



±45,000
Vehicles Per Day
(via I-85)

±65 Acres
(5 Parcels)

For Sale
Oconee County

CONTACT

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Unzoned Land for Sale with I-85 Frontage in Oconee County

830 E Fairplay Blvd | Fair Play, SC 29643

±65 acres are available for sale along Interstate 85 at Exit 4 in Fair Play, SC (Oconee County). The land is undeveloped and unzoned, allowing for maximum flexibility for a variety of uses.

Property Size	±65 acres
Location	I-85 and Whitfield Rd (Oconee County), between Atlanta, GA and Charlotte, NC
Zoning	Unzoned
Utilities (All On-Site)	<ul style="list-style-type: none">• Blue Ridge Electric Cooperative• Pioneer Rural Water District• Oconee County Sewer (2027 completion)• Upcountry Fiber• Fort Hill Natural Gas
VPD	±45,000 (via I-85)
Tax Map No.	341-00-02-028, 341-00-02-012, 341-00-02-010, 341-00-02-011, 341-00-02-031

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CONCEPTUAL LAYOUT



EXIT 4 SITE

Exit 4 Site in Oconee County, SC

Demographics

10 mile radius



2024 Total
Population
±36,964



2029 Projected
Population
±38,506



Average HH
Income
\$89,976

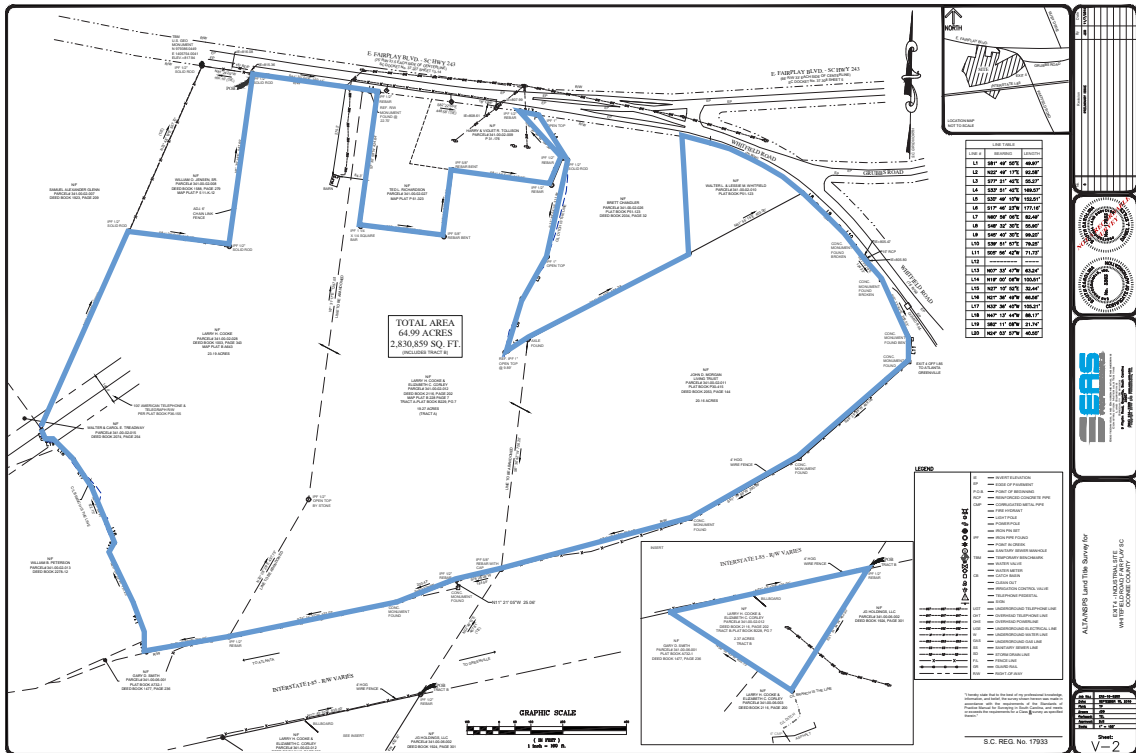


Total
Households
±15,687



Employees within a
10-mile radius
±5,197

PROPERTY SURVEY

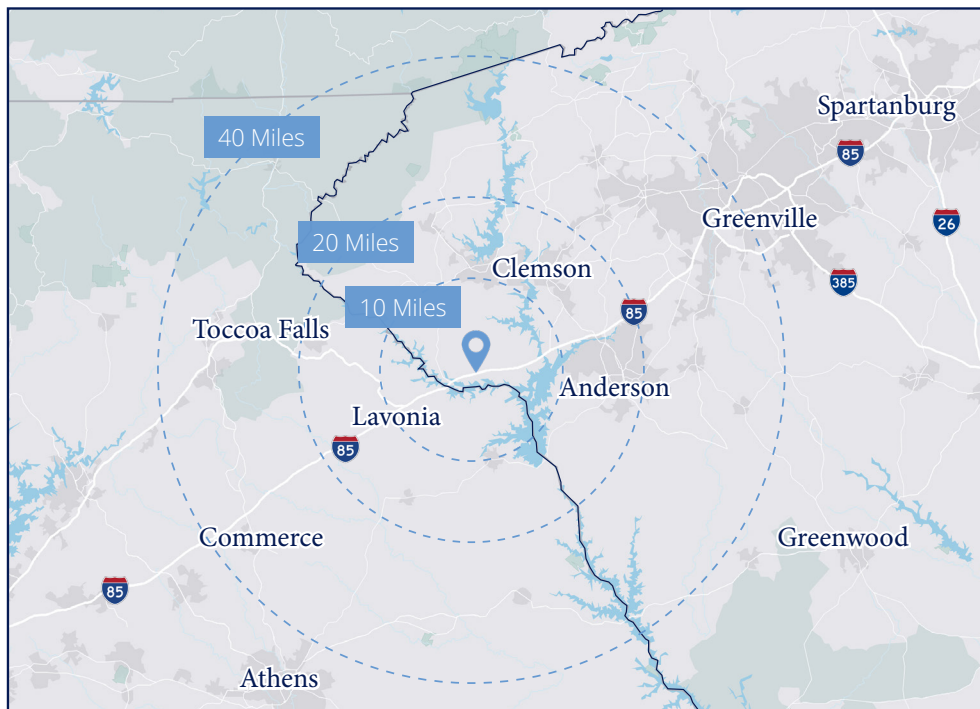


±65 Acres
Divided Among
Five (5) Parcels



±45,000
Vehicles Per Day
(via I-85)

LOCATION MAP



Easy Access to
Interstate 85 at Exit 4
(Oconee County)

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