

9 Residential Lots
Ben Franklin Road, Gilbert
Lexington County, SC



Owner Financing Available



Southeastern Land Brokerage, LLC
South Carolina - North Carolina - Georgia - Arkansas

O. Max Nelson, Broker
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Max@selandbrokerage.com

1224 Pickens Street #200
Columbia SC 29201
www.selandbrokerage.com

Property Summary for Ben Franklin Rd, Gilbert - Lexington County, South Carolina

Lot Pricing:	Frontage Lots - \$35,000 (2+/- ac) Back Lots - \$50,000 (5.5+/- ac)
Address:	Ben Franklin Rd, between Parrish Rd and Live Oak Rd
Schools:	Gilbert Elementary Gilbert Middle Gilbert High
Road Frontage:	995.54 ft
TMS #:	009500-02-027
Property Type:	Acreage – Residential Development Potential
Tax District:	1
Land Use:	0002: Rural Unimproved
Acreage:	30.60 +/-
Deed:	0093/0334
Plat:	146G/329

9 Lot Residential Subdivision Available in Gilbert, SC – Lexington County.

This tract offers 5 lots on the road front and 4 out parcels in the back accessed via deeded easement. Prime opportunity for a local or regional builder to offer a unique product in a growing area. Excellent schools and scenic location with quick access to I-20.

Last Surveyed – March 2018.



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South Carolina - North Carolina - Georgia - Arkansas

Matching Results ?

Compare Selected Schools



☐ Gilbert High School

Assigned school

840 Main Street

Gilbert, SC 29054

Drive Time: 18 min

Drive Distance: 9.6 mi



☐ Gilbert Middle School

Assigned school

120 Rikard Circle

Gilbert, SC 29054

Drive Time: 19 min

Drive Distance: 9.8 mi



☐ Gilbert Primary School (K-2)

Assigned school

520 Main Street

Gilbert, SC 29054

Drive Time: 19 min

Drive Distance: 10.2 mi



☐ Gilbert Elementary School (3-5)

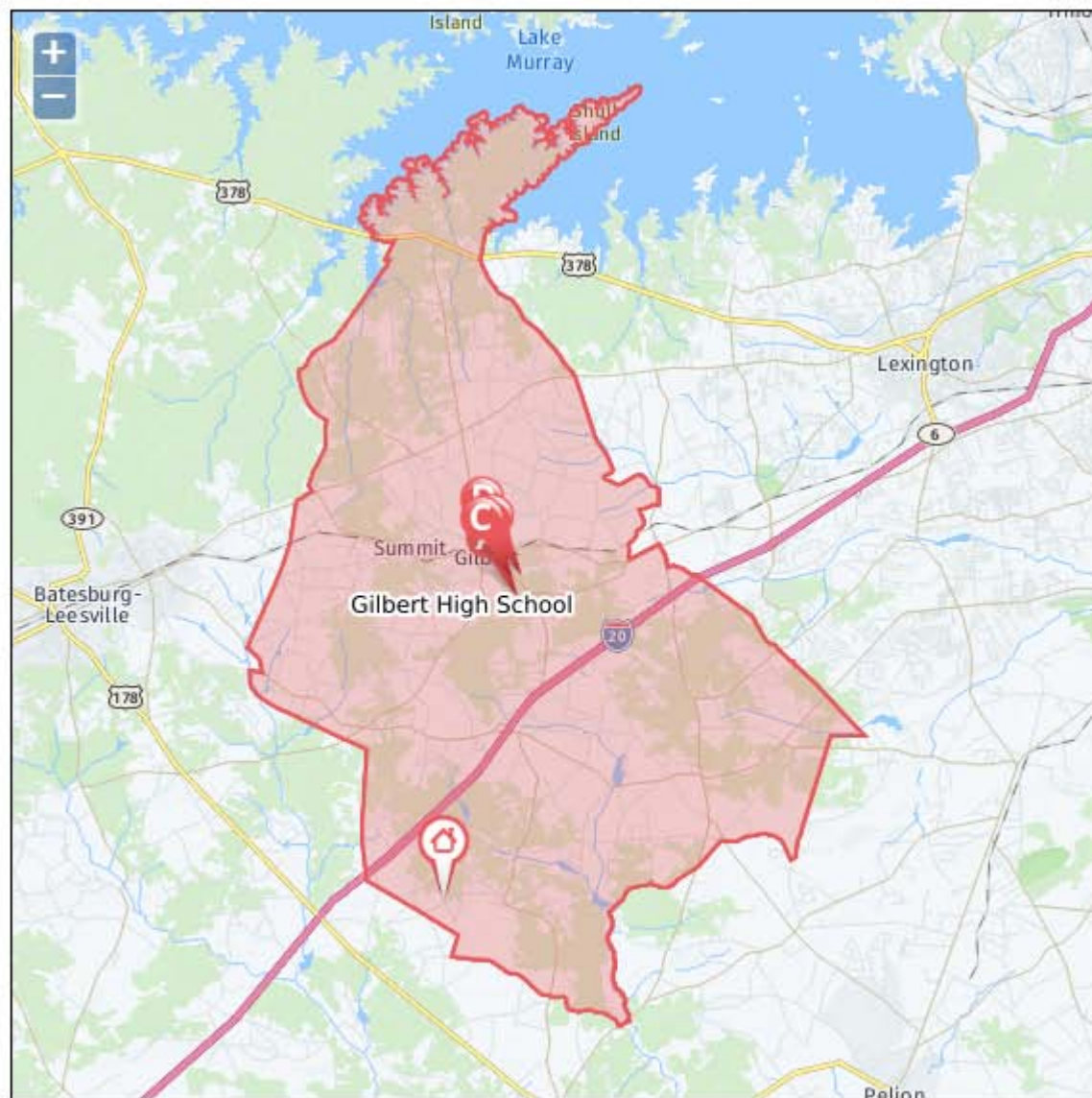
Assigned school

314 Main Street

Gilbert, SC 29054

Drive Time: 20 min

Drive Distance: 10.3 mi





Subject Property

Lexington Co TMS 009500-02-027

Printed: Mar 08, 2018



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Lexington County TMS # 006500-02-027

Proposed Soils perc test ck location

Printed: Apr 06, 2018



0 600
Feet

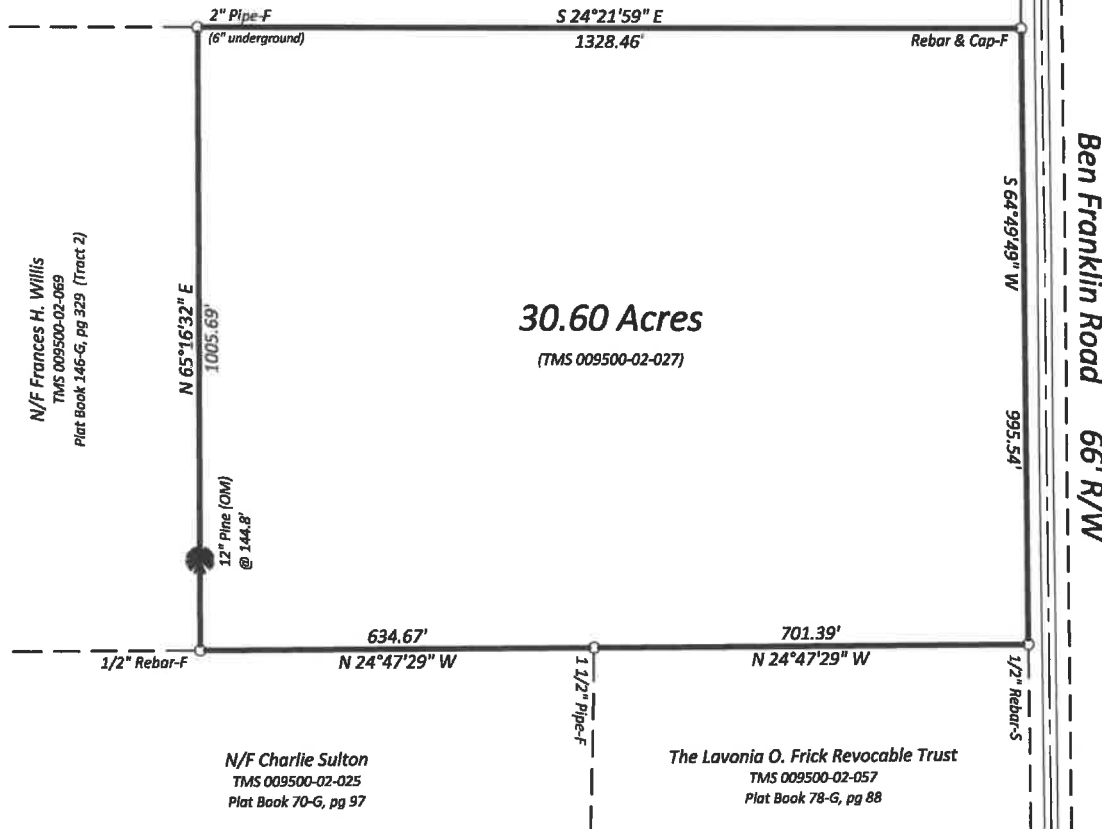
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N/F Reva H. Bush & Renee H. Welch
TMS 009500-02-034
(un-recorded plat for Lewie B. Hallman,
by C. Ashley Abel & Assoc, dated 12/21/2007)

N/F Frances H. Willis
TMS 009500-02-069
Plat Book 146-G, pg 329 (Tract 2)



N/F Charlie Sulton
TMS 009500-02-025
Plat Book 70-G, pg 97

The Lavonia O. Frick Revocable Trust
TMS 009500-02-057
Plat Book 78-G, pg 88

Survey & Plat For :

Margaret H. Senterfeit

Located on Ben Franklin Road - Leesville, SC - Lexington County

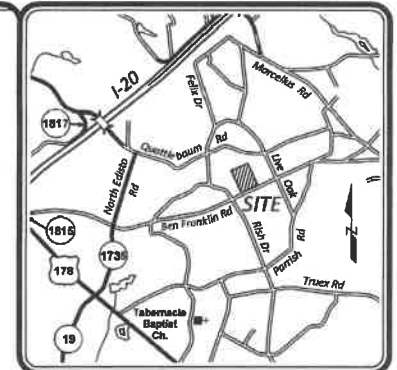


200 0 200
Scale : 1" = 200'

**Sandlapper
Surveying, LLC**



3347 Augusta Hwy - Ste H
Gilbert, SC 29054-8323
(803) 785-0011



Vicinity Map
(NTS)

The same being shown as Tract 1 on a plat for
Louis E. Hallman, by Hugh F. Longshore, Jr., RLS,
dated 04/26/1975, and recorded in the Register
of Deeds Office for Lexington County in Plat
Book 146-G at page 329; less & excepting road
right-of-way to Lexington County for Ben Frank-
lin Road.

I hereby state that to the best of my knowledge,
information, and belief, the survey shown here-
on was made in accordance with the require-
ments of the Standards of Practice Manual for
Surveying in South Carolina, and meets or ex-
ceeds the requirements for a Class "B" survey
as specified therein.

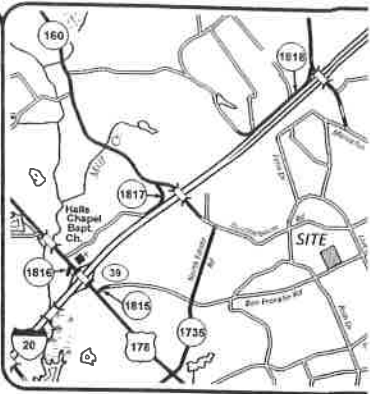
Dale C. Swygert

SC PLS 10039

Date : 22 March 2018
Drawn By : D.C. Swygert
Project # : 18012
Dwg File : 18012-Senterfeit.dwg



N/F Reva H. Bush & Renee H. Welch
TMS 009500-02-034
(un-recorded plat for Lewie B. Hallman,
by C. Ashley Abel & Assoc, dated 12/21/2007)



Owner: Lands of SC, LLC
1602 Barnhart Road
Columbia, SC 29204
(803) 360-8985

TMS #: 009500-02-027

Total Acreage: 30.60 Acres

Number of Lots: 9 Lots

Proposed Land Use: Residential

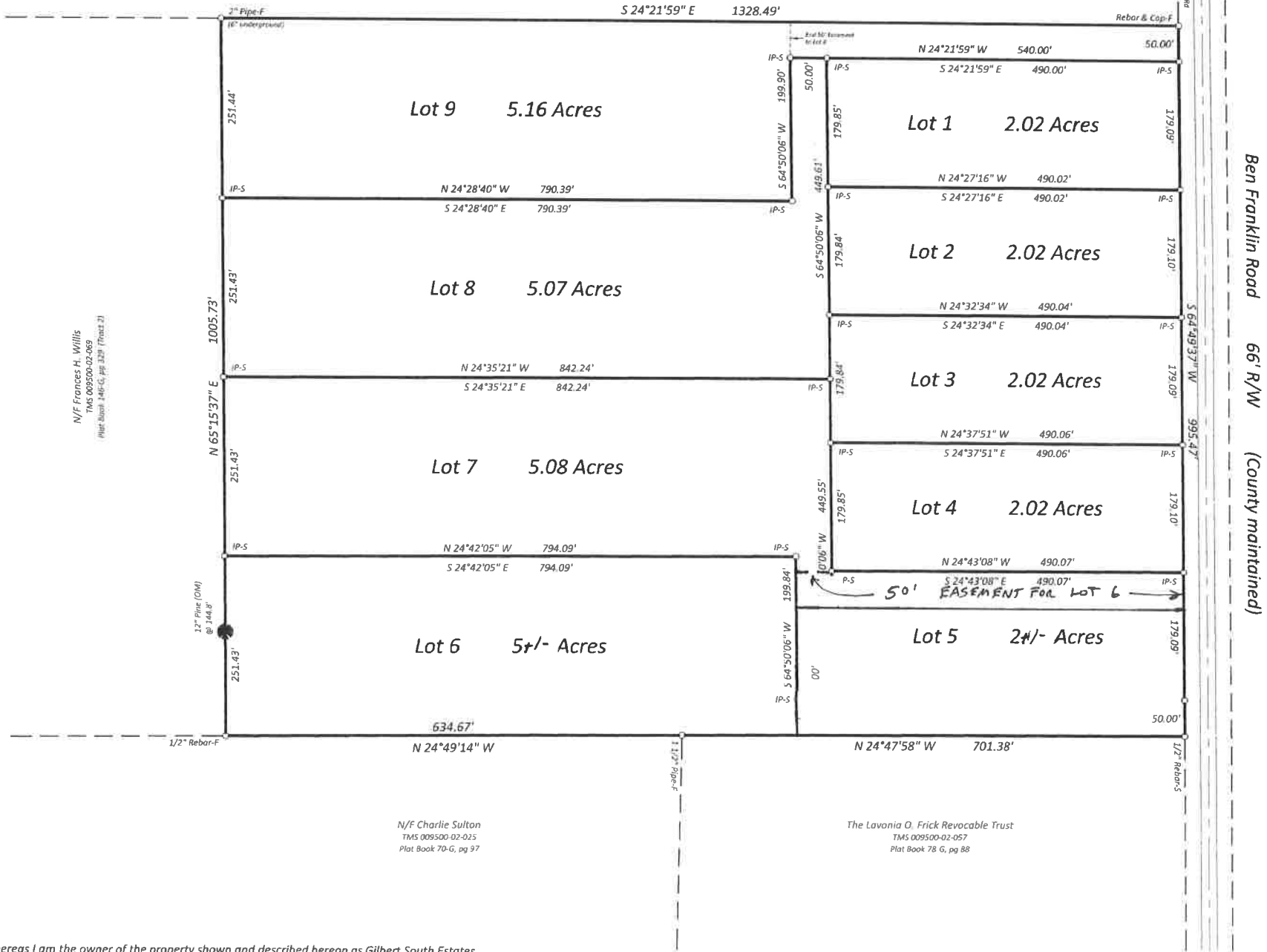
Water: Individual Wells

Sewer: Individual Septic Tank

Min. Bldg Setbacks: Front = 10'
Adjoining Property = 5'
(As per Lexington County Req.)

Note:
No mass clearing / grading without a Land
Disturbance Permit.

N/F Frances H. Willis
TMS 009500-02-069
(Plat Book 146-C, pg 32) (Plat 2)



N/F Charlie Sulton
TMS 009500-02-025
Plat Book 70-G, pg 97

The Lavonia O. Frick Revocable Trust
TMS 009500-02-057
Plat Book 78-G, pg 88

Ben Franklin Road 66' R/W (County maintained)

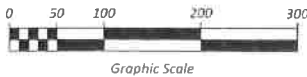
Legend
○ Property Pin (Size & Type)
F = Found S = Set
All IP-S (Iron Pin Set) are 1/2" Rel

This survey and plat was prepared without the benefit of a title search and may be subject to additional easements, encumbrances, and other matters of record that are not shown hereon.

The same being shown as a 30.60 Acre parcel on the map of the County of Lexington, South Carolina, as shown and recorded in the Register of Deeds Office for the County of Lexington, South Carolina, in Record Book 19889 at page 17.

As per FEMA Flood Insurance Rate Map Number 1705001C, effective 07/05/2018, the property shown hereon is in an un-shaded Zone "X" (Areas determined to be outside the annual chance floodplain).

I hereby state that to the best of my knowledge, belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Professional Land Surveyors in the State of South Carolina, and meets or exceeds the requirements of the "B" survey as specified therein.



Date _____
Owner _____
Signature _____

Ben Franklin Road - Lot Subdivision

Gilbert

1800 Ben Franklin Road, Gilbert, SC, USA

Southeastern Land Brokerage

Max Nelson

(803) 404-8351

Max@selandbrokerage.com

<http://www.selandbrokerage.com>



Ben Franklin Road - Lot Subdivision

Gilbert

1800 Ben Franklin Road, Gilbert, SC, USA

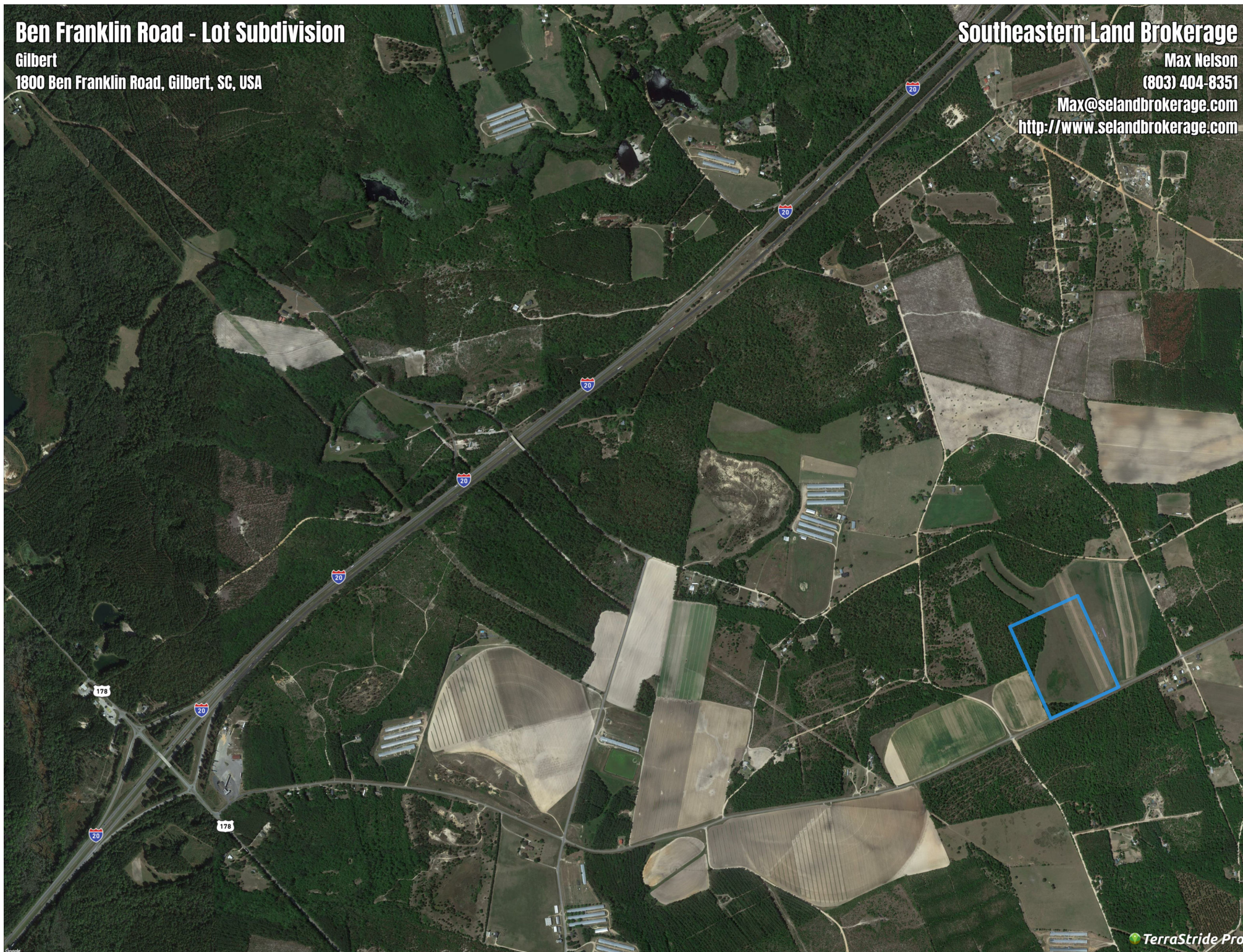
Southeastern Land Brokerage

Max Nelson

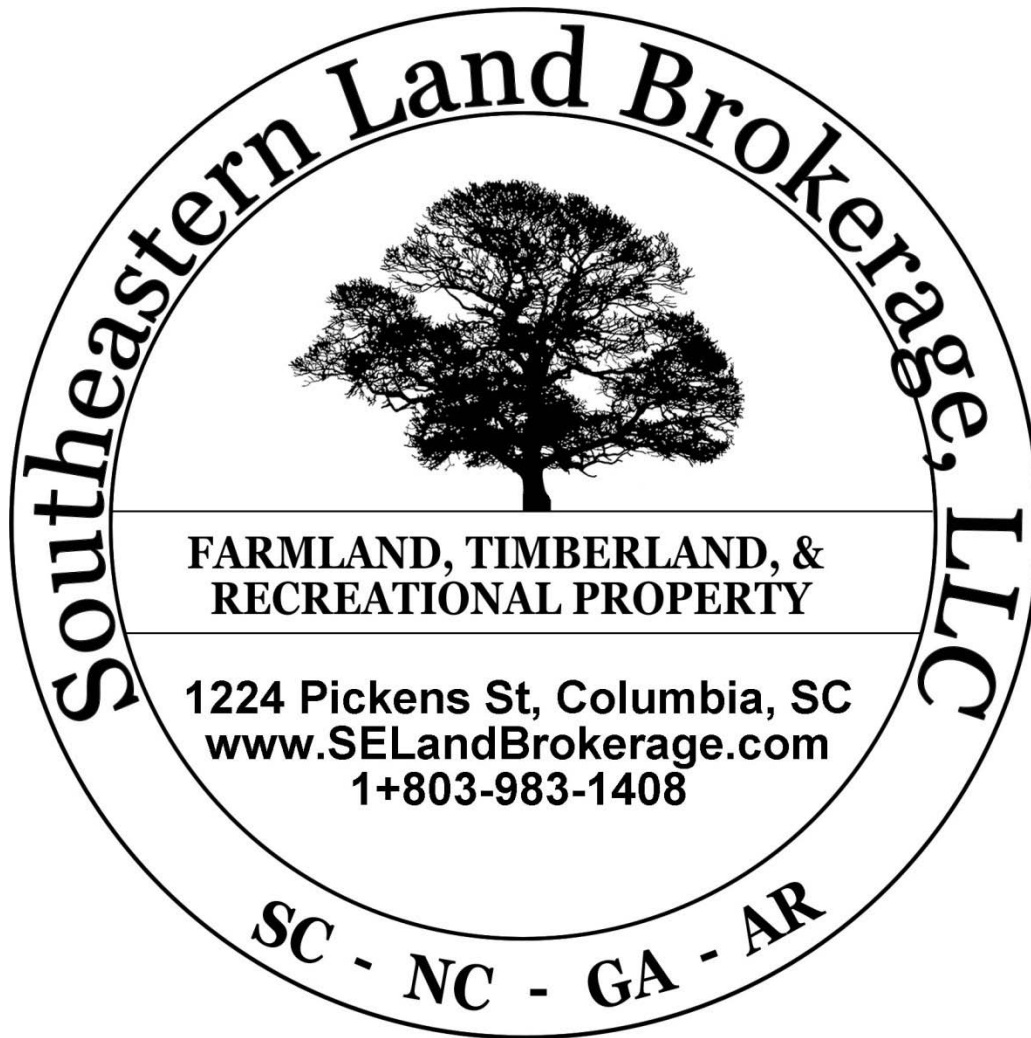
(803) 404-8351

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This property is proudly marketed by...



Thank you for taking time to review this opportunity in Lexington County, SC. Please feel free to contact me for more information or to schedule a private viewing. I am always available.

Max Nelson

(803) 404-8351

Max@selandbrokerage.com