

FOR SALE



**0 TALLWOOD ROAD
LONGS, SC 29568**



SALES PRICE:
\$2,400,000.00



ACREAGE:
16.93 ACRES



ZONING:
**COMMERCIAL FOREST
AGRICULTURE (CFA)**



PARCEL ID:
314-00-00-0012

**Boundary Lines are Approximate*

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

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PROPERTY OVERVIEW



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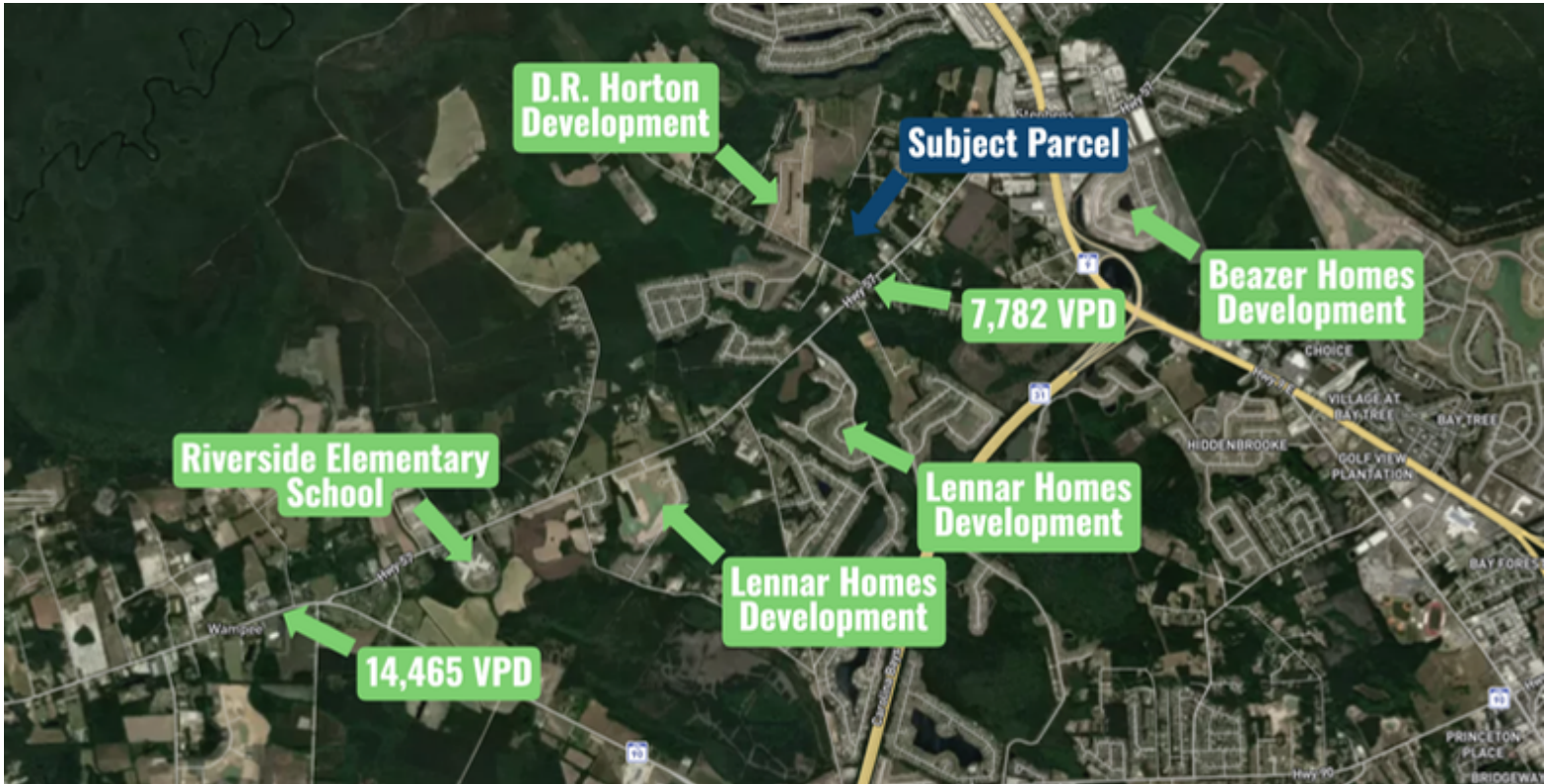
OVERVIEW

This 16.93-acre parcel adjacent to Highway 57 traffics approximately 7,782 VPD. Commercial Farmed Agriculture (CFA) zoning allows both residential and commercial uses such as townhomes, single-family homes, office space, and assisted living. The property is near multiple new developments, such as neighborhoods by Lennar Homes, D. R. Horton, and Beazer Homes. Additional surrounding developments include schools, offices, and retail. The parcel is also a 15-minute drive to Cherry Grove Beach.

HIGHLIGHTS

- 1 Commercial and Residential Zoning**
Flexible zoning allows commercial and residential development.
- 2 15-Minute Drive to Cherry Grove Beach**
This property provides a scarce opportunity: large acreage with close proximity to the beach.
- 3 Less Than a 10-Minute Drive to Schools**
The property is less than 10 minutes away from the zoned High, Middle, and Elementary Schools.

LOCATION



	0 - 1 miles	1 - 3 miles	3 - 5 miles
Population	3,017	12,039	24,544
Households	1,301	5,546	12,040
Families	940	3,638	7,300
Median Age	56.00	57.40	60.00
Average Household Size	2.32	2.14	2.03
Owner Occupied Housing Units	1,147	4,641	9,443
Renter Occupied Housing Units	154	905	2,597
2025-2030 Population Annual Growth Rate	4.14%	2.93%	2.66%
2025-2030 Median HH Income Annual Growth Rate	1.50%	2.00%	2.78%
* Data Courtesy of 2020 Census			

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