

**FOR**  
*Sale!*

**\$2,850,000**



**SOUTH OF THE BORDER**

# SOUTH OF THE BORDER DEVELOPMENT SITE

FOR SALE \$2,850,000

| DILLON, SC

| +/- 30 ACRES



## Prime Interstate Development Opportunity – South of the Border, Dillon, SC

Seize the chance to own a unique piece of South Carolina history and develop your vision on this 30-acre property with premium Interstate 95 frontage.

This high-profile location offers unparalleled exposure and accessibility, making it an ideal site for a variety of commercial ventures.

- 30 Acres with excellent visibility from I-95, one of the busiest travel corridors on the East Coast.
- 12,000 SF Convention Center
- 10,000 SF Former Casino Building
- 32-Room Motel Building
- Listed at \$2,850,000



# SOUTH OF THE BORDER



## **+/- 10,000 SF**

Former Casino Building.  
Great for repurposing into retail,  
dining, or entertainment venue.



## **+/- 12,000 SF**

Convention Center, perfect for hosting  
events, meetings, or redevelopment  
into modern facilities.



## **32-Room Motel Building**

FOR SALE



FORMER CASINO BUILDING



+/- 10,000



PLC COMMERCIAL

1943 HOFFMEYER RD. SUITE A,  
FLORENCE SC 29501

(843) 702-9685



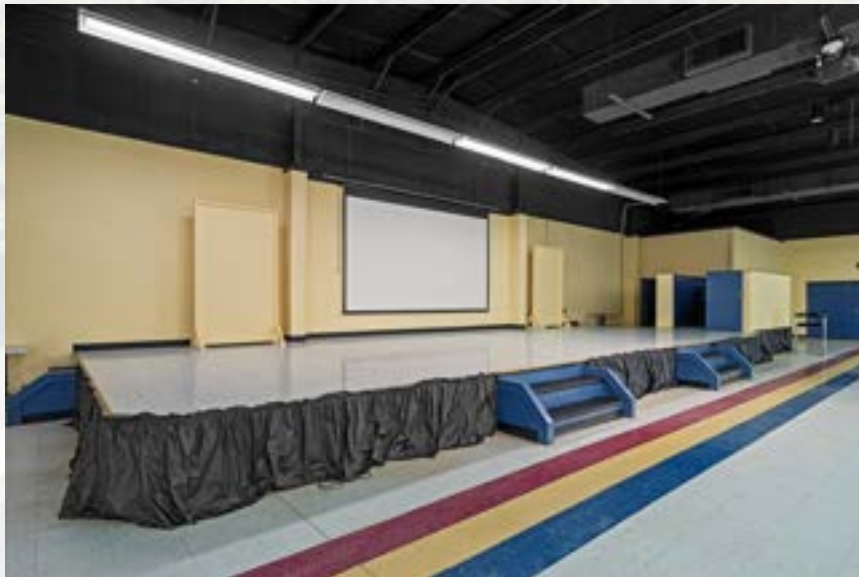
FOR SALE



CONVENTION CENTER



+/- 12,000 SF



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FOR SALE



AMUSEMENT PARK/ MOTEL



30 ACRES



# *History of South of the Border!*

South of the Border, established in 1949 by entrepreneur Alan Schafer, is a beloved roadside attraction located in Dillon, South Carolina, near the North Carolina border. What began as a small beer stand soon evolved into a bustling travel destination, complete with motels, restaurants, gift shops, and unique features like the iconic Sombrero Tower and Reptile Lagoon. With its colorful Hispanic themed decor and playful mascot, Pedro, it became a symbol of classic American road trips. Known for its humor-filled billboards along I-95, South of the Border continues to offer nostalgia and charm to travelers, celebrating over 70 years as a fun and quirky landmark.

**SOUTH OF THE BORDER**

WHO WE ARE...



Led by Ken Jackson, Chris Scott, John Etheridge, and Rhett Spencer. PLC Commercial, a full-service commercial real estate and development firm launched into the CRE scene of the Carolinas in June of 2023. Offering a comprehensive suite of services, including commercial, industrial, and land brokerage, as well as leasing representation, property management, development services, and consulting.

Visit our website at [www.plccommercial.com](http://www.plccommercial.com) to learn more about PLC Commercial and the services we provide. We are dedicated to delivering exceptional service while prioritizing the success of businesses throughout the Carolinas.

## PLC Commercial

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