

ALL FIELDS DETAIL



MLS # 1577002 **Type Property** Commercial
Class Lots/Land **Lot Size/Acreage** 2 - 5 Acres
Type Acreage
Area Other
Subdivision None
Listing Price \$125,000
Address 00 W 378 Highway
Address 2 TBD Highway 378 West
City McCormick
State SC
Zip 29835
Status Active
Sale/Rent For Sale



DIRECTIONS

Directions From McCormick - Highway 378 towards Lincolnton, Georgia, property on right, just past Farm Bureau - see sign. Near 4172 US-378, McCormick, SC (Farm Bureau) -use for GPS

GENERAL

County	McCormick	Showing	Call Listing Agent
Tax ID Number	113-00-01-035	Contact # for Appts/Questions	864-356-1854
Approx # of Acres	3.43	Agent	Jennifer Durham
Price Per Acre	\$36,443.15	Agent License ID	49241
Elementary School	McCormick	Listing Office 1	Charles H. Knight, LLC - Off: 864-847-9384
Middle School	McCormick	Brokerage License ID	348
High School	McCormick	Days On Market	105
Associated Document Count	0	Cumulative DOM	105
Picture Count	11	Agent Hit Count	36
Geocode Quality	Manually Placed Pin	Client Hit Count	0
IDX Include	Y	Original Price	\$125,000
VOW Include	Yes	Listing Type	Exclusive Right to Sell
VOW Address	Yes	Listing Date	12/12/2025
VOW Comment	No	Input Date	12/12/2025 12:22 PM
VOW AVM	Yes	Price Date	12/12/2025
Status Date	12/12/2025	Local Logic	Yes
HotSheet Date	12/12/2025	Input Date	12/12/2025 12:22 PM
Update Date	12/16/2025	Seller Concessions	Yes
Road Frontage	246	Floor Plans Count	0
On Internet	Yes		
Update Date	12/16/2025 12:48 AM		

FEATURES

PROP DESCRIPTION	TOPOGRAPHY	AMENITIES INCLUDE	SPECIAL FINANCES
Hardwood	Level	None	None
Wooded	COVENANTS	Documents with Offer	DOCS ON FILE
Open	None	Pre-approve/Proof of Fund	Lease(s)
Pines	RESTRICTIONS	Specified Sales Contract	Legal Description
LOCATION	Easements	SHOWING	MISCELLANEOUS
Corner	WATER	Appointment/Call Center	Presently Leased
Other/See Remarks	Public Available	Show Anytime	Other/See Remarks
ROAD FRONTAGE	SEWER	Showing Time	ADDITIONAL FEES
State Highway	Public Available		None
	Septic		

FINANCIAL

Total Taxes	\$850.81	Tax Year	2025
Tax Rate(4%/6%)	6	Rollback Taxes	No
In City	N	HOA (Y/N)	N
Auction (Y/N)	N		

MEMBER REMARKS

Member Remarks Old mobile home of no value, on property, so possible septic tank. Sewer is available. Easement on left side to McCormick County. Acreage from tax records. Billboard lease to transfer to new owner at closing. jdurham@chknightrealestate.com - 864-356-1854

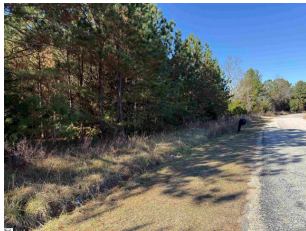
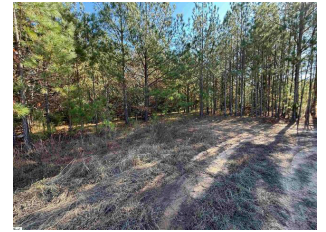
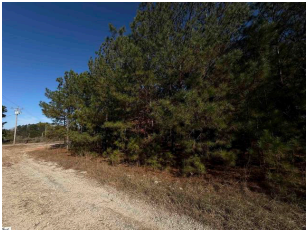
REMARKS

Remarks 3.43 +/- level and partially wooded acres with 246 feet of road frontage on Highway 378 and 219 feet of road frontage on Hwy 453. Billboard lease in place, for income production. Great visibility with 4,700 average daily traffic count making endless possibilities for commercial, residential or multi-family use. Great location within minutes to Lake Thurmond and Savannah Lakes Village. (Use 4172 US-378, McCormick, SC, for address to get you close to the property. See sign or billboard pictured.)

SYNDICATION REMARKS

Syndication Remarks Call Jenny Durham - 864-356-1854 - 3.43 +/- level and partially wooded acres with 246 feet of road frontage on Highway 378 and 219 feet of road frontage on Hwy 453. Billboard lease in place, for income production. Great visibility with 4,700 average daily traffic count making endless possibilities for commercial, residential or multi-family use. Great location within minutes to Lake Thurmond and Savannah Lakes Village. (Use 4172 US-378, McCormick, SC, for address to get you close to the property. See sign or billboard pictured.)

ADDITIONAL PICTURES



DISCLAIMER

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