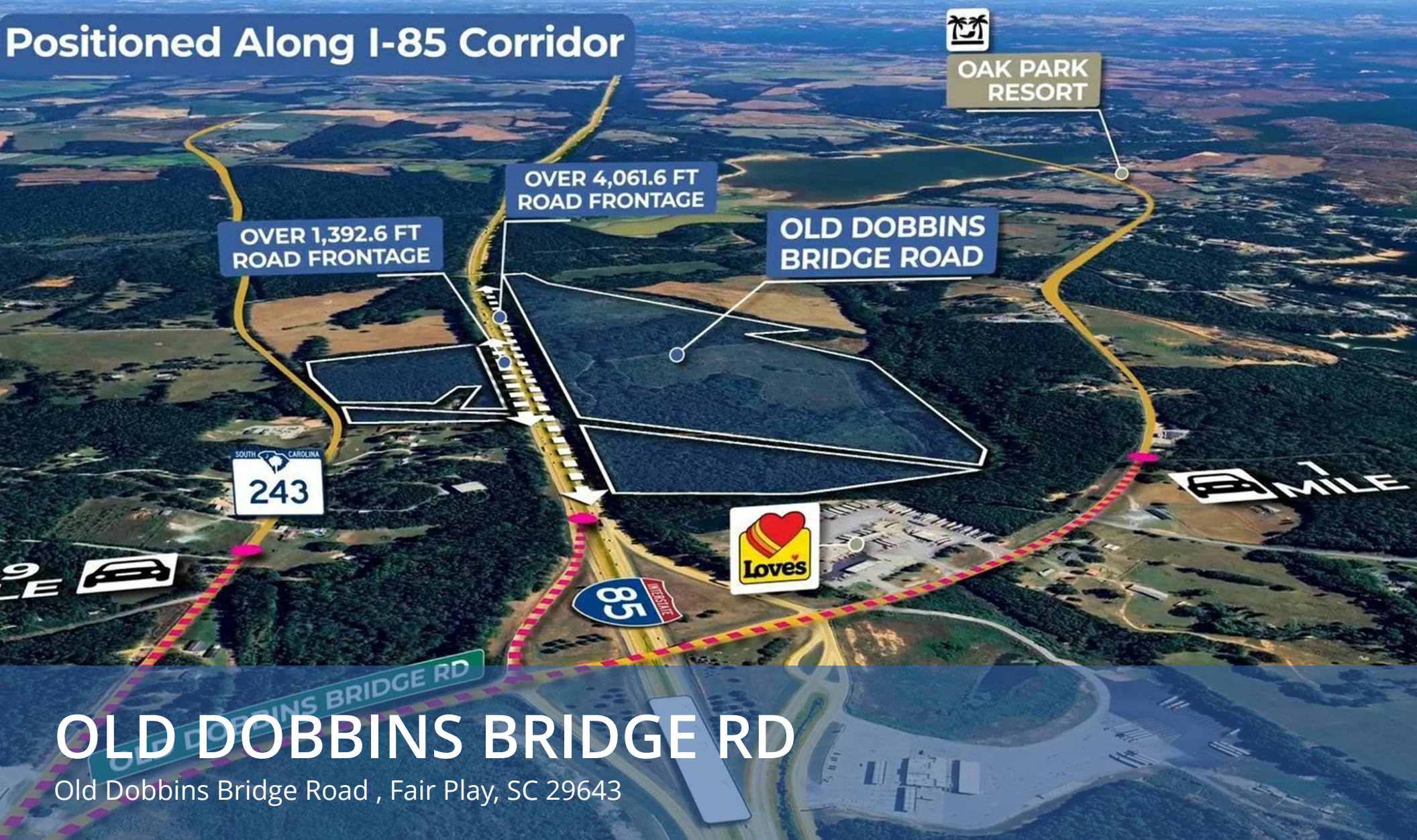


Positioned Along I-85 Corridor



OLD DOBBINS BRIDGE RD

Old Dobbins Bridge Road , Fair Play, SC 29643

JACKSON WILLIAMSON

Vice President

864.376.4442

jackson@mccoyswright.com





PROPERTY DESCRIPTION

McCoy Wright is proud to present this ±127.3-acre tract strategically located along I-85, midway between Charlotte, NC, and Atlanta, GA. This unzoned property, situated in Anderson County, features over 1 mile of interstate frontage, offering unparalleled visibility and accessibility.

Positioned within 3 miles of Oconee County's Golden Corner Commerce Park—a county-owned industrial park with over 260 buildable acres—this property lies in one of the most dynamic growth corridors in the Southeast. Golden Corner Commerce Park is the closest South Carolina industrial site to Atlanta, making it a key location for logistics and industry.

With its level topography and prime location, this tract represents an exceptional landmarking opportunity for investors seeking to capitalize on the region's continued growth and development.

PROPERTY HIGHLIGHTS

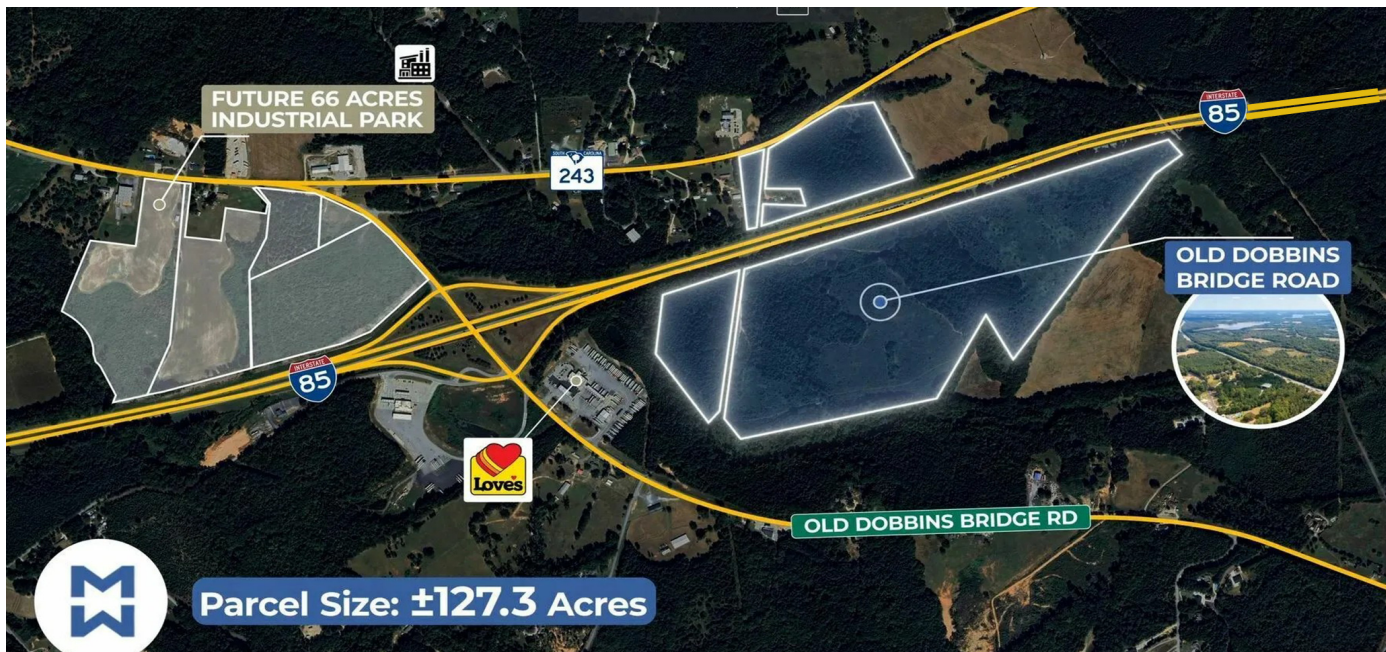
- ±127.3 acres (un-zoned) in Anderson County
- Asking Price - \$2,250,000.00
- Willing to subdivide property
- Over 1 mile of interstate frontage
- Located on both the North and South sides of I-85
- 1 mile to I-85 access
- 3 miles to Golden Corner Commerce Park (260 buildable acres, County-owned)
- 102 Miles to Atlanta and 142 Miles to Charlotte
- Excellent landbank investment opportunity

OFFERING SUMMARY

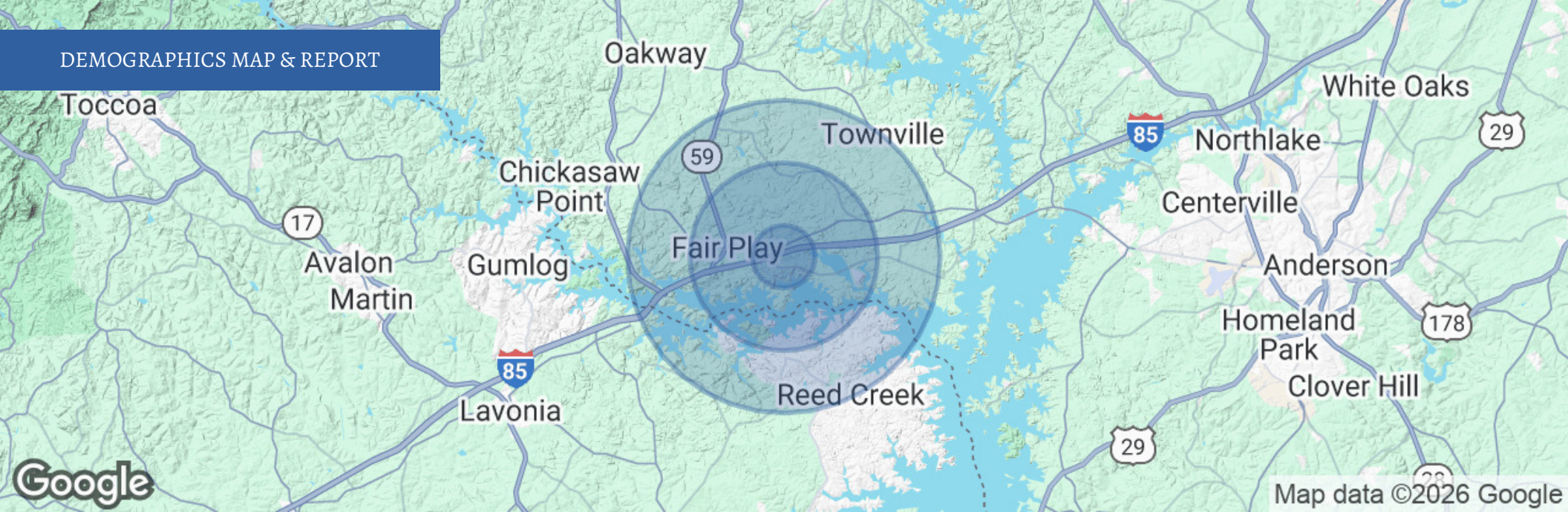
Sale Price:	\$2,250,000
Lot Size:	127.3 Acres



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	260	2,376	6,232
Average Age	49	48	48
Average Age (Male)	50	48	48
Average Age (Female)	49	48	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	115	1,036	2,681
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$92,748	\$94,415	\$91,798
Average House Value	\$469,151	\$402,232	\$365,475

Demographics data derived from AlphaMap



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