



OLD DOBBINS BRIDGE RD LOT 2

Old Dobbins Bridge Road Lot 2, Fair Play, SC 29643

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PROPERTY DESCRIPTION

+/- 110.3 Acres of prime real estate on I-85. This expansive piece of property currently carries no zoning restrictions, providing you with unparalleled flexibility for development. Whether your aspirations lean toward industrial, commercial, or mixed-use ventures, this blank slate can accommodate your vision. Its access point ensures smooth ingress and egress, enhancing logistical operations. As it sits right now, this piece of property does not have sewer but has the ability to tie to a pump station nearby. Also, sewer will be coming in the future from Exit 1. The flat topography of this land simplifies construction and development efforts, minimizing grading and excavation costs. This advantageous feature enables you to bring your projects to fruition more quickly and cost-effectively. This piece is located between the dynamic economic hubs of Atlanta and Charlotte. If you're in the market for a location to build expansive industrial warehouse space, this property is an outstanding candidate. Its size and accessibility make it an attractive option for large-scale warehousing, distribution centers, or manufacturing facilities.

OFFERING SUMMARY

Sale Price:	\$2,757,500
Lot Size:	110.3 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	37	152
Total Population	31	82	341
Average HH Income	\$92,550	\$92,550	\$92,664



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ADDITIONAL PHOTOS



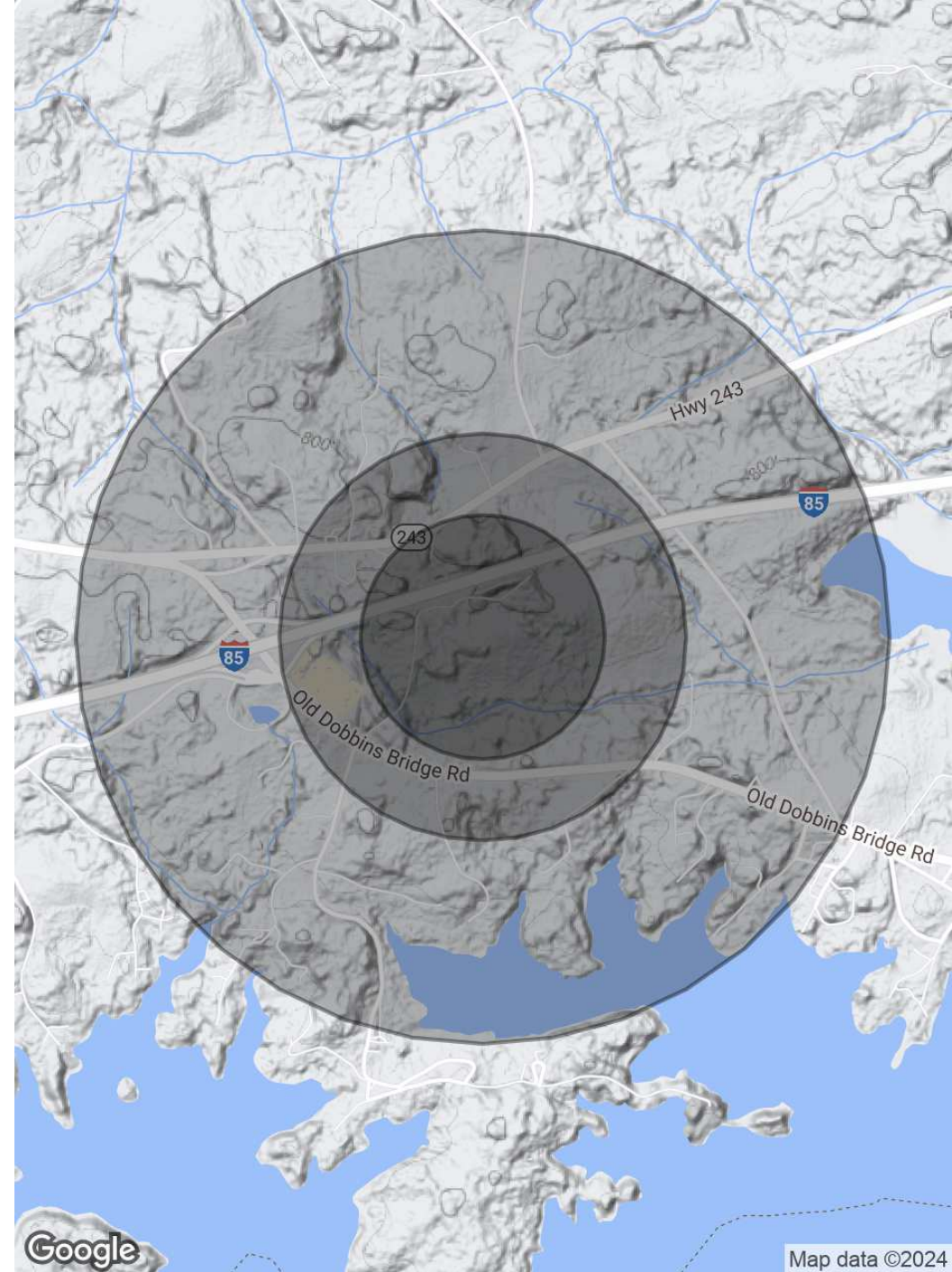
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	82	341
Average Age	51	51	50
Average Age (Male)	51	51	50
Average Age (Female)	51	51	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	37	152
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$92,550	\$92,550	\$92,664
Average House Value	\$517,237	\$517,165	\$489,647

Demographics data derived from AlphaMap



Map data ©2024



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