

DOLLAR GENERAL

Asking Price:

\$20,000/acre

±116 Acres | Development site for sale

HIGHWAY 9 LOGISTICS CENTER

Jonesville, SC

This investment opportunity presents ±116 acres of undeveloped land ideal for industrial development. The property is unzoned, has all utilities on-site, and includes high-pressure natural gas.

Adding to its value is the presence of the Norfolk Southern rail line just across the road, offering potential rail use for transporting goods with ease. As an added benefit, there is an available workforce trained for fulfillment center operations, making this property a prime location for a logistics hub or a fulfillment center.

With utilities either on-site or adjacent to the property, an unbeatable location and several unique features, this property is a wise investment choice for savvy investors looking to tap into the growing logistics and transportation sector.

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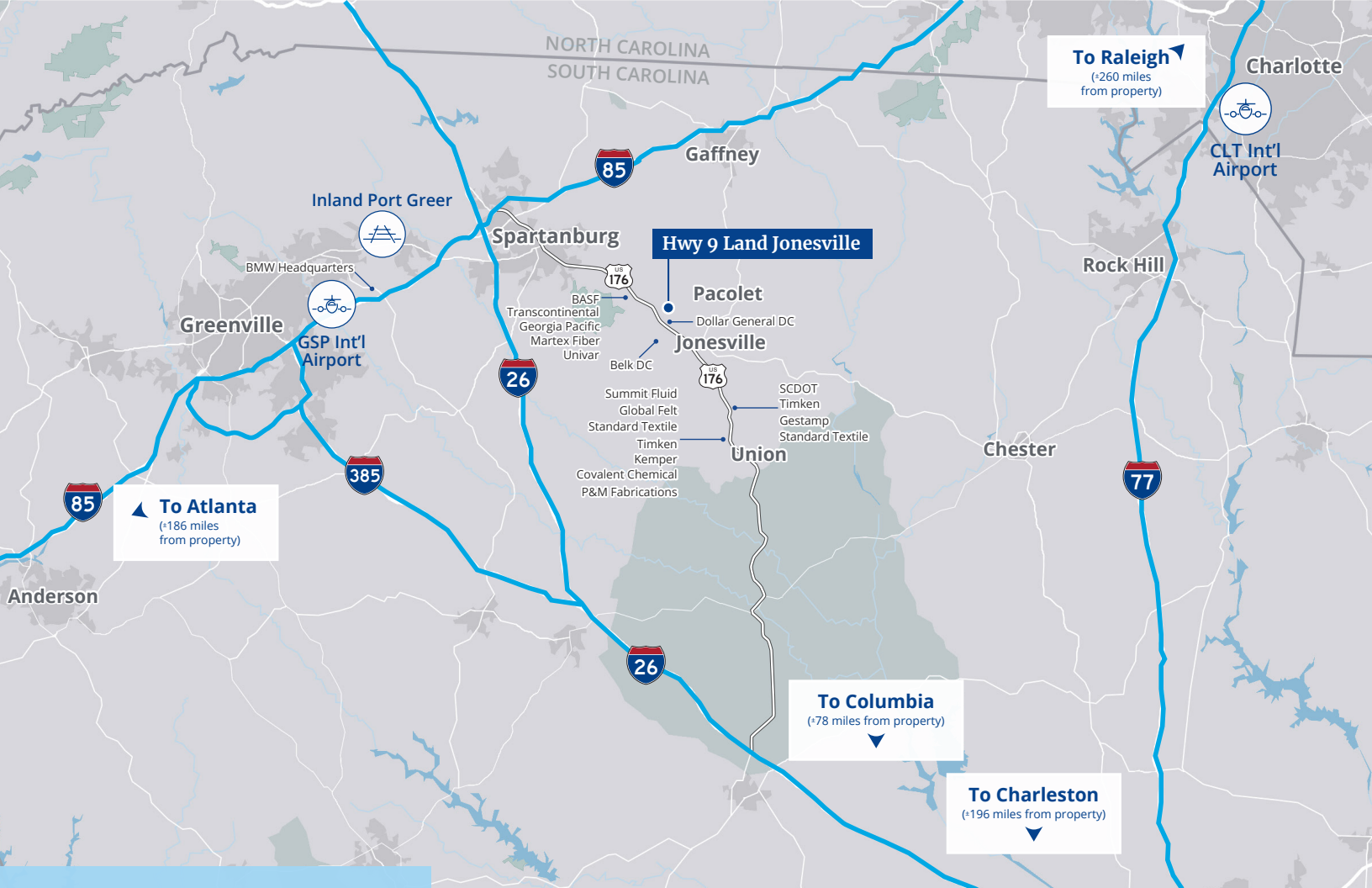
Site Specifications

Address	Hwy 9, Jonesville, SC
County	Union County
Property size	±116 acres
Building potential	Subdivisible options
Tax map #	017-00-00-020-000
Zoning	No zoning restrictions
Utilities	All utilities on-site or adjacent to the property

Location	Railsolve opportunity via the Norfolk Southern Line located directly across the street
Incentives	Potential for county economic incentives
Locational Advantages	±100 million consumers within a one-day truck drive 6th fastest growing market for industrial users in the US Trained local workforce

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Key Distances

I-26	±15 miles	Port of Charleston	±178 miles
I-85	±20 miles	GSP Int'l Airport	±27 miles
Hwy 221	±12 miles	FedEx Freight	±22 miles
Spartanburg, SC	±25 miles	FedEx Ground	±19 miles
Greenville, SC	±37 miles	UPS Freight	±17 miles
Charlotte, NC	±56 miles	BMW	±25 miles
Atlanta, GA	±170 miles	BMW EV Plant	±1 mile
Savannah, GA	±196 miles	Michelin	±17.5 miles
SC Inland Port	±26 miles		

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