

Telfair County Site Analysis Inventory Form

11/5/2005

Site 341-2

Evaluation Criteria	Characteristics
General Site Characteristics	
Total Acreage	68 Acres
Expansion Potential	No
Site configuration	Triangular
Present Zoning	Located in County - adjacent to city limit of McRae
Land Use Constraints	Industrial across Hwy 341(Electrolux), Prison behind the site
Ownership	One Owner
Map & Parcel	Map 36 Parcel 46
Environmental	
Probable Wetland Acres	2.2 Acres
Flood Plain Acres (non overlap)	None
Hydric Soils ⁽¹⁾	13.0 Acres
Likely Usable Acres	54.5 Acres
Transportation	
Highway Accessibility	Direct Access to US Hwy 341 (four lane divided Highway)
Interstate Highway Accessibility	I- 16 (approximately 35 miles north)
Rail Accessibility	None
Airport	Two miles to Telfair-Wheeler Airport, 4,000 ft runway
Special Modes of Transportation	
Services	
Water Lines	Adjacent to site (City of McRae)
Sewer Lines	Adjacent to site (City of McRae)
Natural Gas	Adjacent to site (City of McRae)
Telecommunications	Alltel
Fire Insurance	
Purchase Price Estimate	Not Estimated
Infra. Improvement Cost	Not Estimated
Total \$ / Usable Acre	Not Estimated

- (1) Hydric soils are prevalent in the coastal areas of Georgia and some hydric soils may be wetlands. For sites where hydric soils or NWI wetlands are present, it is recommended that a wetlands delineation be conducted by a certified engineering or surveying firm prior to a purchase decision.