

UNION, SC

310 BUFFALO WEST SPRINGS HIGHWAY

1.58 ACRES AVAILABLE FOR LEASE OR SALE



PROJECT DETAILS

310 BUFFALO WEST SPRINGS HIGHWAY • 1.58 ACRES AVAILABLE FOR LEASE OR SALE • LAND

PROPERTY HIGHLIGHTS

- 1.58 acres located in Union, SC available for sale, GL, or BTS
- Site shares a full access point with Walmart and also benefits from a full access point along Meansville Road which provides access to the signal
- Strong visibility along Buffalo W Springs Hwy and directly next to a new Tractor Supply
- 800 single family homes planned behind the site with Phase 1 under construction (125 homes)
- Nearby retailers include Zaxby's, Walmart, Dollar Tree, Ace Hardware, Mcdonald's, and Murphy Oil

OFFERING SUMMARY

SALE PRICE	Negotiable
LEASE RATE	Negotiable
AVAILABLE ACREAGE	1.58 Acres

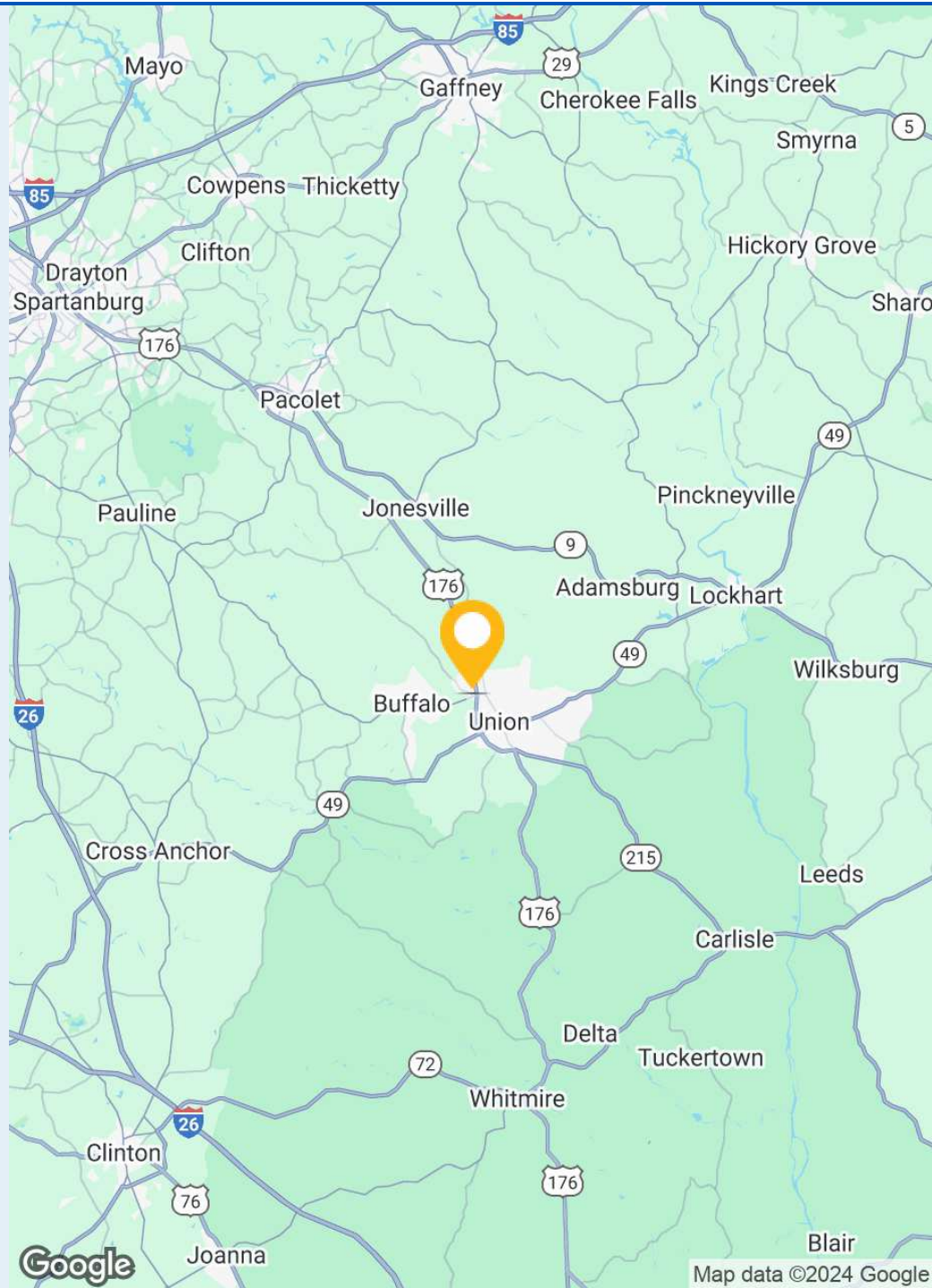
DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
1,705	11,585	15,760

MEDIAN HH INCOME

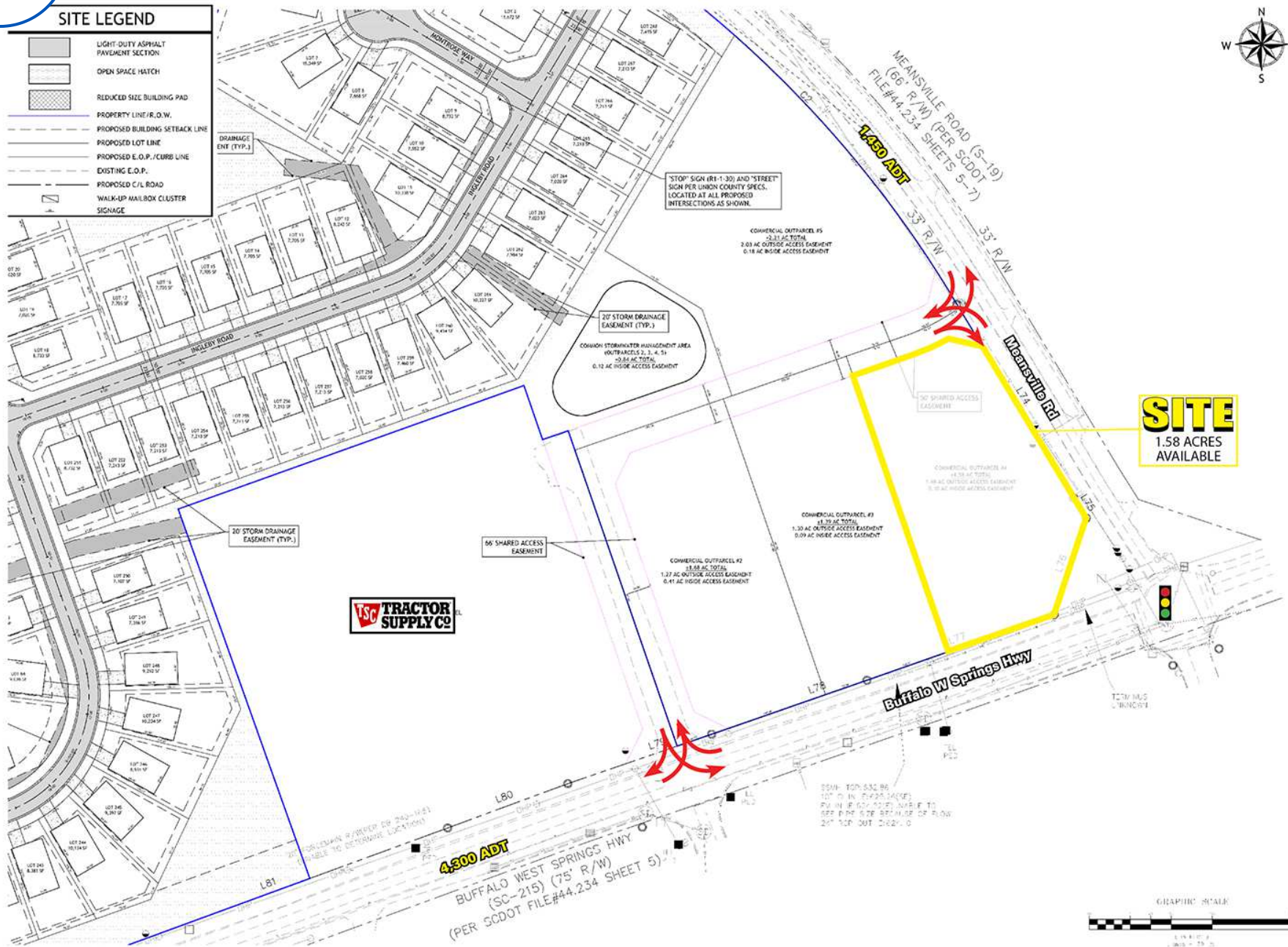
1 MILE	3 MILES	5 MILES
\$47,408	\$42,791	\$42,905



SITE PLAN

SITE LEGEND

	LIGHT-DUTY ASPHALT PAVEMENT SECTION
	OPEN SPACE HATCH
	REDUCED SIZE BUILDING PAD
	PROPERTY LINE / R.O.W.
	PROPOSED BUILDING SETBACK LINE
	PROPOSED LOT LINE
	PROPOSED E.O.P./CURB LINE
	EXISTING E.O.P.
	PROPOSED C/L ROAD
	WALK-UP MAILBOX CLUSTER SIGNAGE



SITE
1.58 ACRES
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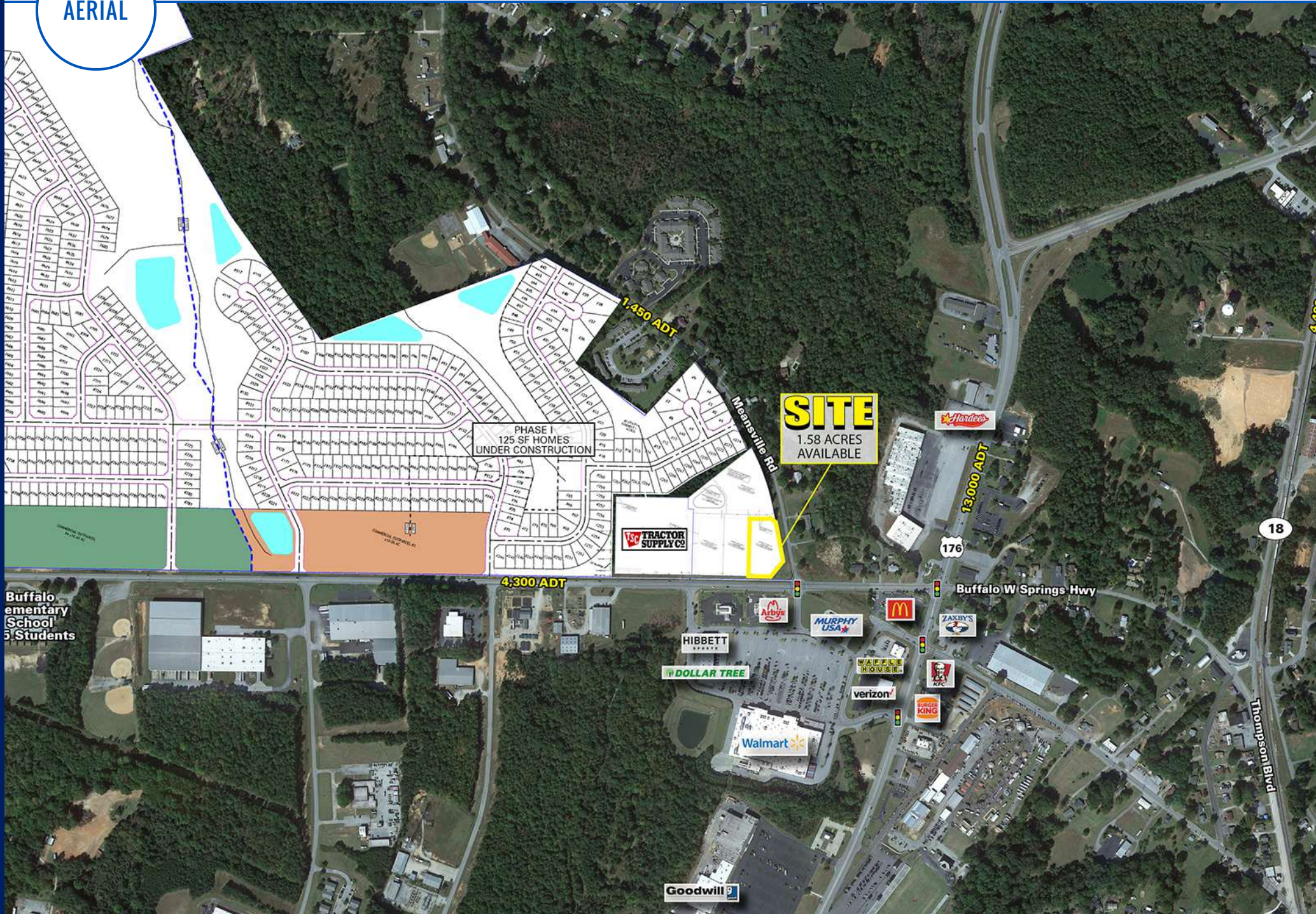


ZOOM
AERIAL

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AERIAL



AERIAL

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SITE
1.58 ACRES
AVAILABLE

PHASE 1
125 SF HOMES
UNDER CONSTRUCTION

AERIAL

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Walmart

DOLLAR TREE

HIBBETT SPORTS

Arbys

ACE The helpful place.

TSC TRACTOR SUPPLY CO

MURPHY USA

SITE 1.58 ACRES AVAILABLE

PHASE 1 125 SF HOMES UNDER CONSTRUCTION

Buffalo W Springs Hwy

Meansville Rd

4,300 ADT

1,450 ADT

AERIAL

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TRACTOR SUPPLY CO.

PHASE 1
125 SF HOMES
UNDER CONSTRUCTION

SITE
1.58 ACRES
AVAILABLE

4,300 ADT

1,450 ADT

Buffalo W Springs Hwy

Meansville Rd



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ATLANTA

BOSTON

LOS ANGELES

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ORLANDO

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WEST PALM BEACH

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