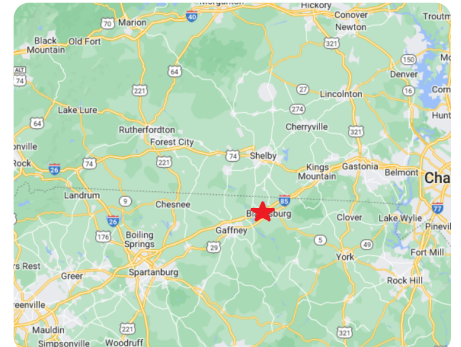
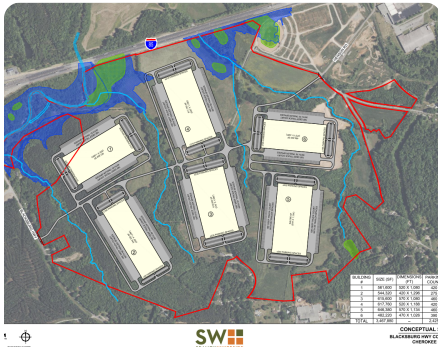




Blacksburg I-85 Development Site

415 +/- Acres (\$28,916/acre) | Cherokee County, SC | \$12,000,000



ADDRESS

0 Bear Den Road
Blacksburg, SC 29702

LOCATION

From I-85, take Exit 100 onto Blacksburg Highway toward Blacksburg. Turn left onto Bear Den Road.

PROPERTY SUMMARY

This 415 +/- acre development opportunity located in Blacksburg, SC is one of the top development sites in Cherokee County. The site is currently operating as a cattle farm so its mostly cleared land. Public water and sewer accessible. The property, which lies within an Opportunity Zone, features 3,000 feet of frontage on I-85 between Exits 100 & 102 and over 2 miles of paved road frontage. Located halfway between Greenville (55 +/- miles) and Charlotte (45 +/- miles), this site is perfect for a variety of commercial and industrial development opportunities. There is a large capacity sewer line that is going to be installed directly adjacent to the site which will greatly increase the development potential. This property is in the path of progress and the area is ripe for economic growth. Don't miss out on an amazing investment opportunity! Call today to schedule a tour!

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