

SHELBY HIGHWAY ±10.24 ACRES

Gaffney, SC 29341



FOR SALE: SHELBY HIGHWAY - COMMERCIAL DEVELOPMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- Commercial Development Opportunity off I-85
- Additional Acreage - Adjacent Lot ±.862 Acre Corner Lot with Commercial Opportunity on Shelby Hwy
- A Portion of Cherokee County TM # 116-00-00-021.000
- Road Frontage: ±690 Linear Feet on Shelby Highway/Highway 18
- Utilities: Power Available
- Unzoned and Unrestricted
- Level Topography with Excellent Visibility & Superb Location with .1 Miles from I-85
- 2021 SCDOT Traffic Count – ±58,700 VPD
- I-85: S- 82 (Pleasant School Road) to SC 18 (Shelby Highway)
- *Acreage and Utility to be verified by buyer or buyer's agent

OFFERING SUMMARY

Sale Price:	\$99,999 per Surveyable Acres
Lot Size:	±10.24 Acres



TRIPP TAYLOR

336.260.5523

ttaylor@reedypg.com

REEDY LAND CO.

P.O. Box 17009

Greenville, SC 29606

864.610.5869

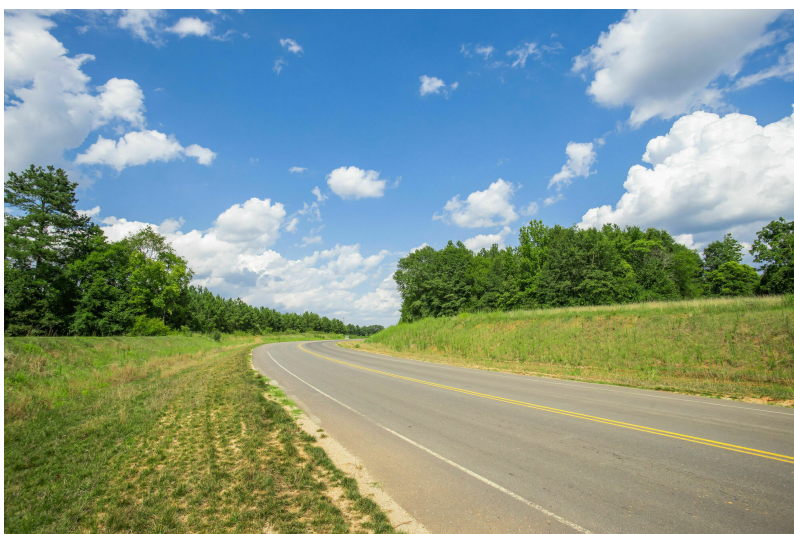
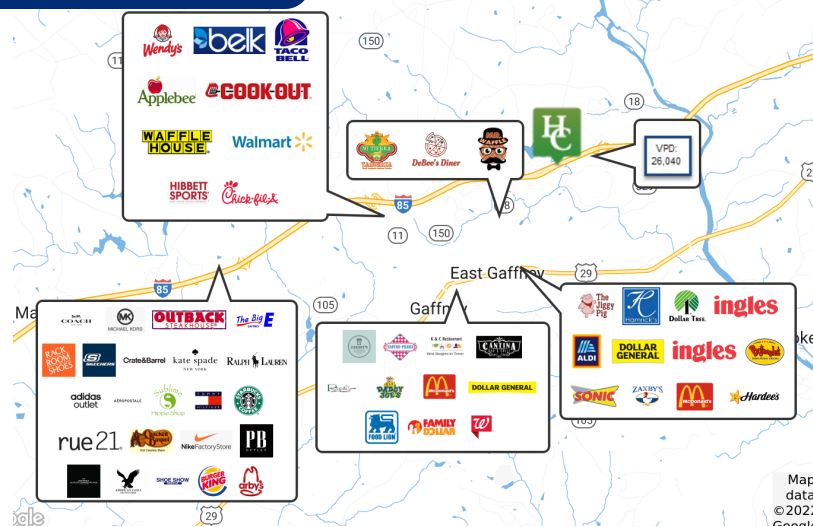
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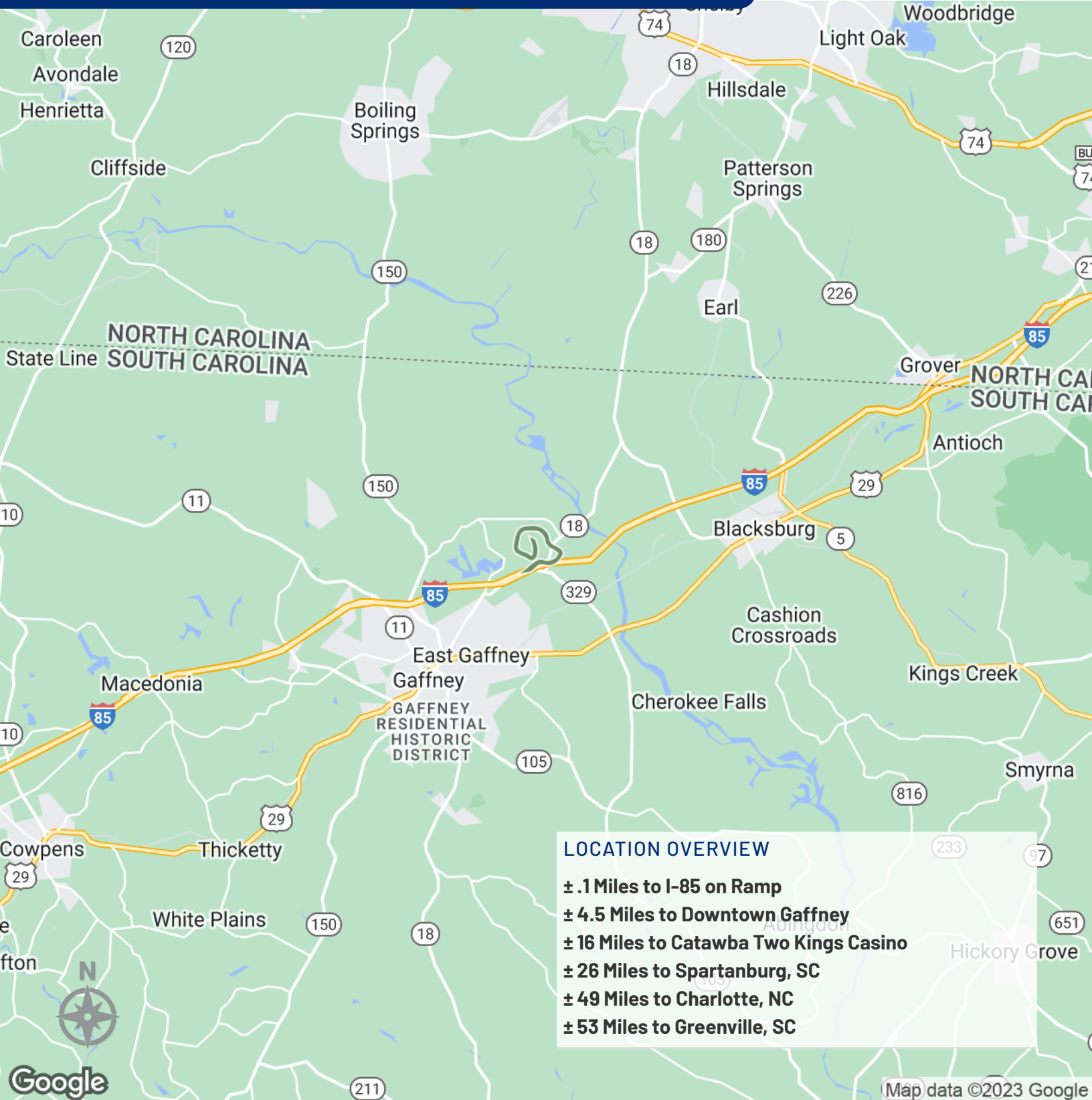
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LOCATION OVERVIEW

- ± .1 Miles to I-85 on Ramp
- ± 4.5 Miles to Downtown Gaffney
- ± 16 Miles to Catawba Two Kings Casino
- ± 26 Miles to Spartanburg, SC
- ± 49 Miles to Charlotte, NC
- ± 53 Miles to Greenville, SC

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