



# Pecos, Winnsboro, 29180, SC

[https://searchrealestate.co/properties/pecos/winnsboro/sc/29180/MLS\\_ID\\_602836](https://searchrealestate.co/properties/pecos/winnsboro/sc/29180/MLS_ID_602836)



**Price - \$462,000**

**Lot Size    DOM**

15.4100      106 Days

## Features

### Location

- Interstate

## Description

15.41 acres located on the Southwest Quadrant (SWC) of the Exit 46 interchange at Camp Welfare Road. This tract is zoned B-2 (General Business District) which promotes a wide range of business and commercial uses and is one of Fairfield County's most lenient designations to accommodate general commercial development. This location offers excellent interstate visibility. SCDOT Traffic Counts for 2022 estimate 47,500 vehicles per day commute along I-77 in this general area. Centrally located in the middle of South Carolina, this location along the interstate offers logistical advantages to a network of roadways throughout the state and beyond. Nearby there are several existing manufacturing facilities and several industrial parks in Fairfield County, Chester County, York County, and Richland County. The intended development of the Fairfield County I-77 International Mega Site is just south of this location. This planned mega-site is a future large-scale OEM Facility in Ridgeway, South Carolina. Located on I-77 between exits 34 and 41, the Mega Site is poised to create thousands of jobs and become a manufacturing hub of central South Carolina. The existing traffic and visibility are attractive and future possibilities in the immediate area are promising. This is a very desirable corner lot with unlimited potential. Utilities: Electrical Utilities - Currently no public water or sewer utilities are available at this location. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

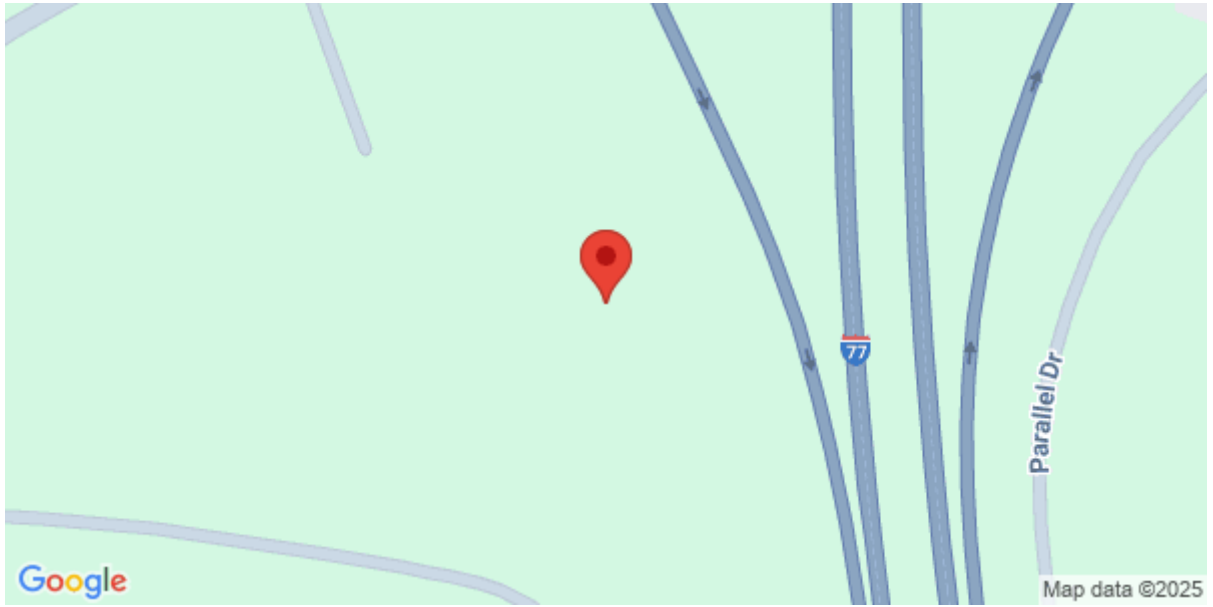
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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