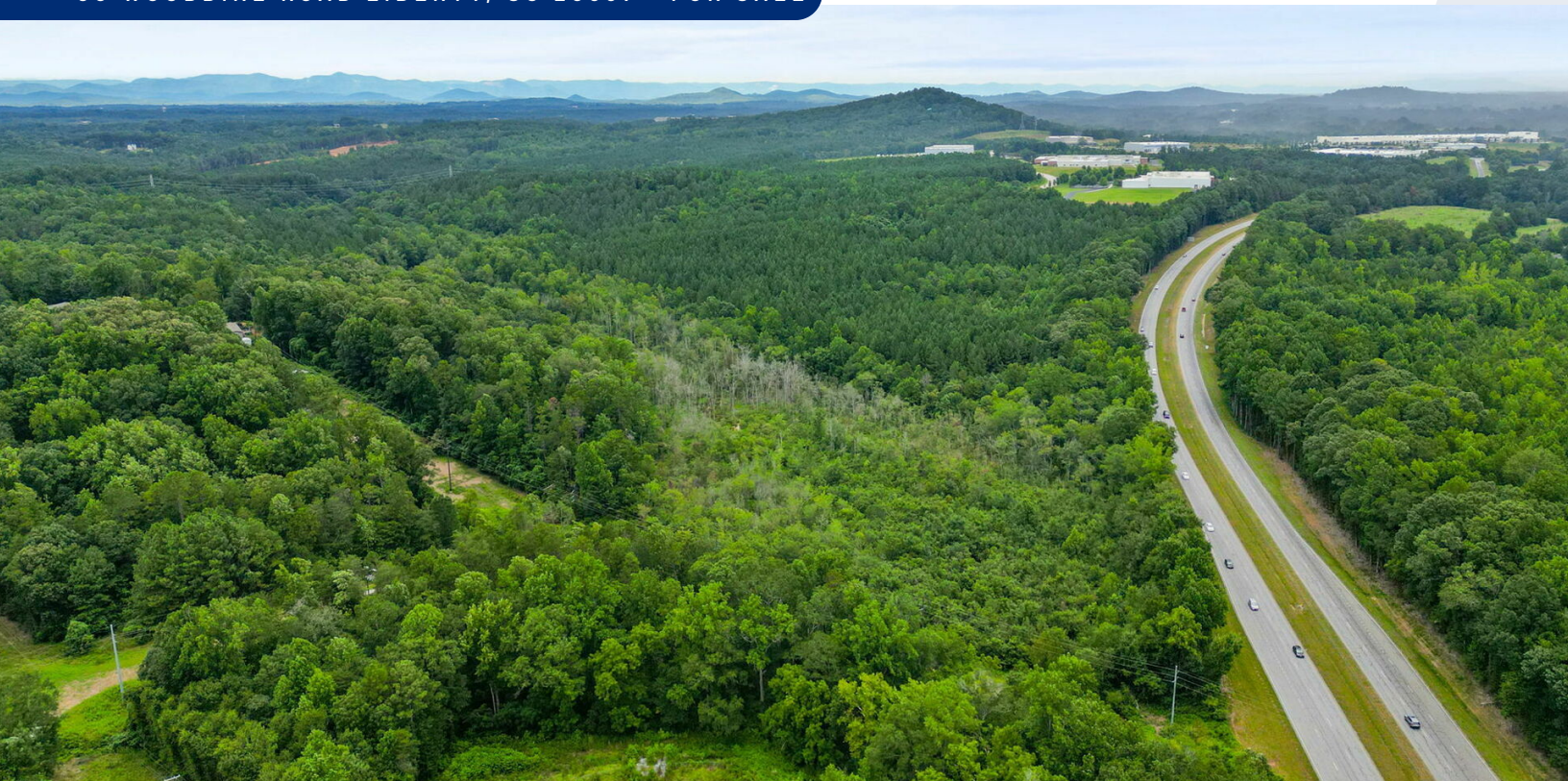


# LIBERTY DEVELOPMENT

±234.22 Acres in Pickens County



00 WOODBINE ROAD LIBERTY, SC 29657 • FOR SALE



## PROPERTY HIGHLIGHTS

- Pickens County TM #4097-00-78-9934
- Road Frontage: ±2,800 Linear Feet on Woodbine Road
- Creek Access
- Best Use: Family Estate Lot | Development
- Unrestricted & Unzoned
- Pickens County Schools Zone: Liberty Elementary; Liberty Middle; Liberty High School
- Wooded Acreage - Hardwoods & Pines
- Rolling Topography
- 2021 SCDOT Traffic Count - 29,500VPD on Highway 123
- Utilities: Power, Water, Cable, Internet, and Sewer Possible
- \*Acreage and Utility to be Verified to Buyer or Buyer's Agent

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$3,747,520</b>
<b>Lot Size:</b>	<b>±234.22 Acres</b>



**ANDERSON DRAKE**  
Associate  
864.546.0342  
adrake@reedyg.com

REEDY LAND CO.  
P.O. Box 17009  
Greenville, SC 29606  
864.610.5263  
reedycommercial.com

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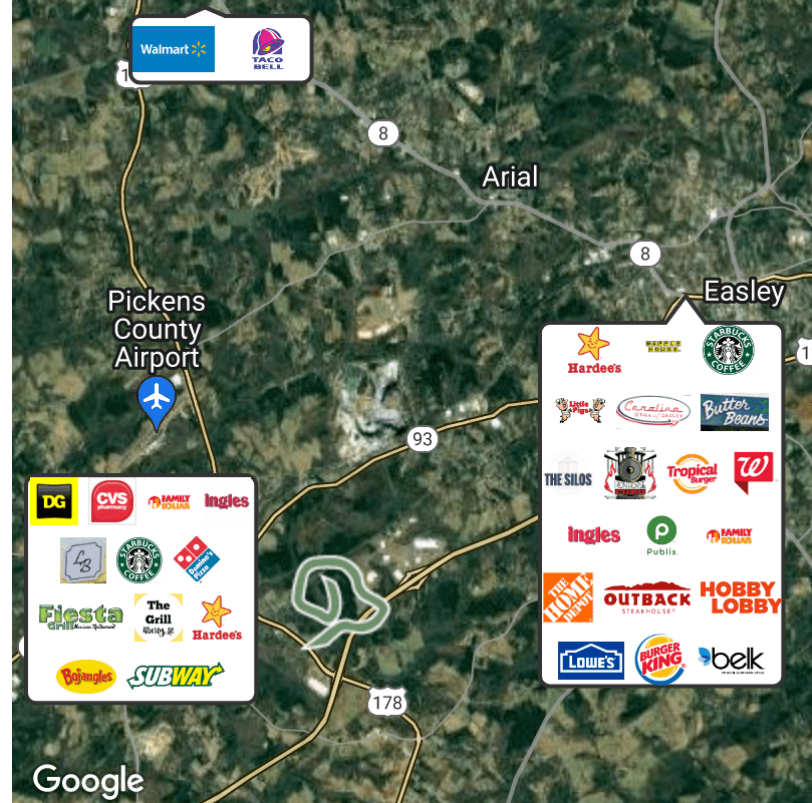


## PROPERTY DESCRIPTION

Located on Woodbine Rd along with road frontage on Highway 123, this property boasts ±2,800 Linear Feet of road frontage and excellent visibility from 123. The local school zoning is for Liberty Primary School, Liberty Middle School, and Liberty High School. The property itself is unzoned and unrestricted, which offers great potential for various uses. Power is available on the property while water, sewer and gas being nearby, making it ideal for development. Adjacent to the property is the Industrial Park on Financial Boulevard which provides a large potential customer base and heavy foot traffic, making it an attractive location for commercial, retail, residential or industrial development. The town of Liberty is a rapidly growing hub of economic activity, located a short drive from Greenville, Easley and Clemson, making it an excellent development opportunity and sound investment prospect for the future. The property also offers the opportunity to be a family estate for those looking for privacy, large acreage and create a generational wealth/dream.

## LOCATION DESCRIPTION

- ± 2 Minutes from Liberty
- ±7 Minutes to Downtown Easley
- ±15 Minutes to Clemson
- ±30 Minutes to Downtown Greenville



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