



Highmarket St., Georgetown, 29440, SC

https://searchrealestate.co/properties/highmarket-st/georgetown/sc/29440/MLS_ID_2409833



Price - \$1,800,000

Lot Size DOM

113.0000 422 Days

Features

Lot Features

Utilities

- Electricity Available

- Flood Zone
- Irregular Lot
- Outside City Limits
- Acreage

Other

- River Access
- River Front

Description

Discover the perfect blend of commercial potential and residential charm with this expansive 113-acre tract in Georgetown County. Offering several zoning options, this property is a developer's dream, featuring waterfront access along the picturesque Sampit River, bordered by a railroad on one side for logistical convenience. The front portion of the property fronts Highway 521 and is zoned for general commercial use, presenting a prime location for retail, office spaces, or service-oriented businesses. The high visibility and easy access make it an ideal spot for a thriving commercial hub. Beyond the commercial zone lies an expanse of land with residential zoning, offering a canvas for a variety of housing projects. With 80.66 acres of upland, the property is well-suited for single-family homes, townhouses, or even a private community, complemented by the natural beauty of the surrounding wetlands. Embrace the ecological richness with 32.73 acres of wetlands, providing a sanctuary for wildlife and a green buffer for residents. The utility easements in place ensure that essential services can be integrated seamlessly, enhancing the value and appeal of the property. The Sampit River serves as a stunning backdrop for waterfront living or recreational activities. Future residents or businesses can enjoy the tranquility of the Sampit river, with opportunities for boating, fishing, or simply basking in the scenic river views. Situated along a major highway and adjacent to a railroad, the property promises a strategic location that balances accessibility with the peace of a secluded retreat, but you are also within 3 miles of the new Georgetown County sports facility of 8 Oaks Park, having baseball fields, softball fields, trails and a wonderful park. This unique combination of features positions the property as a standout choice for discerning investors and developers.

SEE THIS PROPERTY



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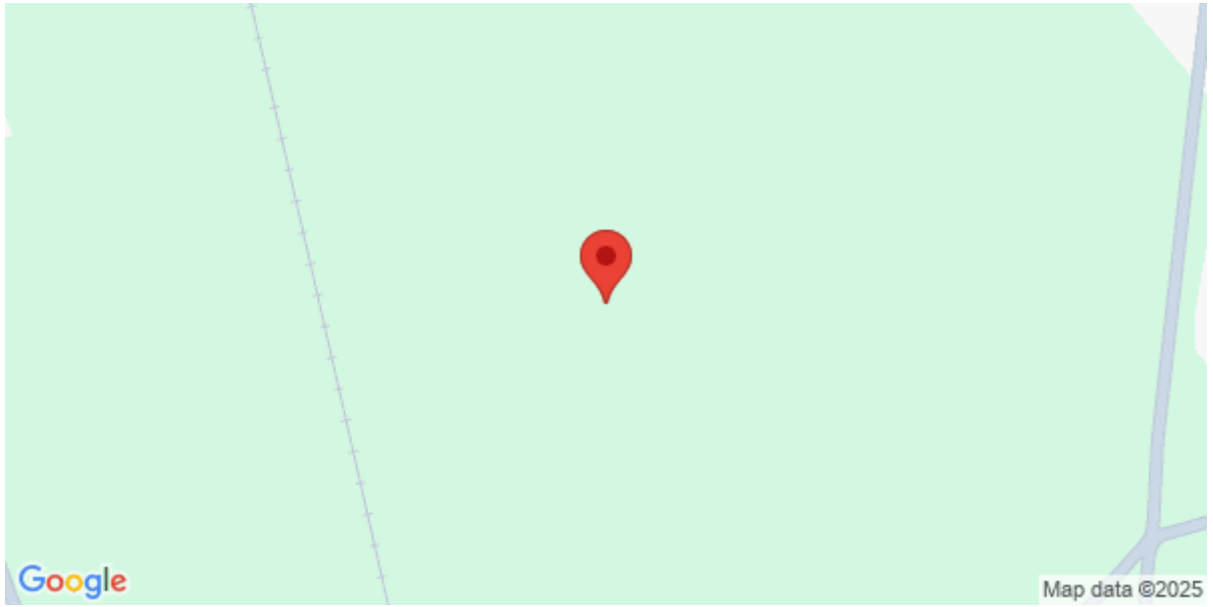
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Check On Site



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Location



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