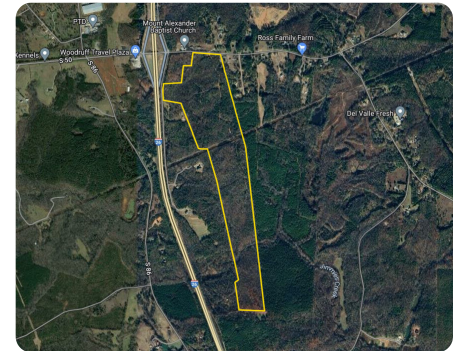




I-26 Investment Property

147.28 +/- Acres (\$11,882/acre) | Spartanburg County, SC | \$1,750,000



ADDRESS

Walnut Grove Road & Bennett Farm Road
Roebuck, SC 29376

LOCATION

Exit 35 on I-26. Property is 0.1 miles on right (headed East on Walnut Grove Rd)

PROPERTY SUMMARY

142 +/- acres of Prime Development Opportunity just off Interstate 26! Located just one-tenth of a mile from Exit 35, this tract of land offers versatile investment potential. Situated conveniently 5 miles from the rapidly expanding Woodruff and only 15 miles from downtown Spartanburg, it has manageable topography and access to public water. With approximately 700 feet of frontage on Walnut Grove Road and 425 feet on Bennett Farm Road facing I-26, this property is ideal for a variety of commercial uses. The back portion of the property is filled with mature hardwood timber, and towards the very back, Jimmies Creek, a beautiful bold creek, runs through the property. Roughly 85% of the property is on the 'road-side' of Jimmies Creek, so it wouldn't interfere with development potential. It would, however, provide an incredible greenspace with beautiful timbered trails and recreational areas near the creek. This is truly a unique offering, don't miss out on this exceptional opportunity!

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