

I-85 INVESTMENT & DEVELOPMENT OPPORTUNITY

±116.5 Acres at Exit 4 | Fair Play, SC
Anderson County TMS#: 60003012 and 50007001



An aerial photograph of a rural landscape. A paved road with a white line runs diagonally from the bottom left towards the center. A white semi-truck is driving on the road. The surrounding area is covered in dense green trees and some open grassy fields. In the background, more forested hills are visible under a clear sky.

Investment Opportunity

4200 Old Dobbins Bridge Rd, Fair Play, SC 29643

Positioned along one of the Southeast's most active interstate corridors, this property combines immediate development potential with the flexibility of a long-term land investment.

- Develop now or hold for future appreciation
- 11 retail acres positioned next to established national brands Love's Travel Stop, Arby's, KFC, and Travel America
- 100+ additional acres supporting larger-scale development
- Master-planned for multiple development opportunities including retail, restaurant, commercial and warehouse uses
- Recreational use provides flexibility during the hold period

Executive Summary

4200 Old Dobbins Bridge Rd, Fair Play, SC 29643

Property Highlights

- ±4,000 feet of high visibility frontage on I-85.
- ±116.5 Acres
- Adjacent to Love's Travel Stop.
- Just off the Exit 4 interchange.
- Zoned C-1R and R-A

Location Highlights

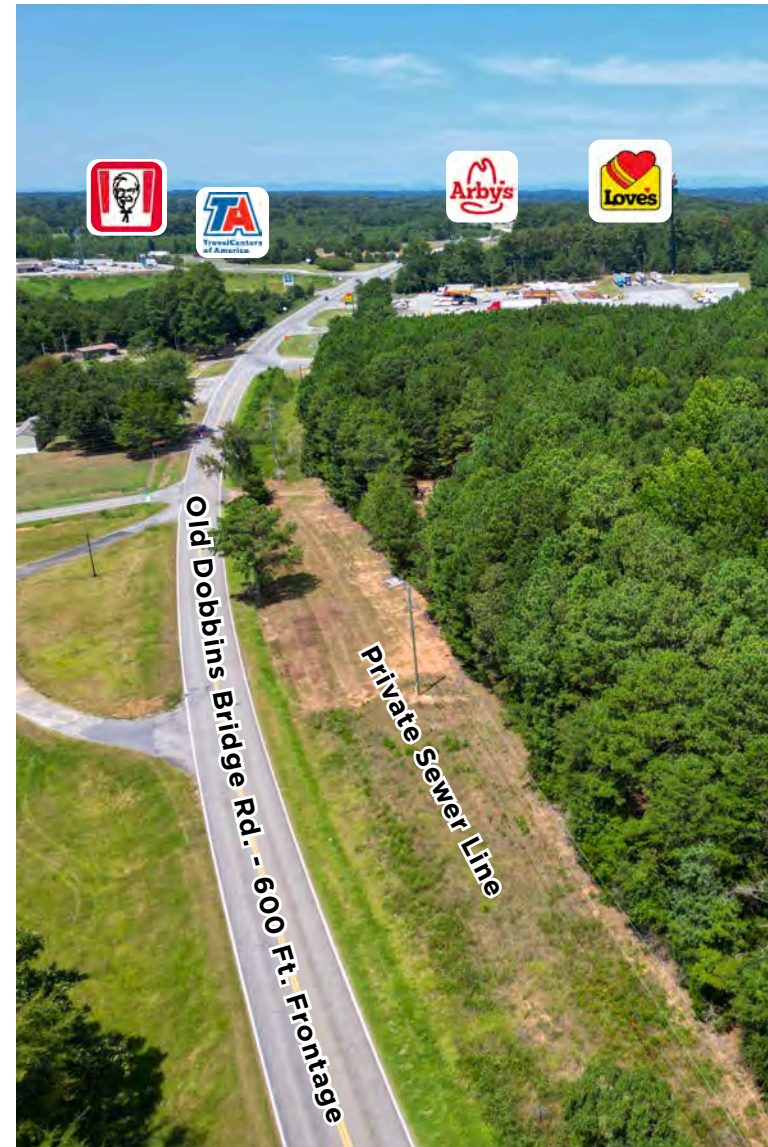
- Exit 4 of I-85.
- Centrally located between Atlanta & Greenville
- Major trucking/distribution interchange.
- Nearby towns include Lavonia, GA, Hartwell, GA, Anderson, SC, Westminster, SC, & Seneca, SC

Offering Summary

Size: ±116.5 Acres

Sale Price: \$2,900,000

Acreage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyers agent



Property Photos



600 Ft. Frontage

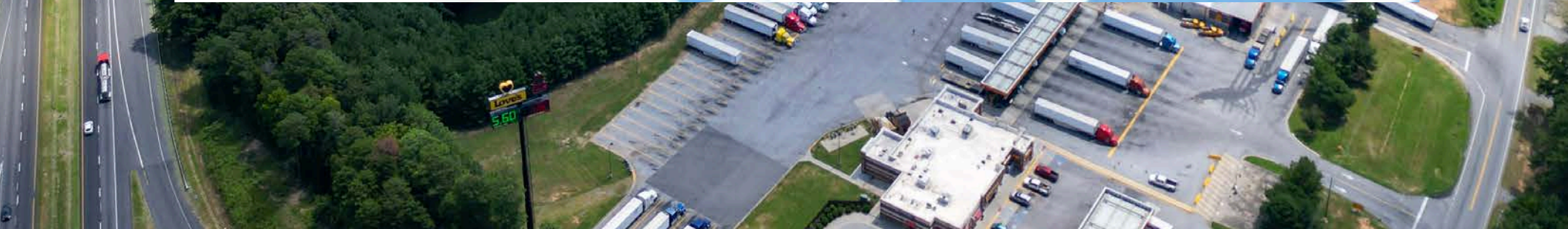
Old Dobbins Bridge Rd.

Property Photos



Map

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Contact Information

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