

3886 LESSLIE HWY & OLD FRIENDSHIP RD YORK COUNTY SC



PROPERTY PRICED AT \$299,000.

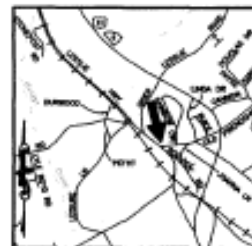
- 2.751 Acre Parcel / Tax Id 6910000007
- CORNER of Lesslie Hwy and 113 Old Friendship
- Zoned UD Business / York County SC
- Lot Dimensions 311' x 234' x 528' x 393'
- Just Three Blocks off Hwy 5 and Hwy 21 Bypass
- High Traffic Cut Thru To Get To Hwy Bypass
- Average Household Income 5 Miles \$70,823
- County Water Available, Will Need Septic.
- Commercial Zoned Corner For \$109,000 Per Acre



MIKE BROWN
704.337-5000
mbrown@colecre.com
www.colecre.com



COLE COMMERCIAL
REAL ESTATE ADVISORS



VICINITY MAP
(NOT TO SCALE)

1" PIPE
N 40°25'31" E
97.36' (TO LINE)

JAMES L. EVANS, SR.
AND
CAROL B. EVANS
TAX PARCEL 691-00-00-110
DB 601 - PG 259
PLAT BY FRED J. HAGER
DATED 11/10/92

ERVIN D. RATTERREE, JR.
AND
TAMMY M. RATTERREE
TAX PARCEL 691-00-00-121
DB 9440 - PG 84
PG 72 - PG 724

200800001951
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON
01-16-2008 At 10:48 am.
LARGE PLAT 10.00

Vol D287 Page 5

S 23°59'55" E 162.47'

1" PIPE

S 24°07'15" E

366.08'

2.751 ACRES

WELL HOUSE

OLD FRIENDSHIP ROAD
66' R/W

WILLIAM J. McWATERS
TAX PARCEL 691-00-00-005
DB 4508 - PG 1
PG 23 - PG 68

GRAVEL DRIVE

N 40°26'31" E

12" CULVERT

POWER POLE (TWP)

TELEPHONE PEDESTAL

311.95'

N 49°27'00" W

LESSLIE HWY. (OLD HWY 21) - 75' R/W

NOTE:
1. NO NEW LOTS OR PROPERTY LINES ESTABLISHED.
2. THIS PROPERTY SUBJECT TO ANY RESTRICTIONS
AND/OR EASEMENTS, RECORDED OR UNRECORDED.

BOUNDARY SURVEY

7785 1-15-08



NO. C02942



**SPENCE LAND
SURVEYING, LLC**

2369 McCONNELLS HWY.
ROCK HILL, S.C. 29732
803-329-7511

PROPERTY SURVEYED FOR

LESLEY H. McCARLEY

LOCATED AT THE INTERSECTION OF LESSLIE
HIGHWAY AND OLD FRIENDSHIP ROAD
IN THE CATAWBA TOWNSHIP
YORK COUNTY, SOUTH CAROLINA
JANUARY 8, 2008

THIS PROPERTY IS DESIGNATED AS TAX PARCEL 691-00-00-007, A PORTION
OF A 5.96 ACRE TRACT RECORDED IN PLAT BOOK 16, PAGE 92.

TAX PARCEL 691-00-00-007

REVISIONS

MONUMENTS LEGEND

FOUND	SET
IRON PIPE	○
IRON PIN	●

SCALE 1" = 60'



"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described 0.021 located in a special flood hazard area."

Don E. Spence
Don E. Spence

S.C.P.L.S. 23568