



Paul St, East Sumter, SC 29153

\$222,700

Corner of N Pike E and Paul Street - Sumter

Land | 22.27 acres

WK

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SC SC 86844
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Listing Added: 02/19/2025
Listing Updated: Today



| | | | |
|------------------|------------------------|------------------|------------------------------------|
| Details | | | |
| Asking Price | \$222,700 | Property Type | Land |
| Subtype | Commercial, Industrial | Permitted Zoning | Light Industrial |
| Lot Size (acres) | 22.27 | Ownership | Highland Capital Holdings QOZB LLC |

Marketing Description

Commercial Property for Sale: Prime 22.27 Acres in Sumter, SC

Location:

Corner of N Pike E & Paul Street
Sumter, SC 29150
TMS # 268-00-03-023

Property Details:

Size: +/- 22.27 acres

Zoning: Light Industrial

Utilities: Water and Sewer Available

Road Frontage: +/- 630 feet on N Pike E

Price: \$300,000 (\$13,500 per acre)

This expansive commercial property offers a prime location with excellent visibility and access. Situated at the corner of N Pike E and Paul Street, it provides ample road frontage and is conveniently located in an **Opportunity Zone**, making it an ideal investment for businesses or development projects.

With **Light Industrial zoning**, the property is well-suited for a wide range of industrial and commercial uses. The availability of water and sewer utilities adds to the property's development potential, ensuring that essential infrastructure is in place for a variety of operations.

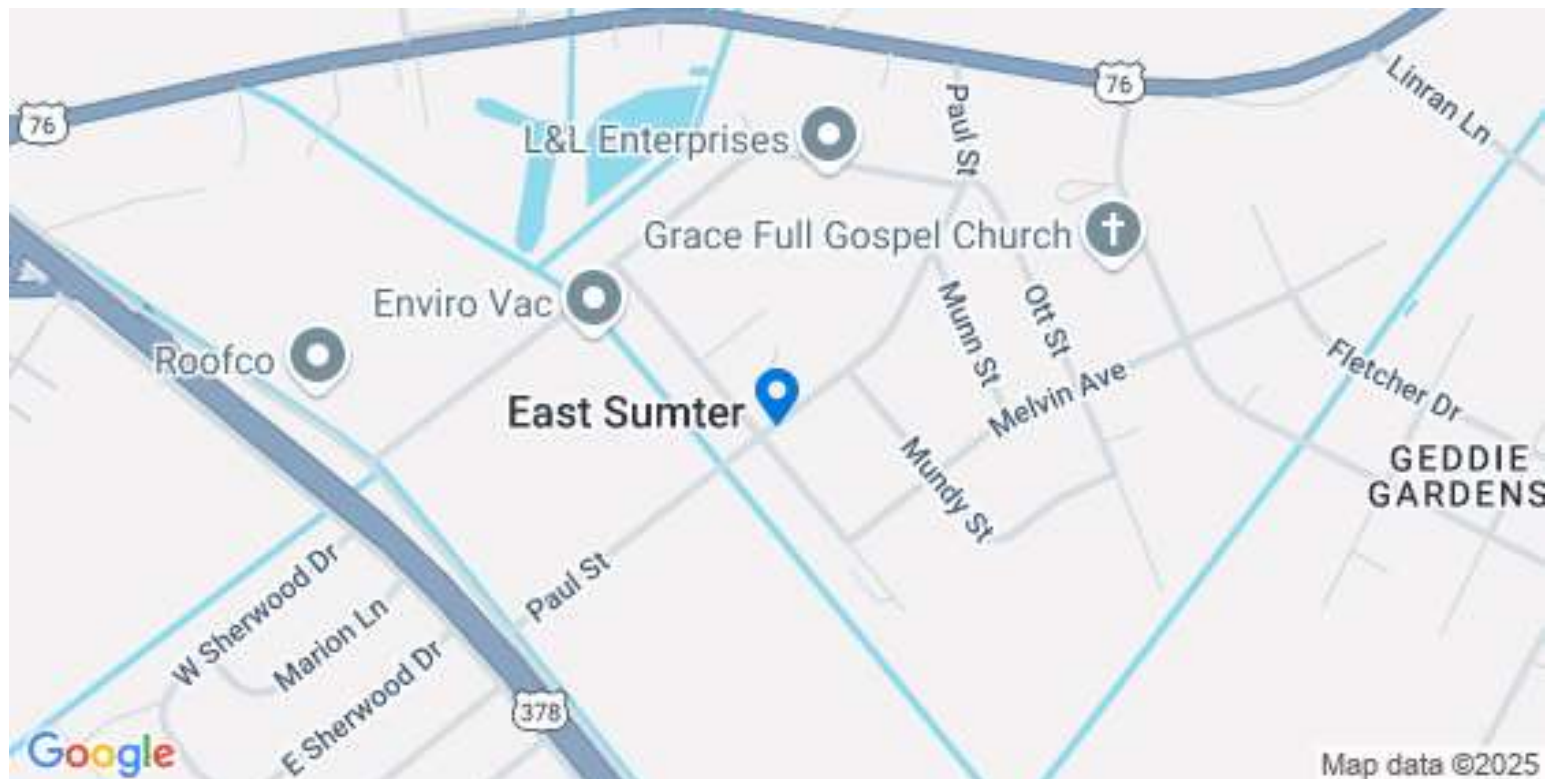
Whether you're looking to establish a new business, expand an existing operation, or invest in a high-potential area, this property is an excellent opportunity. Its strategic location and large road frontage make it a standout choice for developers and business owners alike.

Investment Highlights

+/- 22.27 commercial acres on the corner of N Pike E and Paul Street in an opportunity zone in Sumter, SC. TMS # 268-00-03-023. Zoned Light Industrial. Water and Sewer Available. +/- 630 ft of road frontage on N Pike E. Asking \$300,000 or \$13,500 per acre. This property is suitable for industrial or commercial use due to its zoning and available utilities. The large road frontage provides good visibility and accessibility, making it an attractive site for businesses or development.

Buyer/agent to verify all pertinent info including, but not limited to: acreage, zoning, sq ft, schools, etc. Please call Rhett Kelly at (803) 238 - 2819 for more information.

Location (1 Location)



Property Photos (1 photos)

