



**SALE**

## History Meets Modern Luxury and Opportunity

**10654 HWY 11**

Campobello, SC 29322

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**PRESENTED BY:**

**ROD SUAREZ**

O: 864-637-9302

rsuarez@blackstreamcre.com

**BLACKSTREAM**  
COMMERCIAL REAL ESTATE

## PROPERTY SUMMARY



## OFFERING SUMMARY

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<b>SALE PRICE:</b>	\$1,495,000
<b>BUILDING SIZE:</b>	4,300 SF

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### ROD SUAREZ

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## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the sought-after Campobello area. This impressive property boasts a 4,300 SF building, offering ample space and versatility for a range of Special Purpose / Other ventures. With a prime location and a well-maintained structure, this property presents an ideal canvas for realizing unique business visions. The building's spacious interior provides flexible options for customization, while its strategic placement ensures visibility and accessibility. These features, combined with the property's potential for a variety of purposes, make it a compelling prospect for astute investors seeking a standout opportunity in the vibrant Campobello area. 5.66 acres of dreamy landscape unfold before you, dotted with pear, mulberry, magnolia, and black walnut trees. Established trails wind through the property, inviting you to explore your own private oasis. As the day winds down, enjoy breathtaking sunsets over the rustic barn from your expansive deck. For those with equestrian aspirations, an adjoining 3-acre pasture, with a separate entrance, stands ready to accommodate your four-legged companions. The property's unrestricted zoning opens up a world of possibilities - from a luxurious private residence to an exclusive event venue or a boutique bed and breakfast. All of the DZN Home, designer selected furnishings are available for purchase, making this a completely turn key operation, from the furnishings and linens to the coffee machines and dishes. A new tiny home is also available separately for those looking for a fun and luxurious guest house or AirBNB option. The silhouette of the Blue Ridge Mountains is stunning at the rear of the property. That space offers the opportunity to set up multiple tiny homes for AirBNB revenue, for those so inclined. The estate sits less than half a mile from the proposed Saluda Grade Trail, a transformative 31-mile rail trail project expected to generate significant economic impact for the region. Located just minutes from I-26, Lake Bowen and the world-renowned Tryon Equestrian Center, this estate offers both seclusion and convenience. The vibrant Main Street of Landrum, with its charming Hare N Hound pub, is a mere 10-minute drive away. For those seeking urban amenities, Spartanburg is 25 minutes away, while the nationally ranked "Best Place to Live," Greenville, can be reached in an hour. The property offers the perfect balance of peaceful country living while keeping you connected to urban amenities. Whether you're an entrepreneur envisioning a chic wedding venue, an equestrian seeking the perfect retreat, or a family yearning to escape the urban hustle, this estate offers an extraordinary canvas for your dreams, where every detail has been carefully curated to create an exceptional living experience.

**ADDITIONAL PHOTOS**



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## PROPERTY DETAILS & HIGHLIGHTS

<b>SALE PRICE:</b>	\$1,495,000
<b>BUILDING SIZE:</b>	4,300 SF
<b>PRICE / SF:</b>	\$347.67
<b>LOT SIZE:</b>	5.66 ACRES

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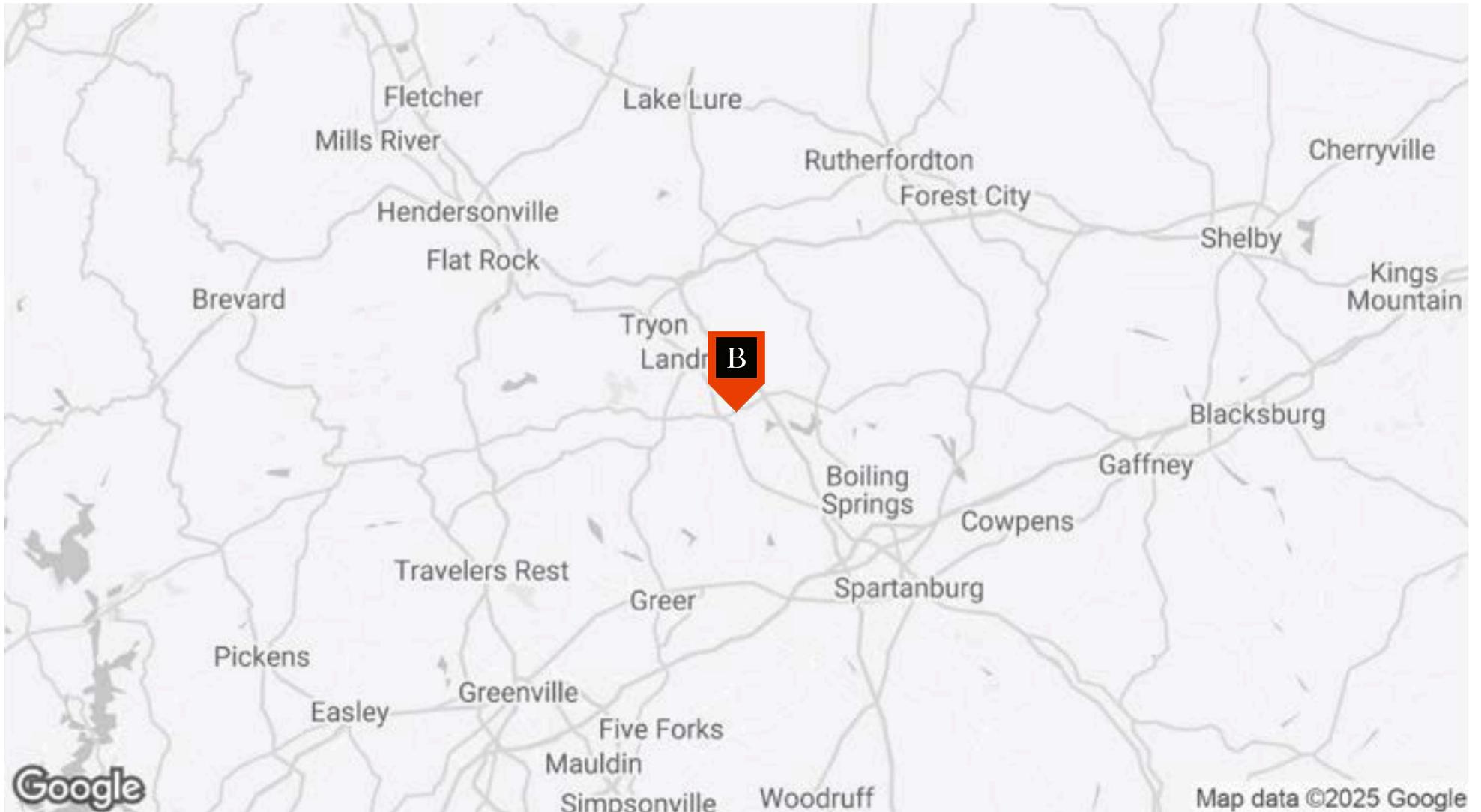
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- 4,300 SF building
- Prime location on HWY 11
- 3-Acre pasture
- Unrestricted Zoning
- Versatile space for Special Purpose / Other use
- High visibility for potential customers
- Ample parking for staff and visitors
- Modern and well-maintained facility
- Easy access to major transportation routes
- Room for expansion or customization
- Attractive investment opportunity
- Furnishings Available for purchase
- Tiny Home available or opportunity to setup multiple Tiny Homes
- Less than a mile from the proposed Saluda Grade Trail
- Just Minutes from Lake Bowen

## LOCATION MAP



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## ADVISOR BIO



### ROD SUAREZ

Associate Advisor

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## PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

## BLACKSTREAM<sup>®</sup>

COMMERCIAL REAL ESTATE

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