

# 550 Old Mill Rd

Campobello, South Carolina 29322

## EXECUTIVE SUMMARY

550 Old Mill Rd presents a rare opportunity to acquire a distinctive commercial property set on approximately **5 acres** in a peaceful, private setting just outside city limits. The property is ideally suited for an **owner-user** seeking a unique headquarters, destination business, retreat-style operation, or specialty commercial use, with additional appeal for investors seeking long-term flexibility and repositioning potential.

The site features a character-rich building with warm wood construction, open gathering spaces, and strong indoor-outdoor flow. Large windows bring in natural light and create a calm, welcoming environment that feels intentional and elevated. The surrounding land provides privacy, expansion opportunity, and a sense of separation that is increasingly difficult to find.

Located within convenient reach of regional roadways, the property combines **privacy, presence, and accessibility**, making it suitable for both immediate use and future optimization.



*Striking central walkway framed by pergolas, ideal for ceremonies, events, or impressive arrivals.*

## PROPERTY OVERVIEW

- **Address:** 550 Old Mill Rd, Campobello, SC 29322
- **Property Type:** Commercial / Specialty
- **Land Area:** ±5 Acres
- **Building Status:** Existing improvements
- **Sale Type:** Fee Simple
- **Occupancy:** Vacant / Owner-Operated
- **Zoning:** Outside city limits; no formal municipal zoning code
- **Utilities:** Available; buyer to verify specific capacities





*Recently constructed building with bold symmetry, covered entries, and strong visual curb appeal.*

## BUILDING & SITE FEATURES

The building is thoughtfully designed to support a wide range of uses, with an emphasis on atmosphere, comfort, and experience rather than generic layout.

### Key Features Include:

- Warm wood construction with character-rich interior finishes
- Open gathering areas suitable for meetings, events, or collaborative use
- Large windows providing abundant natural light throughout
- Indoor and outdoor spaces that extend usable area beyond the structure
- Quiet surroundings that enhance focus, creativity, and client experience

The site itself offers significant flexibility, with room for future improvements, additional structures, or reconfiguration depending on buyer vision.



*Architectural wood exterior with custom detailing, blending modern design with a warm, lodge-style presence.*

## ACCESS & LOCATION

While the property offers privacy and a retreat-like feel, it remains conveniently accessible to surrounding communities and regional corridors. This balance makes it particularly attractive for owner-operators who want separation from congestion without sacrificing connectivity.

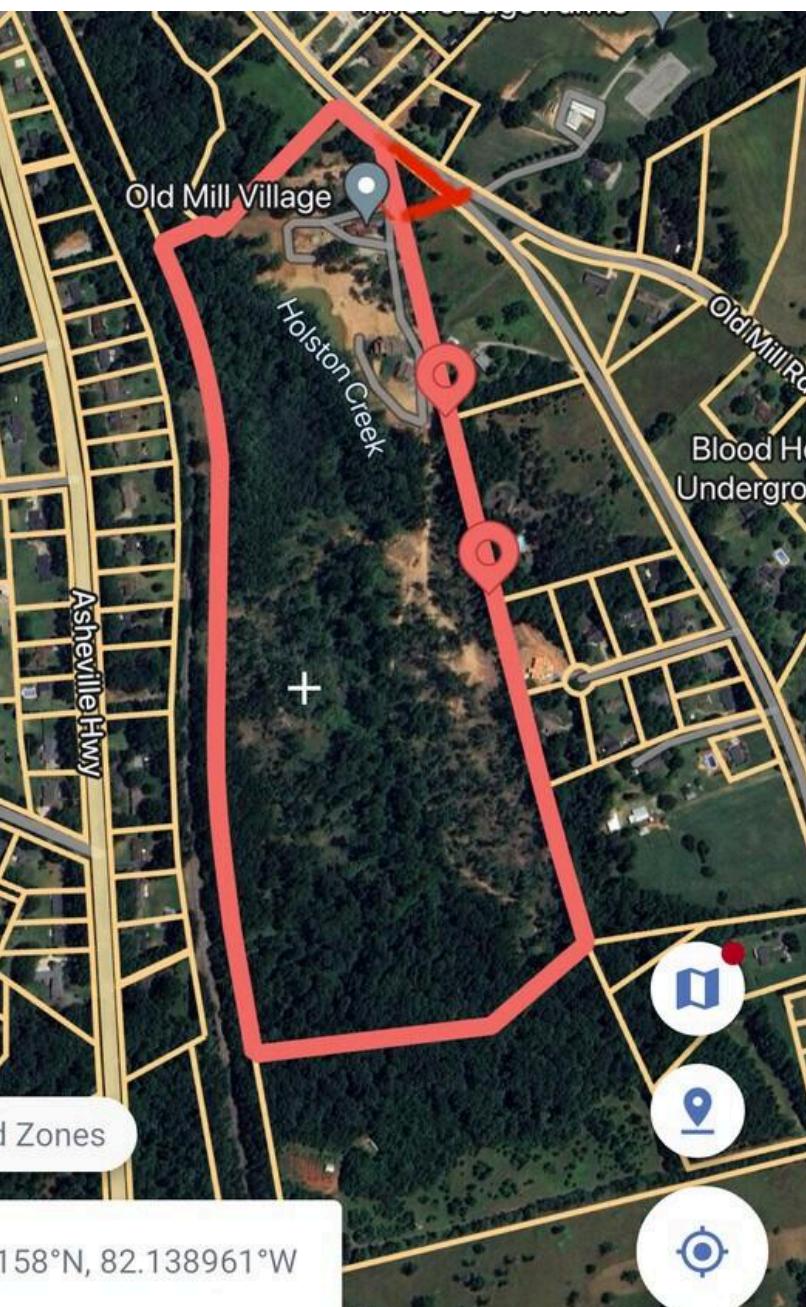
- Located outside city limits
- Easy access to regional roadways
- Calm, wooded environment with destination appeal



## ZONING & USE CONSIDERATIONS

The property is located **outside municipal boundaries** and is **not subject to a specific city zoning designation**. Uses are governed by county regulations and approvals.

This offers flexibility for a variety of commercial concepts, subject to buyer verification and intended use approvals.



## IDEAL BUYER PROFILE

### Well suited for:

- Owner-operators seeking a distinctive headquarters
- Retreat, event, or destination-style businesses
- Creative, educational, faith-based, or wellness concepts
- Investors seeking long-term flexibility and land-backed value

## INVESTMENT & OWNER-USER APPEAL

For owner-users, the property offers immediate usability with character, privacy, and a strong sense of place.

For investors, the acreage, setting, and lack of restrictive municipal zoning create long-term optionality for repositioning or redevelopment.

## OFFERING DETAILS

- **Offering Type:** Sale
- **Financials:** Available upon request
- **Tours:** By appointment only

## CONFIDENTIALITY & DISCLAIMER

All information is deemed reliable but not guaranteed. Buyer to independently verify all property details, permitted uses, and development potential