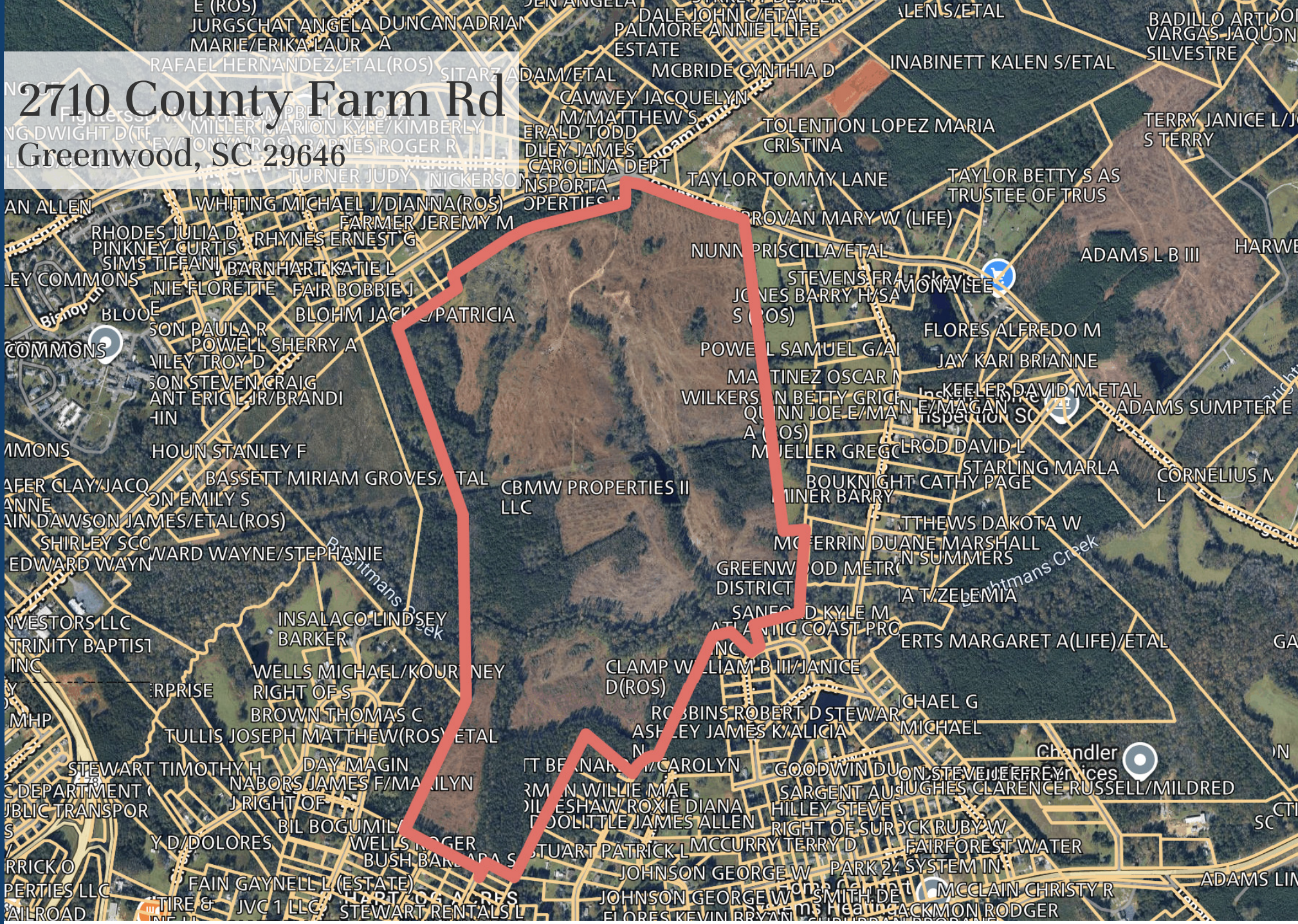


2710 County Farm Rd Greenwood, SC 29646



Land For Sale

Maggie Steck

Associate Broker

C: (864)-518-2012

E: Maggie@freedomcommercialre.com



FREEDOM
COMMERCIAL

Confidentiality & Disclaimer

All materials and information received or derived from Freedom Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Freedom Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Freedom Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Freedom Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Freedom Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Freedom Commercial in compliance with all applicable fair housing and equal opportunity laws.

Table of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
AERIAL MAP	9



Property Information

Section 1

6865-450-443
86.36 Acres



Property Description

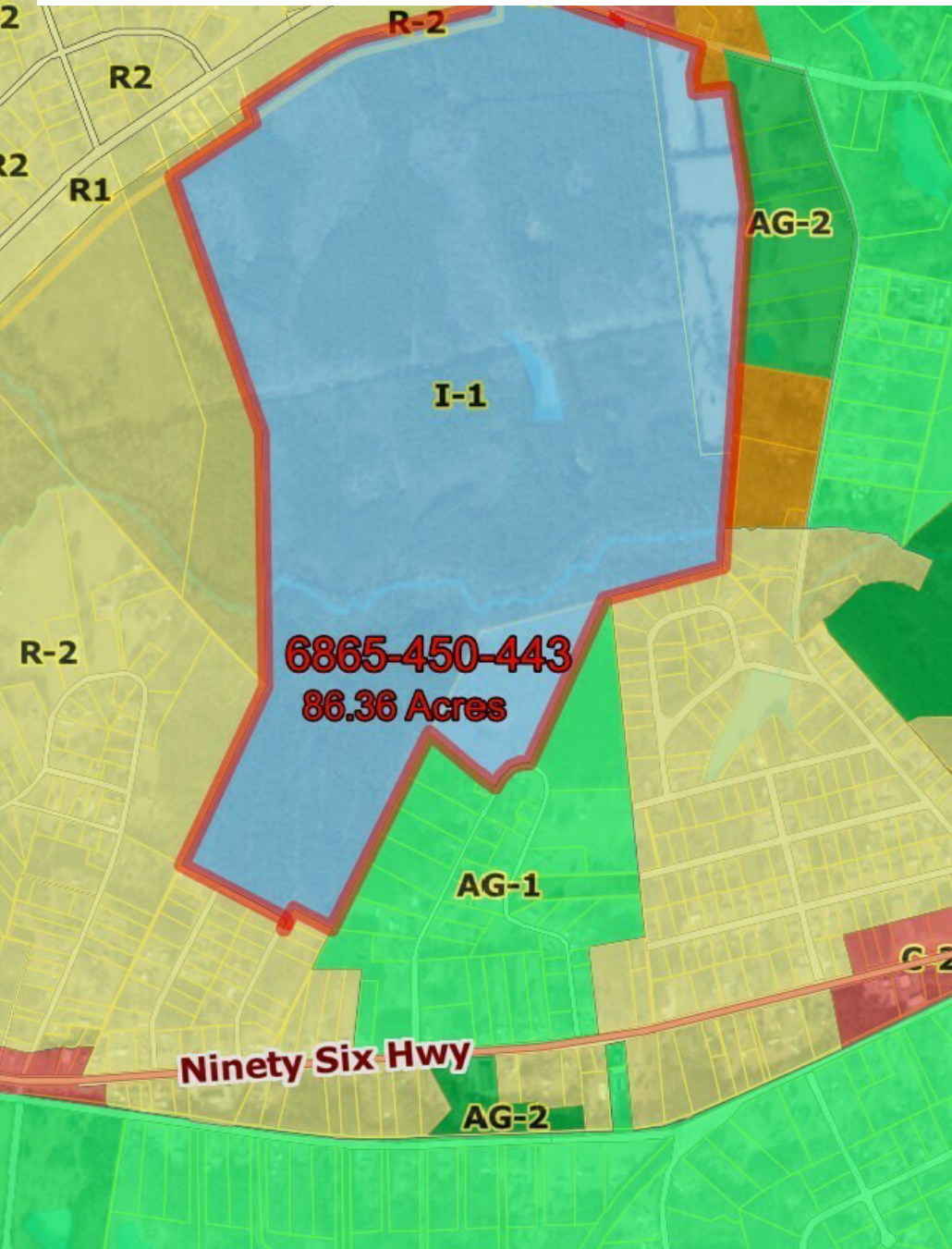
Discover an exceptional opportunity with this prime property located in the Greenwood area. Boasting an I1 zoning classification, this strategically positioned parcel offers immense potential for industrial development. With available water and sewer infrastructure, this property provides ample capacity for either industrial or residential development. Its location in the thriving Greenwood area presents a unique advantage for investors seeking to capitalize on economic growth and accessibility. With its favorable zoning and strategic location, this property is primed to cater to the needs of industrial investors looking to establish or expand their operations in a dynamic and promising area.

Property Highlights

- Zoned I1
- Strategic Greenwood location
- Ample water and sewer capacity
- Ideal for industrial or residential development

Offering Summary

Sale Price:	\$1,804,924
Tax Map#	6865-450-443
Total Acreage	86.36
Utilities	Water & Sewer

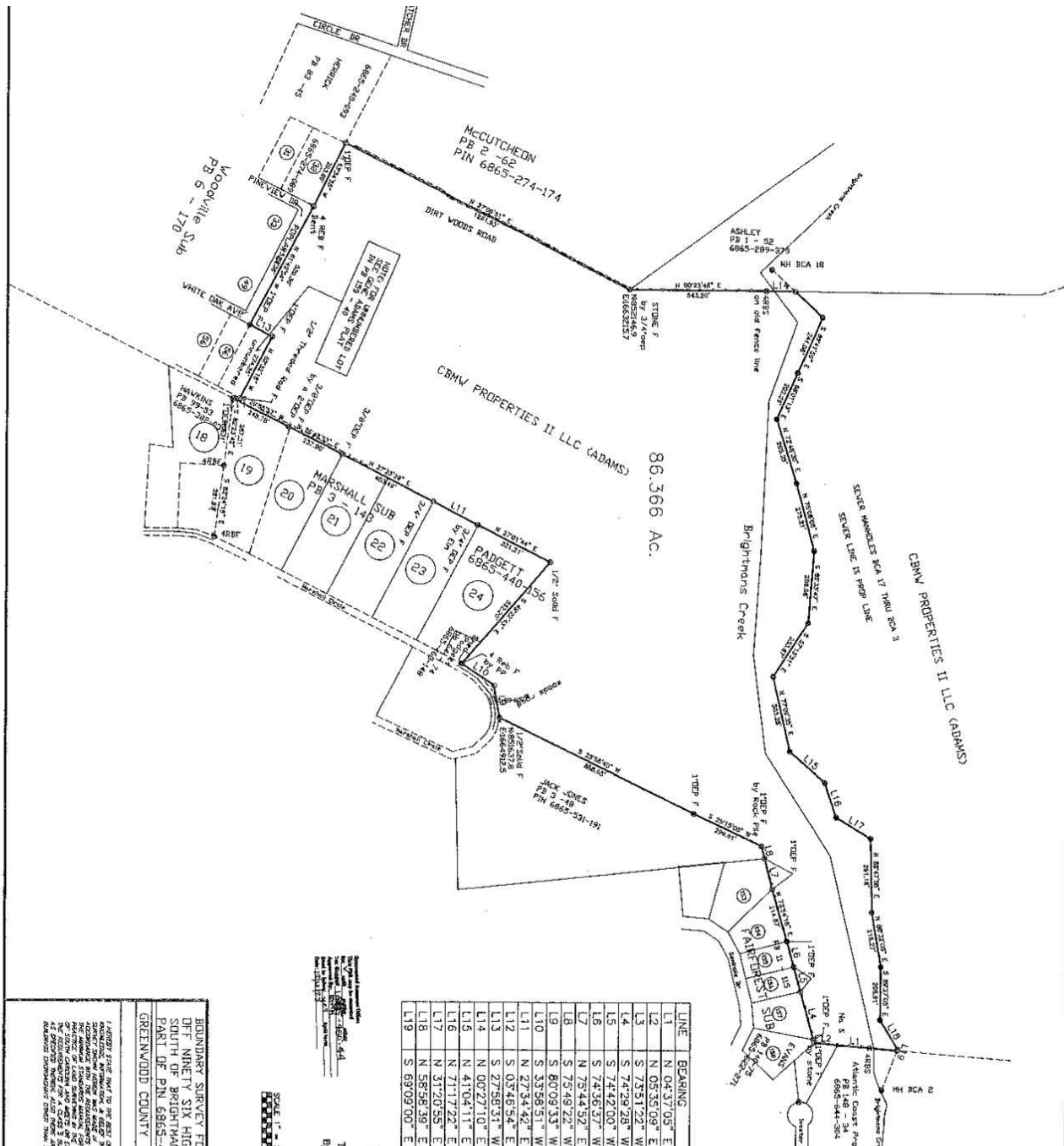


Property Description

Discover an exceptional opportunity with this prime property located in the Greenwood area. Boasting an I1 zoning classification, this strategically positioned parcel offers immense potential for industrial development. With available water and sewer infrastructure, this property provides ample capacity for either industrial or residential development. Its location in the thriving Greenwood area presents a unique advantage for investors seeking to capitalize on economic growth and accessibility. With its favorable zoning and strategic location, this property is primed to cater to the needs of industrial investors looking to establish or expand their operations in a dynamic and promising area.

Location Description

Explore Greenwood, SC, a strategic hub for industrial and residential development. Positioned for growth, this area offers key transportation access and a skilled workforce. With a focus on industrial expansion and residential appeal, Greenwood presents a compelling opportunity for businesses and residents. Discover nearby Lake Greenwood, a recreational asset, and the Uptown Greenwood district, offering historic and modern amenities. Experience the ideal blend of industrial potential and residential appeal in this dynamic and growing community.



LINE	BEARING
L1	N 04°37'05" E
L2	N 05°35'09" E
L3	S 73°51'22" W
L4	S 74°29'28" W
L5	S 74°42'00" W
L6	S 74°36'37" W
L7	N 75°44'52" E
L8	S 73°49'22" E
L9	S 60°09'33" W
L10	S 33°58'51" W
L11	N 27°34'42" E
L12	S 05°46'54" E
L13	S 27°58'31" W
L14	N 00°27'10" E
L15	N 41°04'11" E
L16	N 71°17'22" E
L17	N 31°20'55" E
L18	N 58°56'19" E
L19	S 69°09'00" E

1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN FEET AND DECIMALS THEREOF. ALL BEARINGS ARE TRUE BEARINGS. THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THIS SURVEY. THE INFORMATION ON THIS SURVEY IS FOR YOUR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY DISPUTES SHALL BE REFERRED TO THE ARBITRATOR OF THE SOUTH CAROLINA SURVEYORS ASSOCIATION. GREENWOOD COUNTY

BOUNDARY SURVEY FOR
 OFF NINETY SIX HIGH
 SOUTH OF BRIDGEMAN
 PART OF PIN 6865-
 GREENWOOD COUNTY

SCALE 1" = 40'



Location Information

Section 2

6865-450-443
86.36 Acres



