

00 HIGHWAY 76 EAST

±7.35 Acres in Laurens County



00 HIGHWAY 76 E (WC DOBBINS HWY) CLINTON, SC 29325 • FOR SALE



PROPERTY HIGHLIGHTS

- Laurens County Tax Map #593-00-00-014
- Road Frontage: +335 Linear Feet on Hwy 76 E
- Unzoned with Mature Hardwoods & Pines
- Traffic Count: ±11,300 VPD on US 76 & ±10,200 VPD on US 56
- Excellent Location: ±1 Minute to Downtown Clinton & ±1 Mile from Presbyterian College
- Laurens County School Zone: Clinton Elementary | Clinton Middle | Clinton High School
- Utilities: Sewer – Public Available; Water – Public Available
- *Utilities and Acreage to be Verified by Buyer or Buyer's Agent
- Potential Options for Property Use: Gravel Yard; Lay Down Yard. Commercial Site; Industrial Site; Fenced Lot; Landscaping Business; Mulch Yard; Equipment Rental; Equipment Sales

OFFERING SUMMARY

Sale Price: **\$199,999**

TYLER WHIMS

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CHASE STYLES

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REEDY LAND CO.
P.O. Box 17009
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PROPERTY DESCRIPTION

Discover a remarkable opportunity to acquire ±7.35 acres of Unzoned land situated right along the prominent WC Dobbins Highway, also known as Hwy 76 E. Enjoy the convenience of being only ±1 minute from Downtown Clinton, nestled within the highly sought-after Clinton County School Zone. This property offers endless possibilities for use, from a gravel or lay-down yard, commercial or industrial site, fenced lot, to housing a landscaping business, mulch yard, equipment rental, or equipment sales venture.

Publicly available sewer & water utilities further enhance the development potential for various commercial purposes, making it an ideal investment opportunity. Its strategic location positions it as an excellent choice for businesses, with approximately ±11,300 VPD on US 76 and ±10,200 VPD on US 56. Additionally, its proximity to major areas like Laurens, Gray Court, Fountain Inn, and Simpsonville within ±30 minutes, and Greenville within ±45 minutes, enhances its accessibility and desirability.

The property's proximity to major interstates, including I-26 (±4 miles) and I-385 (±8 miles), coupled with its mere ±1 mile distance from Presbyterian College, adds to its allure as a highly accessible and well-connected location.

This is an unparalleled opportunity to invest in commercial property poised for exponential growth, considering the burgeoning landscape with several new businesses opening in the vicinity within the last year. Don't miss the chance to seize this prime piece of land offering endless potential for commercial development in the burgeoning city of Laurens, SC. With its strategic location, substantial road frontage, and utilities readily available, this property stands as a lucrative investment opportunity in a rapidly developing area.

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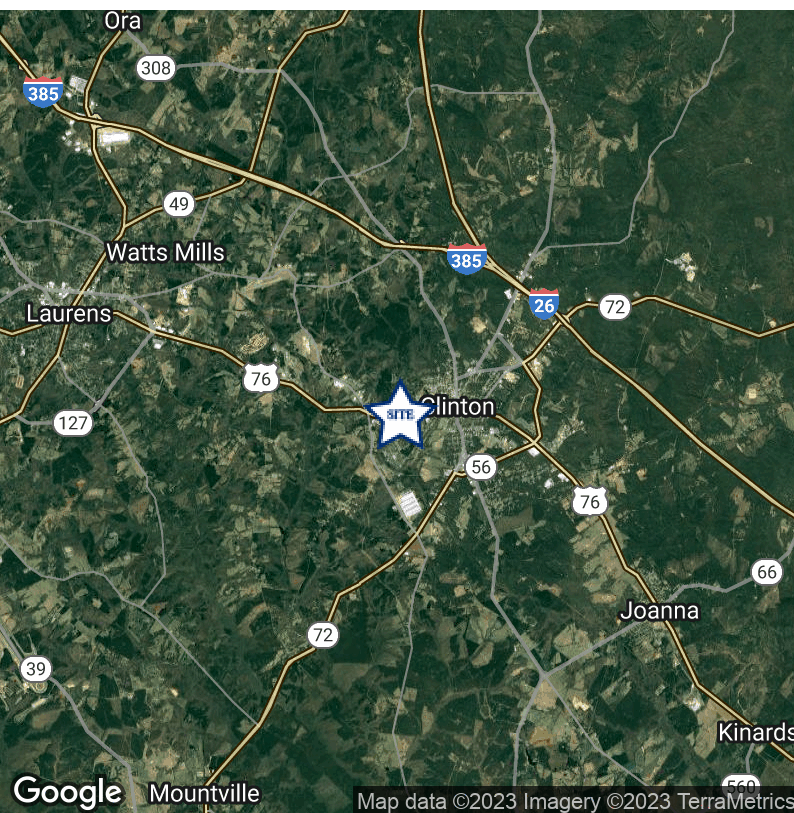
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LOCATION DESCRIPTION

- ± 1 Mile from Presbyterian College
- ± 1.5 Miles from Downtown Clinton
- ± 7 Miles to Laurens
- ± 21 Minutes to Gray Court
- ± 27 Minutes to Fountain Inn
- ± 30 Minutes to Simpsonville
- ± 45 Minutes to Greenville

OFFERING SUMMARY

Sale Price:	\$199,999
Acreage:	±7.35 Acres

CLOSEST INTERSTATE:

- ± 4 Miles (7 Minutes) to I-26
- ± 8 Miles (10 Minutes) to I-385

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