



## Shady Grove Road; Irmo, SC - 67 Acre Development Tract

67 +/- Acres | Richland County, SC | \$1,600,000



### ADDRESS

1424 Shady Grove Road  
Irmo, SC 29063

### LOCATION

From Columbia, take I-126, then merge onto I-26 W. Take the Broad River Rd exit to Ballentine. Veer right onto Broad River Rd. (just across from McDonald's). In 0.25mi., make a right on Shady Grove Rd. Property entrance is located on the right side of the road in 0.20mi.

### PROPERTY SUMMARY

1424 Shady Grove Road is a 67-acre development tract, located just off Broad River Road in the rapidly growing Irmo/Ballentine submarket of the Columbia, SC MSA. The property is located less than 2 miles from Lake Murray and only ten miles from downtown Columbia. The site is situated within 1-3 miles of numerous grocery stores, restaurants, service businesses, and more with development expanding in the area every month. There are two small ponds located at the front of the property, about 1 acre each in size. The property has been annexed into the Town of Irmo and is zoned for commercial & residential uses.

Schools: Lexington-Richland District 5: Ballentine Elementary, Dutch Fork Middle, and Dutch Fork High.

Utilities: Water is at the site, Sewer is nearby.

[nationalland.com/listing/shady-grove-road-irmo-sc-67-acre-development-tract](https://nationalland.com/listing/shady-grove-road-irmo-sc-67-acre-development-tract)



National Land Realty  
1721 Saunders Street  
Columbia, SC 29201  
[NationalLand.com](https://NationalLand.com)



**Hunter Suggs**  
Office: 803-353-5752  
Cell: 803-603-3738  
Fax: 864-331-1610  
[Hsuggs@NationalLand.com](mailto:Hsuggs@NationalLand.com)

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