



FOR SALE

22+/- Acres

Buff Boulevard
Summerton, SC 29148



Executive Summary



Sale Price	\$3,000,000
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OFFERING SUMMARY

Lot Size:	22.24 Acres
Price / Acre:	\$134,892
Cap Rate:	0.0%
NOI:	\$0
Zoning:	GC
Traffic Count:	37,000

PROPERTY OVERVIEW

Introducing 22+/- prime acres of commercial land, perfectly positioned for maximum exposure right off the highway with excellent visibility from the exit. This level and mostly cleared property is development-ready, with water and sewer services already available, making it ideal for a variety of uses. Whether you're planning retail, industrial, or mixed-use, this location offers unbeatable convenience and accessibility for both local and out-of-town traffic. A rare opportunity to secure a high-traffic, highly visible site with all the utilities in place.

PROPERTY HIGHLIGHTS

- Zoned GC for versatile commercial and light industrial opportunities
- Prime location in the bustling Summerton area
- Ample acreage for potential expansion or development
- Strategically positioned for excellent visibility and accessibility
- Proximity to major transportation arteries for convenient logistics
- Ideal for a wide range of land and industrial investment ventures
- Surrounded by a growing community with diverse economic potential
- Infrastructure-ready for efficient utilities and services integration

David Brock

Associate

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Photos



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Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Location Map



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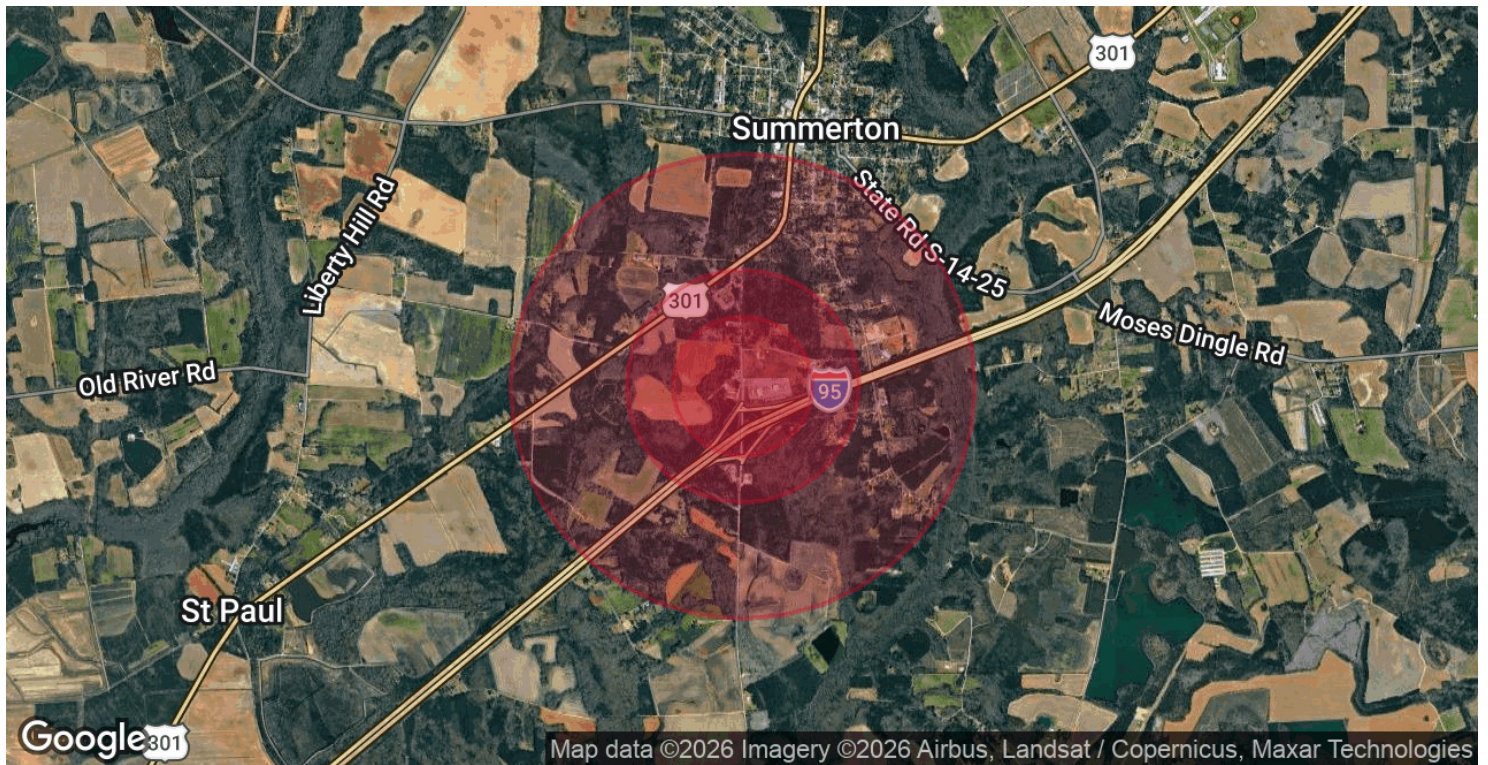
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	27	181	543
Average Age	48	49	49
Average Age (Male)	46	46	47
Average Age (Female)	50	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	81	244
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$62,524	\$63,404	\$63,562
Average House Value	\$153,818	\$160,783	\$166,004

2020 American Community Survey (ACS)

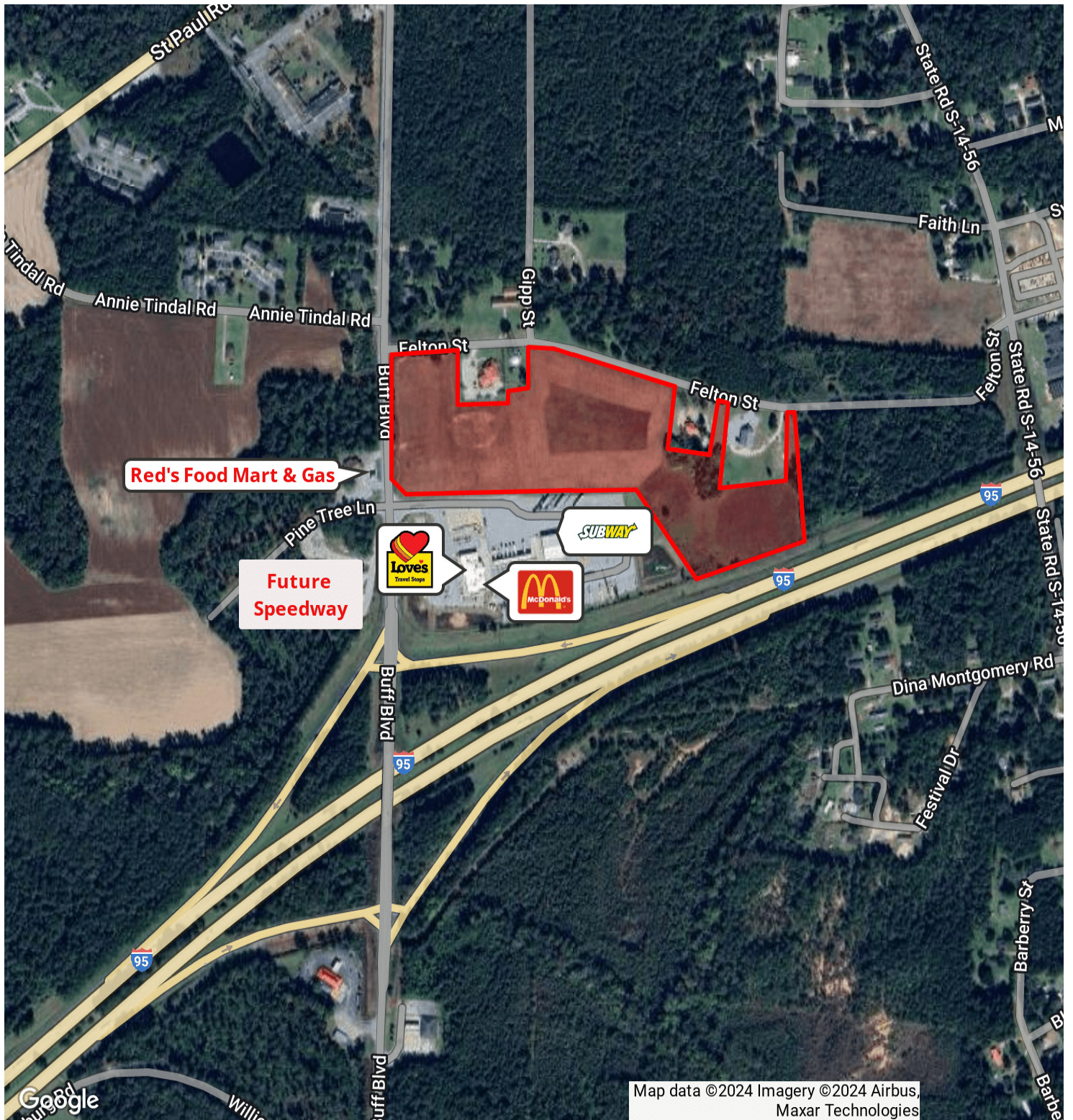
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Retailer Map



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