

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.

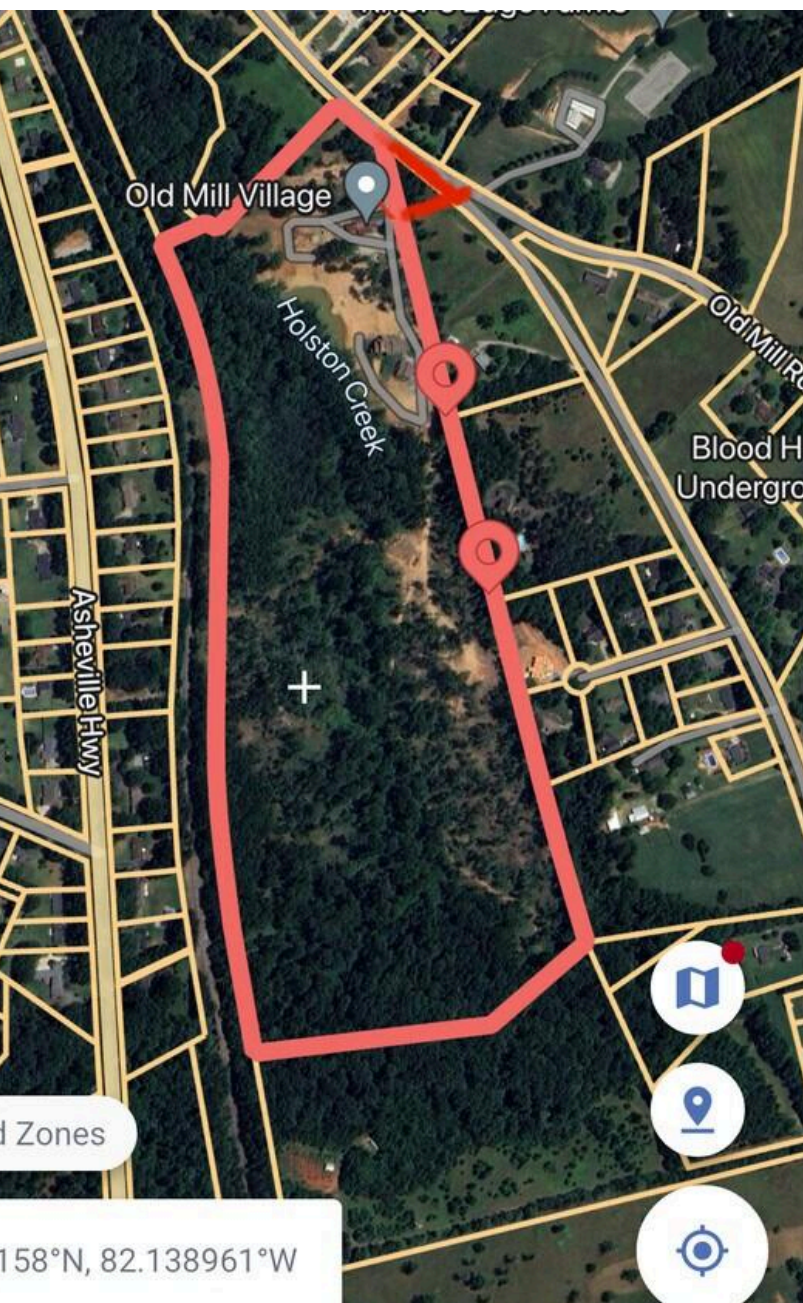
- Located outside city limits
- Easy access to regional roadways
- Calm, wooded environment with destination appeal



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