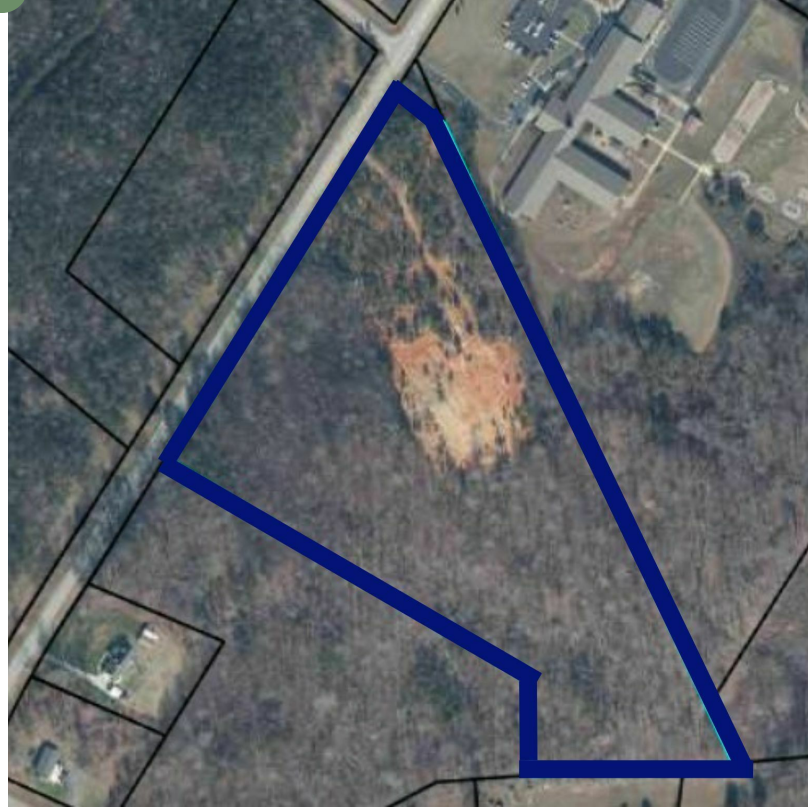


±16.49 ACRES ON PACOLET HIGHWAY

Cherokee County, SC



PACOLET HIGHWAY GAFFNEY, SC 29340 • FOR SALE



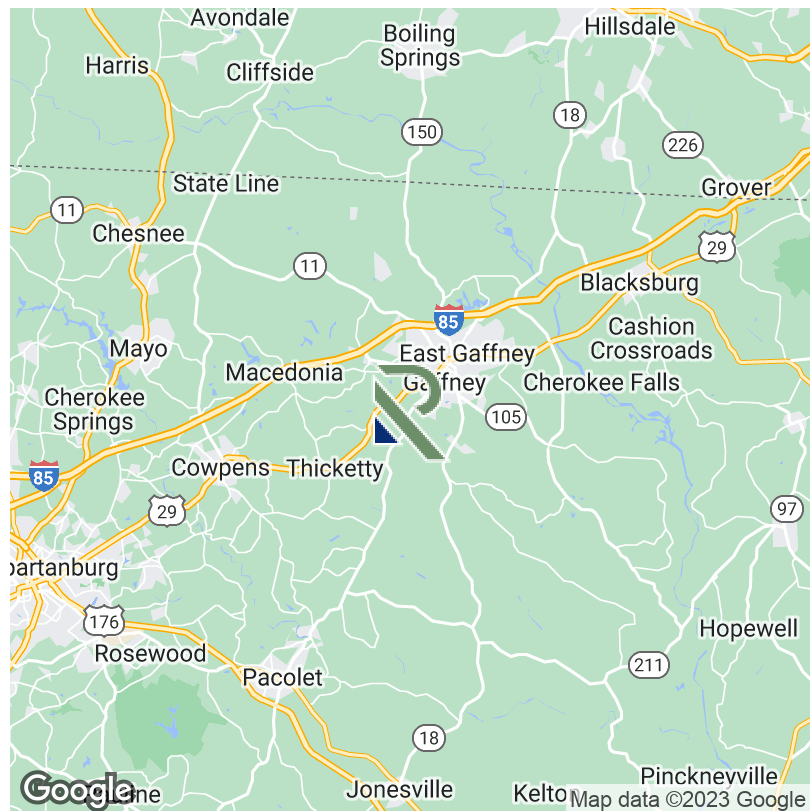
PROPERTY HIGHLIGHTS

- Cherokee County Tax Map # 083-00-00-001.003
- ±16.49 Acres on Pacolet Highway Gaffney, SC
- Road Frontage: ±900 Linear Feet on Pacolet Hwy (Hwy 150)
- Rolling Topography | Mature Hardwoods & Pines
- Superb location with Excellent Visibility
- Utilities – Broad River Electric; Board of Public Works Water
- *Acreage and Utility to be verified by Buyer or Buyer's Agent

OFFERING SUMMARY

Sale Price: **\$275,000**

Lot Size: **±16.49 Acres**



GABE GRAMMER

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REEDY COMMERCIAL
P.O. Box 17009
Greenville, SC 29606
864.568.5102
reedyccommercial.com

±16.49 ACRES ON PACOLET HIGHWAY

Cherokee County, SC



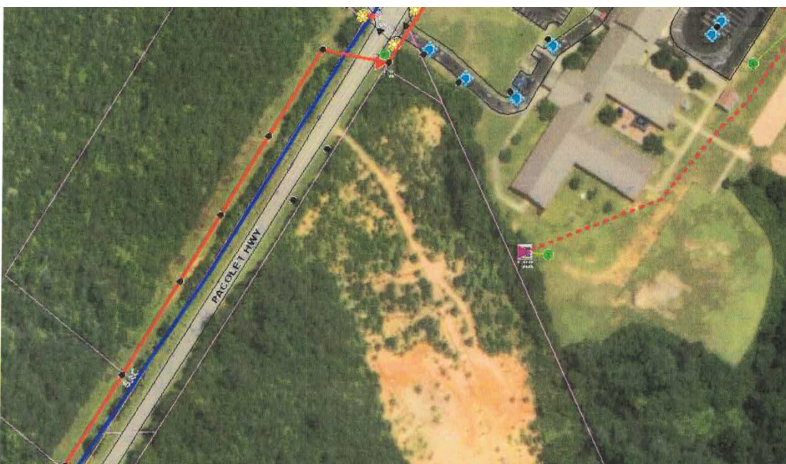
PACOLET HIGHWAY GAFFNEY, SC 29340 • FOR SALE



Pacolet Highway



Pacolet Highway



Water/Sewer/Electric utility map below (Blie-6" watermain).
Exhibiting MH invert elevation is 723.72'

PROPERTY DESCRIPTION

This remarkable property situated in Gaffney, SC, features approximately ±16.49 acres of undulating terrain, showcasing a mix of mature hardwoods and pines. Its prime location along Pacolet Highway (Hwy 150) offers exceptional visibility, with approximately ±900 linear feet of road frontage, making it an excellent candidate for commercial or residential development. Moreover, the property shares a boundary with Limestone Central Elementary and lies across the street from the proposed Mill Creek Subdivision, providing an appealing location for prospective buyers.

Convenience and location are two features of this property that are hard to beat. Situated within a few minutes drive of Limestone College, Gaffney High School, and Food Lion, and only ten minutes away from Tanger Outlets, Walmart, and QT. This property combines the best of both worlds.

This parcel offers easy access to water, power, sewer and offers ±11 buildable acres that getly slopes to the back where a retention [pond could be implemented. Its sloping topography over +/-11 buildable acres provides an excellent opportunity for a retention pond if needed. What sets this property apart, however, is its stunning natural surroundings. If you're looking for a superb location in Gaffney, SC, then look no further than this property. Don't miss out on this opportunity to invest in an exceptional piece of real estate.

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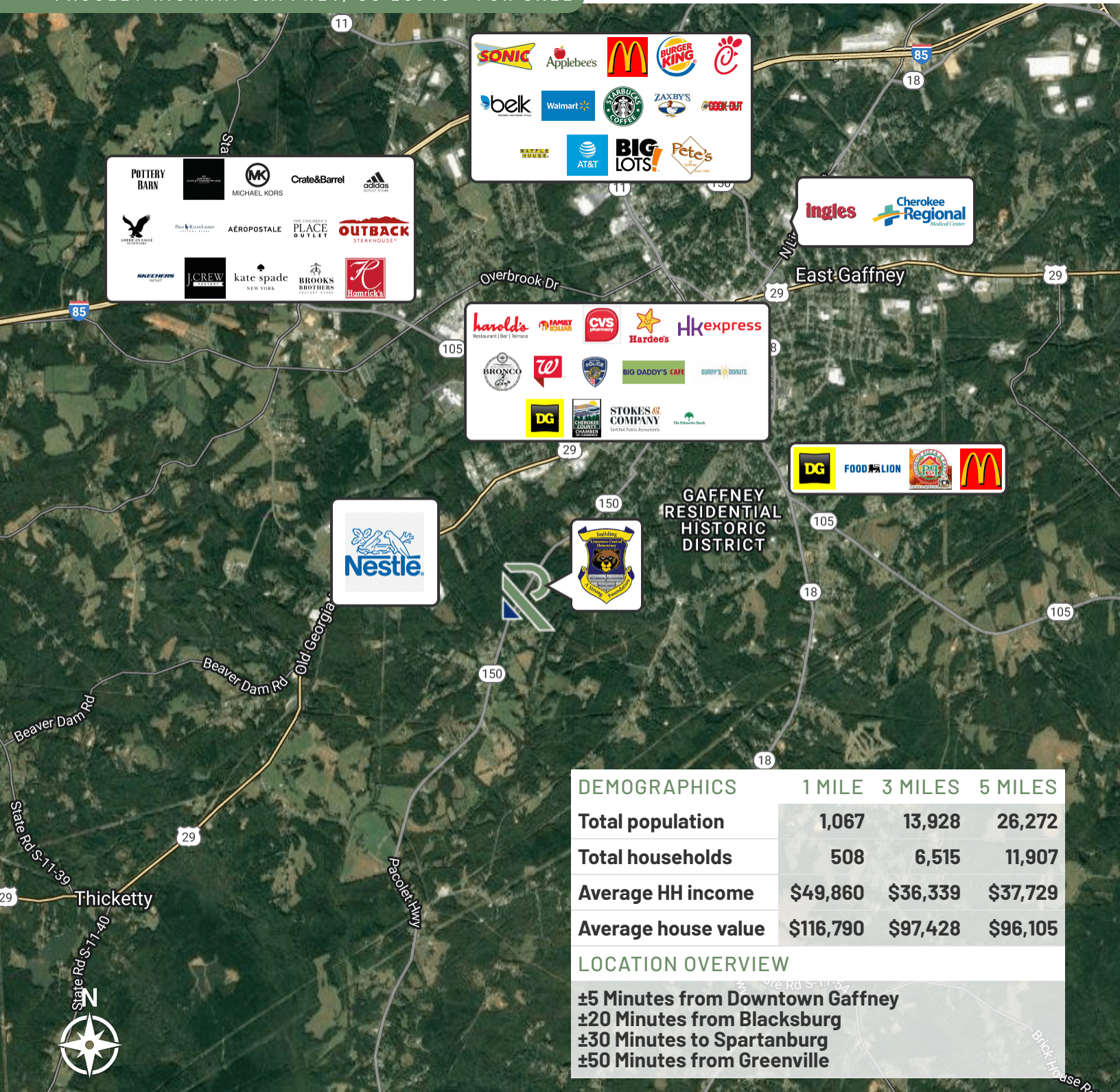
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±16.49 ACRES ON PACOLET HIGHWAY

Cherokee County, SC



PACOLET HIGHWAY GAFFNEY, SC 29340 • FOR SALE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	1,067	13,928	26,272
Total households	508	6,515	11,907
Average HH income	\$49,860	\$36,339	\$37,729
Average house value	\$116,790	\$97,428	\$96,105
LOCATION OVERVIEW			
±5 Minutes from Downtown Gaffney			
±20 Minutes from Blacksburg			
±30 Minutes to Spartanburg			
±50 Minutes from Greenville			

Map data ©2023 Imagery ©2023, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, York County Government, SC

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