

Two vacant parcels totaling 36.98 Acres for Sale, Same Owner.
\$410,000 for both, Seller will consider offers to sell separately.



REID Real Estate
"the right way"

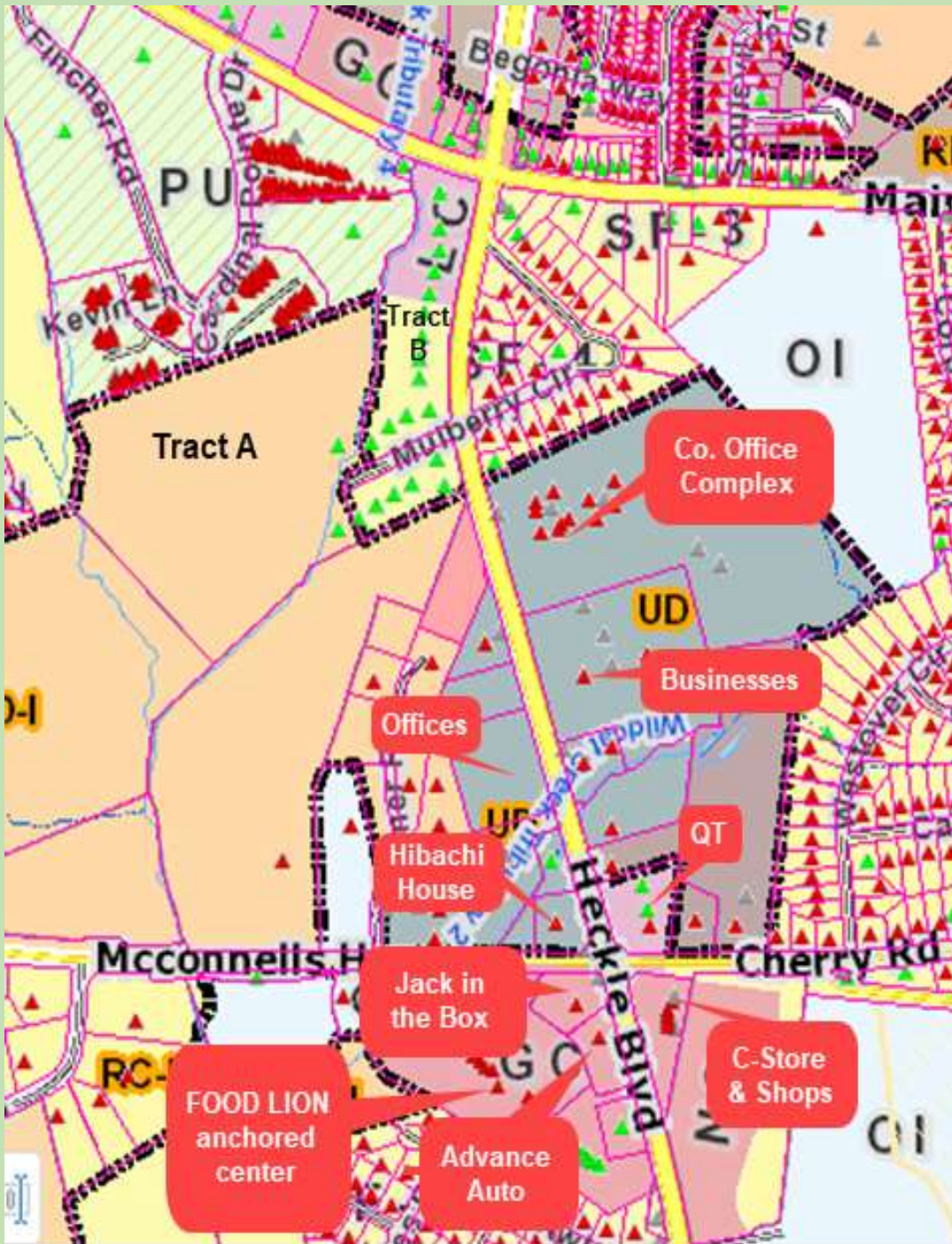


W. Reid Smith
cell: 803-417-7516
reid@reidrealestate.net

REID Real Estate
1779 Bechtler Rd.
Edgemoor, SC 29712

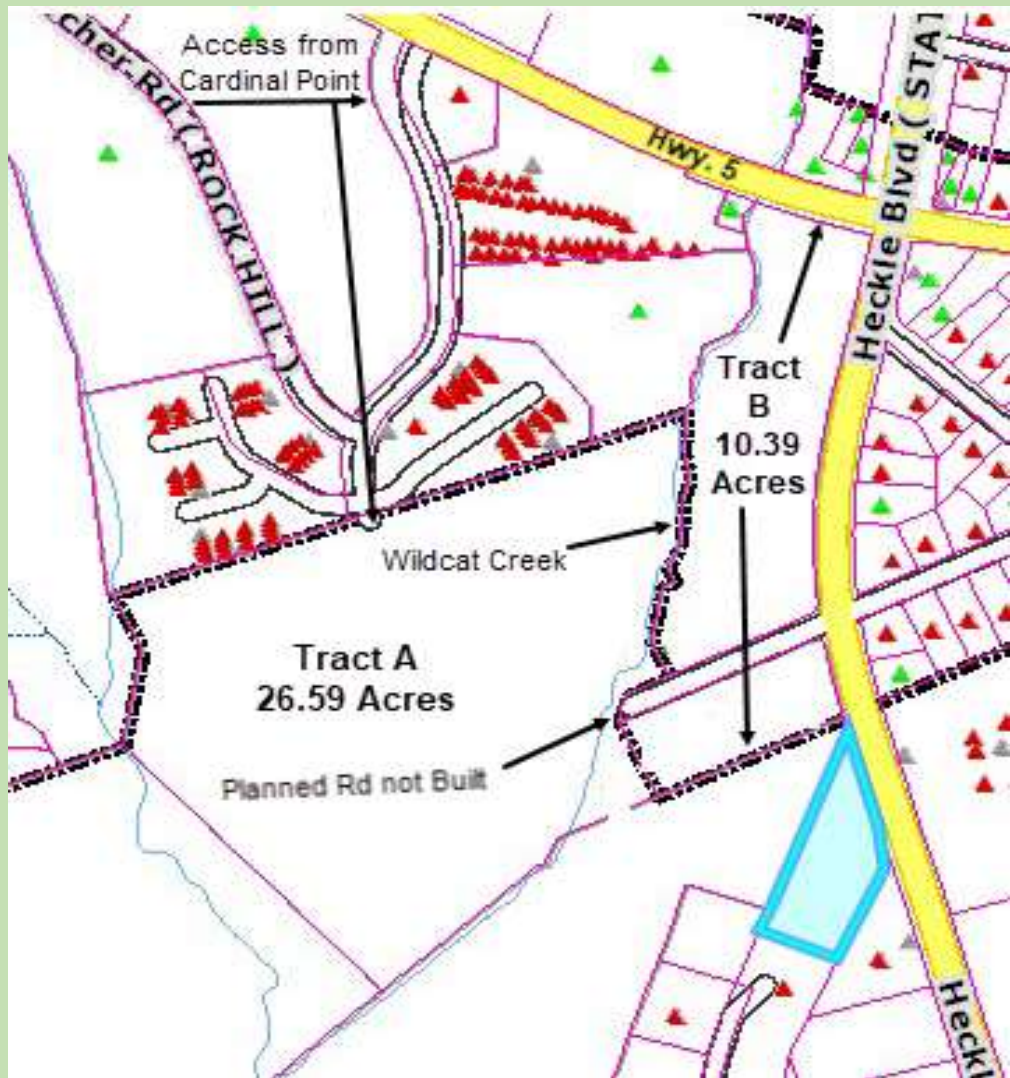
www.reidrealestate.net

Tract A is accessed by Cardinal Pointe Drive and is presently in York County zoned RD-1. Tract B has approximately 1,200 feet of frontage along Heckle Blvd and approximately 260' of frontage on Hwy. 5. SC DOT 2017 traffic count for Heckle was 18,600 and 13,400 on Hwy. 5 from S. Cherry Rd. to the Heckle intersection. All of Tract B is in the Rock Hill city limits with 3 acres on the corner being zoned Light Commercial and the remaining acreage being zoned RS-4. Tract A can also be accessed from Heckle Blvd with the construction of a new road across the creek. Municipal sewer line between the tracts & water on each side. Call or email listing broker for plats, details on the zonings and or permitting questions.



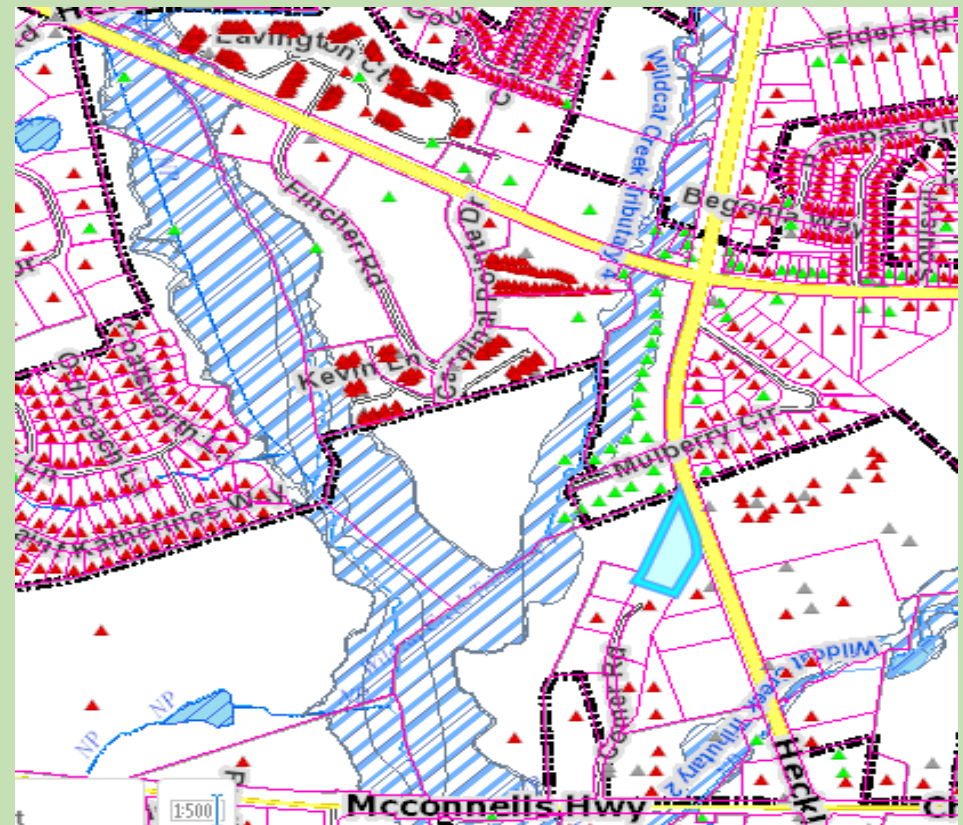
This photo shows the different zoning classifications as different colors. Note that 3 acres of Tract B is zoned Light Commercial with the remainder of the tract zoned for single family uses but the likely hood of getting the entire tract zoned LC is good. Tract A is zoned RD-1 and is located outside the city limits. Annexation into the city and permitting will be through the city planning department when the site is developed. Tract A is a particularly good site for a church and or assistant living facility. Tract B would be a great site for a plant nursery – garden center or Landscape Design & Display office.





Tract A has access from Cardinal Point Drive which comes off Hwy. 5. There is presently an assistant living facility and one apartment complex on Cardinal Point Drive now.

Photo below shows the flood zone areas on both parcels. Approximately 13 acres of the Tract A is outside the flood zone area and approximately 6 acres of Tract B is outside the flood zone area. Note the flood zone areas are useable for buffer areas and display of movable items such as plants and lawn items such as gazebos & statuaries.



Note: All information stated above and any other associated with this property is deemed to be accurate but not guaranteed or warranted by REID Real Estate Inc, its Agents nor the Property Owner/s. All information subject to change.