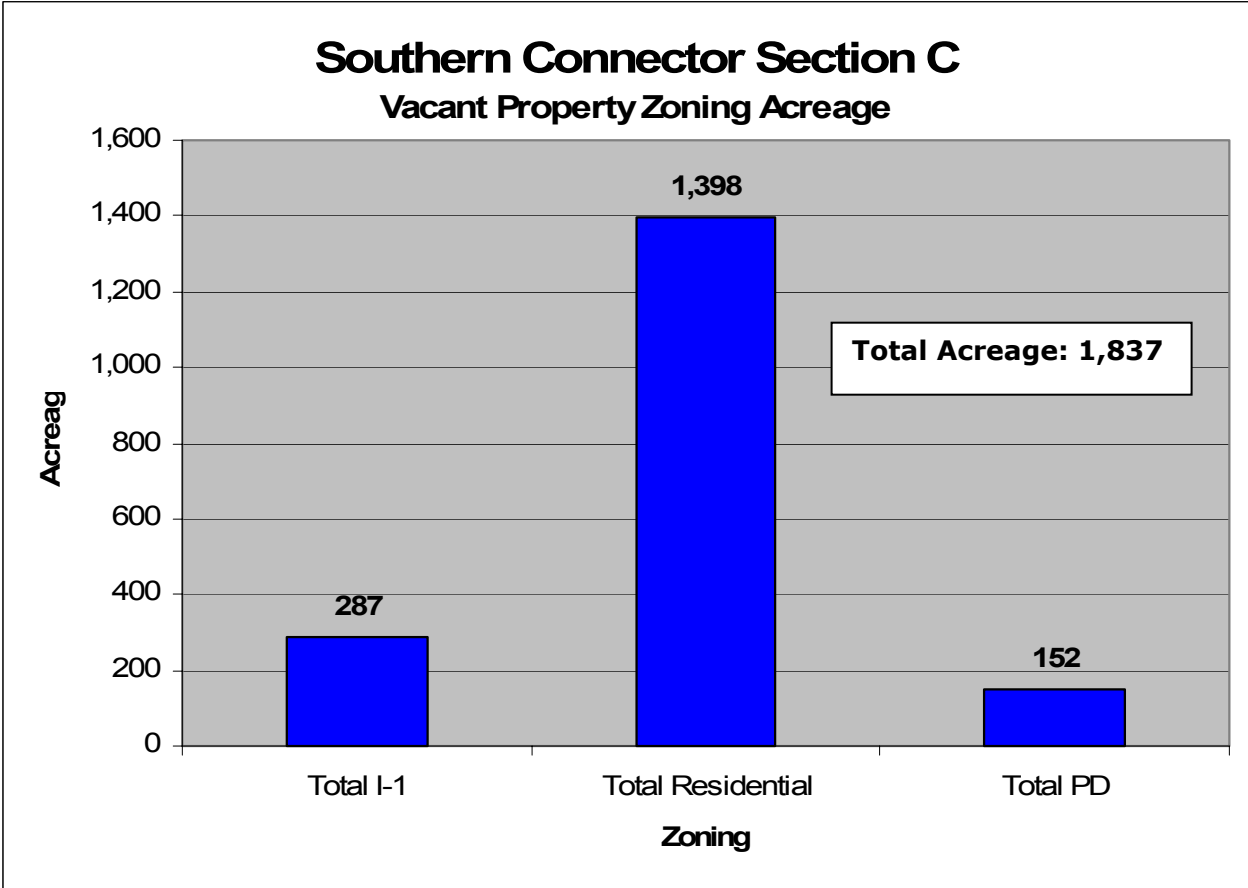
Southern Connector - Section C Vacant Property Zoning Summary (Parcels of 25 Acres & Greater)

Acreage

- Total Acreage in Section A with 25-acres or more with single ownership: 1,837 Acres.
- Total Zoned PD (Planned Development): 152 Acres.
- Total Zoned Residential: 1,398 Acres.
- Total I-1: 287 Acres.
- There are a total of 31 parcels ranging from 25 acres to 223 acres.

Zoning

- Three parcels are zoned I-1 from 59 acres to 1,000 acres.
- There are four parcels zoned I-1 from 52 acres to 117 acres.
- There are 25 parcels zoned residential from 25 acres to 223 acres.
- There are two parcels zoned PD from 57 acres to 95 acres.



Southern Connector - Section D Vacant Property Zoning Summary (Parcels of 25 Acres & Greater)

Acreage

- Total Acreage in Section D with 25-acres or more with single ownership: 584 Acres.
- Total Zoned I-1 (Industrial): 123 Acres.
- Total Zoned Residential: 327 Acres.
- Total Zoned C-2/S-1: 134 Acres.
- There are a total of 11 parcels ranging from 25 acres to 148 acres.

Zoning

- There are two parcels zoned I-1 from 40 acres to 83 acres.
- There are six parcels zoned Residential from 27 acres to 148 acres.
- There are three parcels zoned C-2/S-1 from 25 acres to 56 acres.

