

122 Acres just off I-77 in York County, SC
Located on Lazy Hawk Rd, frontage road along the west side of 77, this tract just south of Caterpillar Dealership



REID Real Estate
“the right way”



W. Reid Smith
cell: 803-417-7516
reid@reidrealestate.net

REID Real Estate
1779 Bechtler Rd.
Edgemoor, SC 29712

www.reidrealestate.net

On the market for
\$2,440,000 and only offered
as the entire 122 acres.

This tract has over 4,200 feet of frontage along I-77. 2018 traffic count for this section of 77 was 52,000 vehicles per day. SC DOT will allow trees within right-of-way to be cut with conditions, call for details. Presently wooded, Very stable soil, lots of Red Dirt.



Photo left shows in proportion the 4,200+ feet of frontage along I-77 and how much exposure this tract will have to the 52,000 vehicles per day. SC Dept. of Transportation has a Vegetation Management program that allows property owners to clear trees from the road right-a-way. Call or email to receive information pdf file on this program.

Photo right shows the present view from I-77, along most of this tract the road bed is on the same grade as this property.

This makes whatever is being displayed for sale very visible once the trees within the right-a-way have been cleared or thinned.



Very good Topography over most of this tract.

Flowing creek runs along the western boundary. Steele tower 3-phase power line runs across this tract.

City water line approximately 3,000' away, city sewer approximately 2,800'

City of Rock Hill will determine if services are available for connection.

Conveniently Located in the Piedmont region of the Carolinas. South Carolina is a very business friendly state.

This tract is approximately 2,800' past the Caterpillar Dealership.

Over 4,200' of frontage along I-77. DOT will allow trees to be cut to open up visibility with conditions.

Presently zoned RUD which allows some business service uses but the tract is within the county's planned I-77 Employment Corridor. Being rezoned for light industrial uses should be a simple process.

