

## 28.74 Acre Industrial / Commercial zoned site with frontage on I-77 & Porter Rd (exit # 75)



**REID Real Estate**  
*"the right way"*



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1779 Bechtler Rd.

Edgemoor, SC 29712

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1,060 feet of frontage on Porter Rd. & 1,248 feet of frontage along I-77. 51,300 cars a day go past this property based on 2016 SC DOT traffic count site. Municipal water & sewer lines directly accessible but property is presently outside the city limits in York Co. Owner considering a plan to subdivide this tract into two tracts with a 40' wide private drive that would serve both tracts. Price will increase if present owner moves forward with the engineering and design work for the private drive and site plans.

Monopole Billboard on the property now, rent & terms available upon request.

\$695,000 price now for the entire 28.74 acres.

Sketch below shows the proposed division with common private drive. Tract 1 is 10.82 Acres & Tract 2 is 17.91 acres.

NOTE: This sketch is a proposed division and has not been approved by the York County Planning office. Approval from the Soil Conservation office and the Army Corp of Engineers is also needed for private drive to pass through the flood zone area. Seller has clean environmental report.

Both proposed tracts have some flood zone areas along Porter Rd. but Tract 1 has 4+ acres outside of the flood zone and Tract 2 has 12+ acres outside the flood zone area.

Property was surveyed in Dec. 2016  
Plats or plat files available upon request.



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



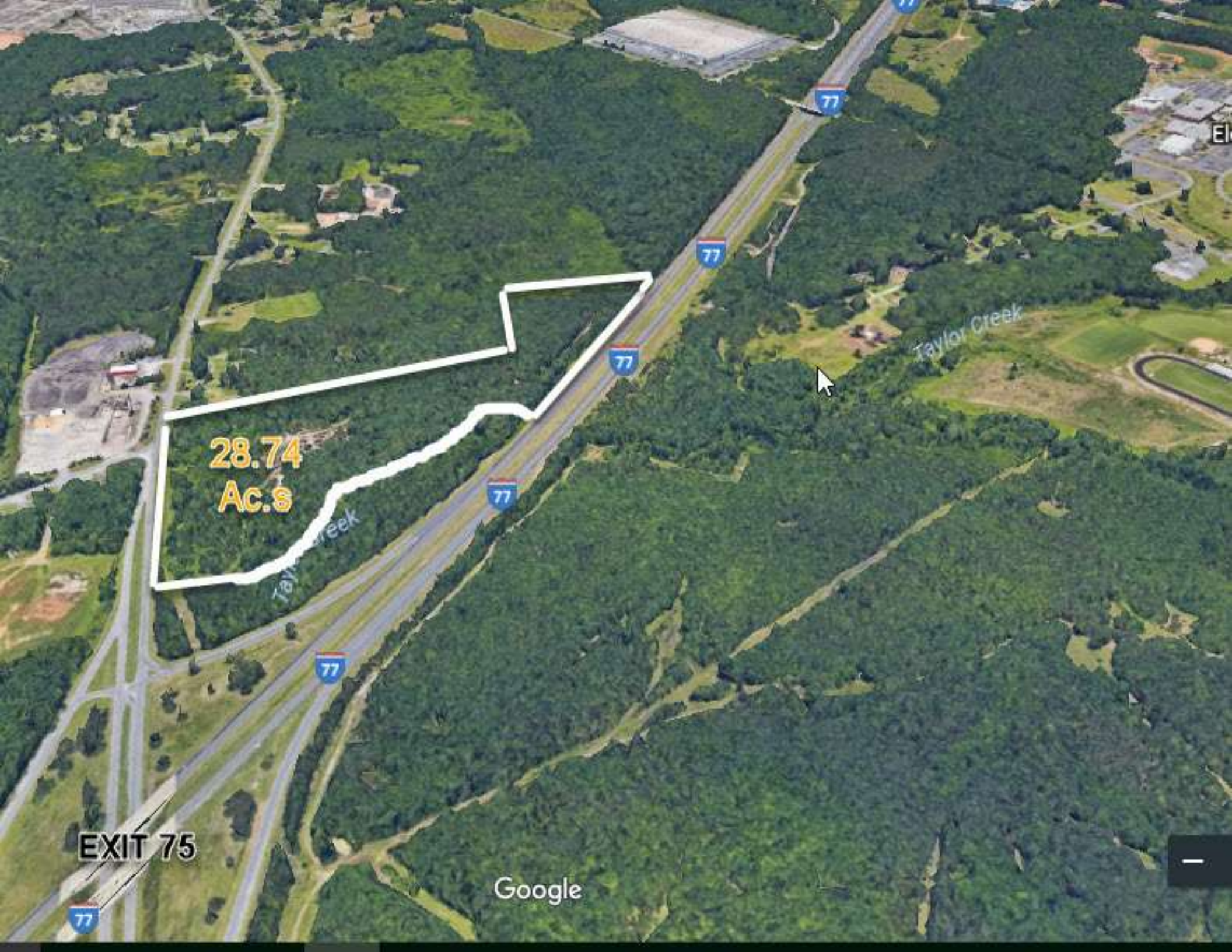
28.74  
Ac.s

Taylor Creek

Taylor Creek

EXIT 75

Google







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**Conveniently located in the Piedmont region of the Carolinas. South Carolina is a very business friendly state. This site is well suited for many different types of sales & service businesses. Site is presently wooded but once cleared it would have a mainly flat open display area along the interstate. Site particularly well suited for Heavy equipment, Truck sales and service.**

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