

AIRPORT FOR SALE

±152 ACRES | Private 4000' Grass Runway | \$3,850,000

JEFFERSON, SC | BERMUDA HIGH SOARING

FAA AIRPORT IDENTIFIER- SC79



SCAN TO VIEW DRONE FOOTAGE

 **MOSER**
COMMERCIAL REAL ESTATE

OFFERED EXCLUSIVELY BY

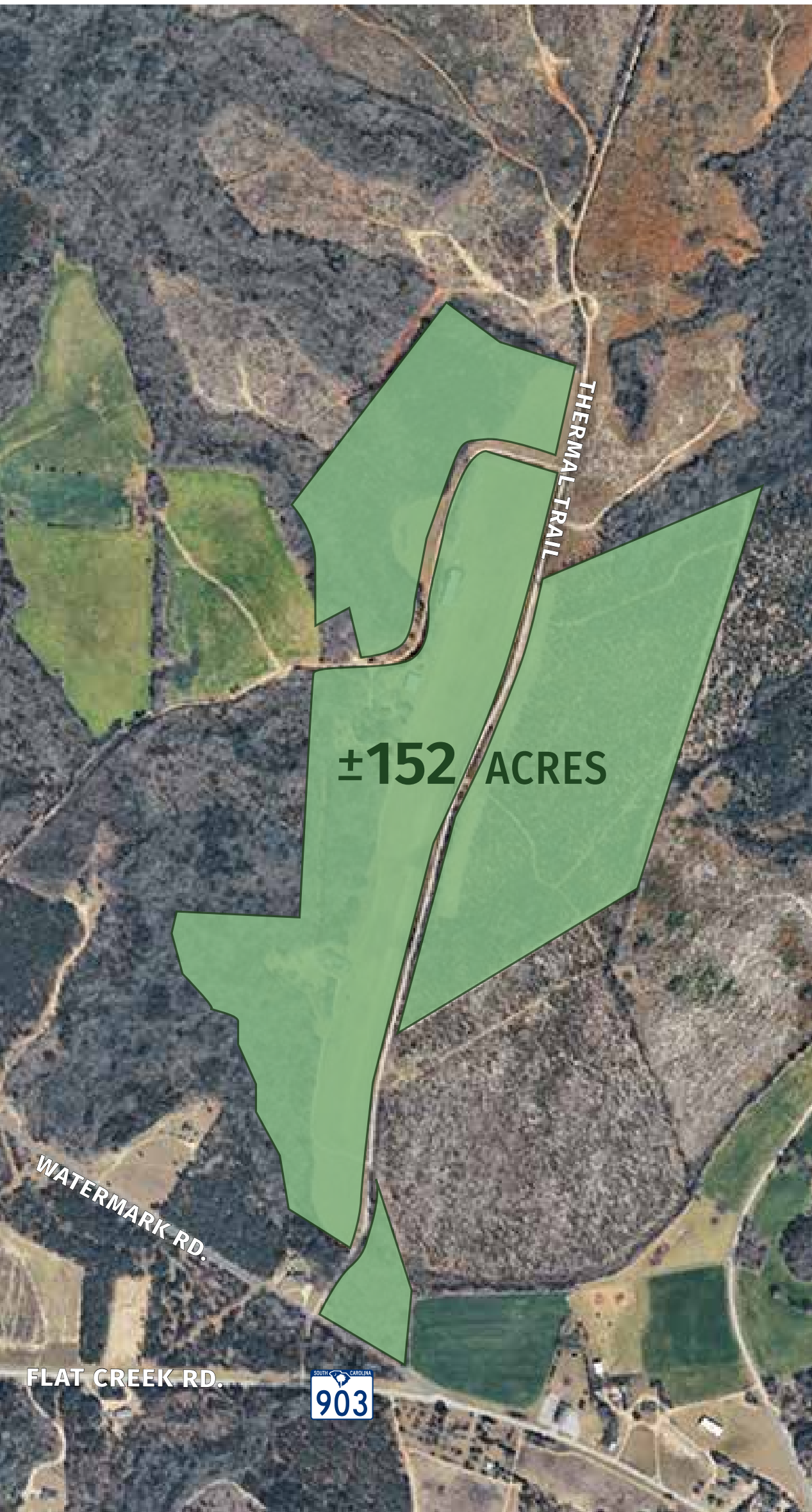
DENNIS W. MOSER | MAI
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Aviation Development Opportunity | \$3,850,000

4278 THERMAL TRAIL | JEFFERSON, SC 29718



INVESTMENT HIGHLIGHTS

- **Fully Operational Private Airfield (SC79)**
 - ±4,000' grass runway with clear approaches
 - Hangar 1 : ± 9,400 SF with power/workshop
 - Hangar 2 : ±5,040 SF with power/workshop
 - Existing Single Family Home, Clubhouse, Southern Log Home (Cabin), Out Building, Potential to Reopen 17 RV PUD (Planned Unit Development)
- **Scale + Optionality**
 - ±152 contiguous acres (*Additional land possible*)
 - Ideal for phased aviation-residential development
 - Incredible opportunity for private estate or family compound
- **Strategic Location**
 - 50.6 Miles to CLT Douglas Airport, 59.8 Miles to Columbia Airport
 - 136.85 Miles to Myrtle Beach Airport, 29.9 miles to Monroe, NC
 - Located a short distance from The Candyroot Luxury Golf Destination www.candyroot.com
- **Existing Revenue / Use Case**
 - Active aviation use ([Bermuda High Soaring](#))
 - Proven operational viability (*35 Years*)
- **Development Upside**
 - Private aviation community
 - Fly-in estate lots

This offering represents a rare, irreplaceable aviation oriented land asset with existing infrastructure and significant development optionality

Key value drivers:

- Entitled functional runway (hardest asset to replicate)
- Large acreage enabling low-density luxury positioning
- Emerging regional demand for experiential rural destinations
- Proximity to Charlotte wealth base + second-home demand

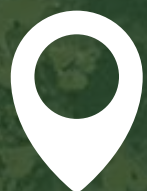
Hangar 1: ±9,400 SF with power/workshop



Hangar 2: ±5,040 SF



PROPERTY DETAILS



4278
Thermal Trail
Jefferson, SC 29718



Zoning
AG
(Agricultural Residential)



Sale Price
\$3,850,000



Available
± **152 ACRES** INCLUDES:
± **4,000 SF** GRASS RUNWAY,
CLUBHOUSE, RESIDENTIAL
HOME, CABIN, OUT BUILDING
AND HANGARS



Property Type
Land | Commercial

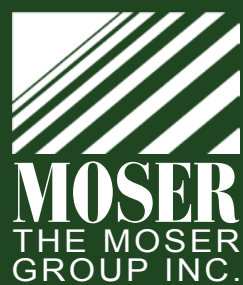
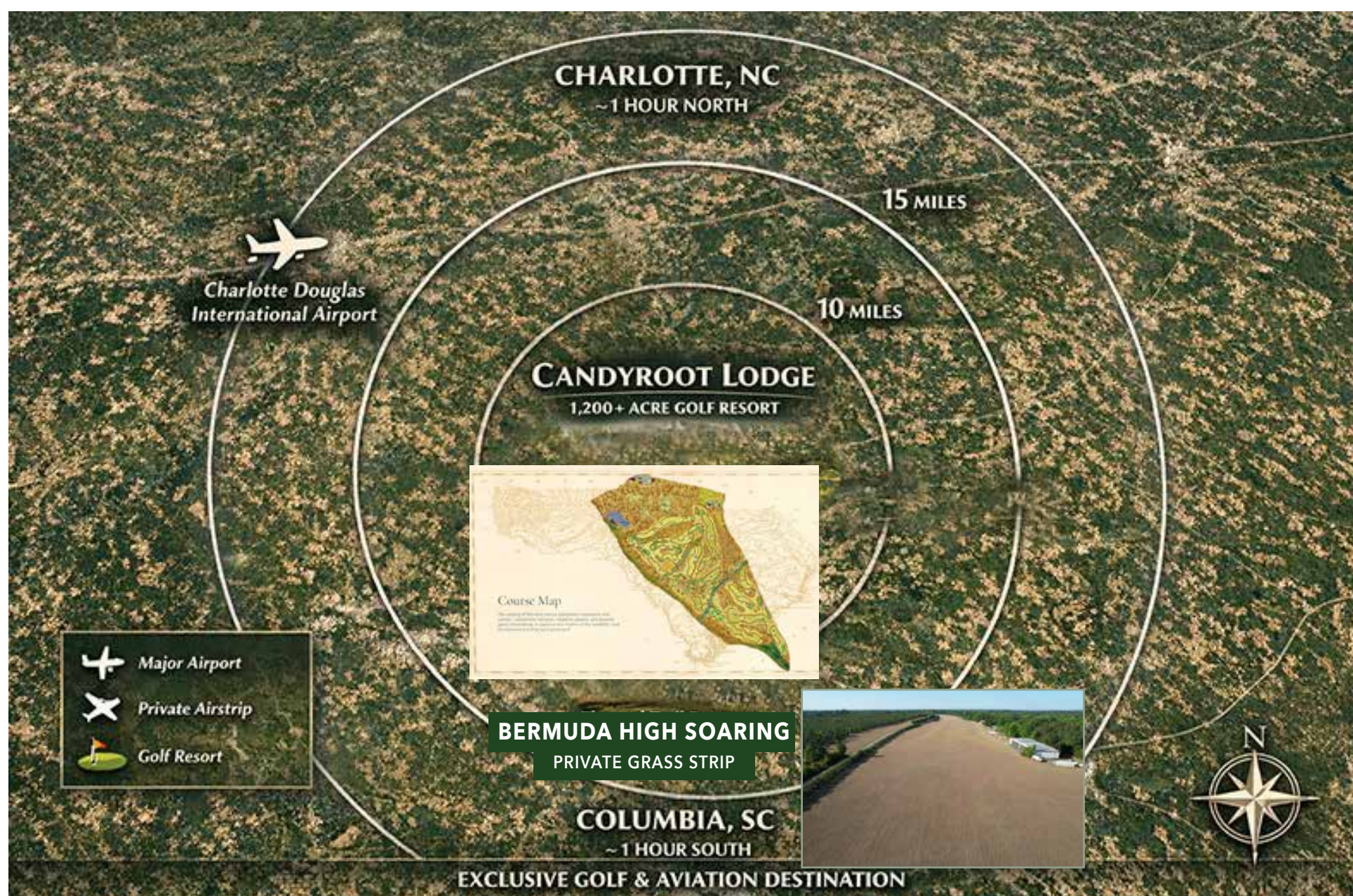


Parcel IDs
0117-00-010.01, 0117-00-010.02
0117-00-010.03

CANDYROOT PROPERTY

Candyroot Lodge is shaping up to be one of the most significant new public access golf developments in the Southeast. Located minutes from The Bermuda High Soaring Property, Candyroot Lodge, the Carolinas' newest destination golf resort, has the opportunity to have rare private airstrip access enabling direct fly-in capability www.candyroot.com

- Up to 4 championship 18-hole golf courses
- Being built as a full retreat experience
 - Boutique, design-forward lodging
 - Wellness facilities (sauna, steam, hot/cold therapy)
 - Fitness + training areas
 - Miles of walking / nature trails
 - Central clubhouse + gathering spaces
- First course opening: Spring 2027, Preview play: Late 2026



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HANGAR PHOTOS

HANGAR 1



HANGAR 2



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EXISTING IMPROVEMENT PHOTOS

CLUBHOUSE



CABIN



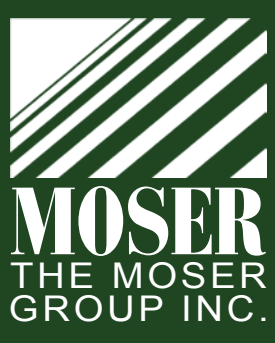
SINGLE FAMILY HOME



OUT BUILDING



SURROUNDING AIRPORTS



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