



# Shady Grove Road; Irmo, SC - 67 Acre Development Tract

67 +/- Acres | Richland County, SC | \$1,600,000



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## PROPERTY SUMMARY

1424 Shady Grove Road is a 67-acre development tract, located just off Broad River Road in the rapidly growing Irmo/Ballentine submarket of the Columbia, SC MSA. The property is located less than 2 miles from Lake Murray and only ten miles from downtown Columbia. The site is situated within 1-3 miles of numerous grocery stores, restaurants, service businesses, and more with development expanding in the area every month. There are two small ponds located at the front of the property, about 1 acre each in size. The property has been annexed into the Town of Irmo and is zoned for commercial & residential uses.

Schools: Lexington-Richland District 5: Ballentine Elementary, Dutch Fork Middle, and Dutch Fork High.

Utilities: Water is at the site, Sewer is nearby.



## ADDRESS

1424 Shady Grove Road  
Irmo, SC 29063

## ACREAGE BREAKDOWN

67.3 +/- acres

## PROPERTY HIGHLIGHTS

- Located less than a mile from the intersection of Broad River Road and Dutch Fork Road in Ballentine, SC.
- Priced at \$23,700/acre represents a significant investment opportunity for residential or other commercial development
- Property located in the award winning Richland/Lexington 5 school district
- Property has been annexed into the Town of Irmo
- Excellent road frontage with high traffic counts

[nationalland.com/listing/shady-grove-road-irmo-sc-67-acre-development-tract](https://nationalland.com/listing/shady-grove-road-irmo-sc-67-acre-development-tract)







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