

**Kensue Tract**  
**Cook Road**  
**Ridgeway, SC 29130**

**\$825,000**  
**52.660± Acres**  
**Fairfield County**



**MORE INFO ONLINE:**

<https://scacres.com/>

**Kensue Tract**  
**Ridgeway, SC / Fairfield County**

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**SUMMARY**

**Address**

Cook Road

**City, State Zip**

Ridgeway, SC 29130

**County**

Fairfield County

**Type**

Hunting Land, Commercial, Undeveloped Land, Recreational Land

**Latitude / Longitude**

34.297645 / -81.007117

**Acreage**

52.660

**Price**

\$825,000

**Property Website**

<https://scacres.com/property/kensue-tract-fairfield-south-carolina/97448/>



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**PROPERTY DESCRIPTION**

**52.66 Acres - Kensue Tract**

**Cook Road, Ridgeway, SC / Fairfield County**

This 52.66-acre tract is strategically positioned between Cook Road and Interstate 77, offering exceptional access and visibility. Approximately 525 feet of frontage along Cook Road provides ample direct access and is located directly across from one of the entrances to Fairfield Commerce Park. In addition, roughly 750 feet of interstate frontage delivers high-visibility exposure along I-77.

According to South Carolina Department of Transportation estimates, more than 47,000 vehicles travel this stretch of I-77 daily, with traffic counts continuing to rise. The property is currently zoned I-1 (Industrial) by Fairfield County and adjoins the Walter B. Brown Industrial Park to the south, further reinforcing its industrial suitability.

Primarily wooded with rolling topography, the property is enhanced by a small creek located near the rear boundary and running parallel to the interstate. Water and electrical utilities are available along Cook Road, while existing gas and sewer lines run parallel to I-77 at the rear of the property.

While well-suited for industrial development, the tract may also accommodate a variety of alternative uses, subject to rezoning approval by Fairfield County. As Blythewood continues to expand and southeastern Fairfield County experiences sustained growth, this location presents a compelling opportunity for future development.

**ZONING:** I-1, Industrial District: The intent of this District is to accommodate and protect on individual lots or in business park settings industrial and related wholesaling, distribution, warehousing, processing, office and administrative uses in an environment suited to such uses and operations, while promoting land use compatibility with the aid of performance standards. This District also is intended to protect for future development vacant sites and tracts with industrial potential.

**UTILITIES:** Most major utilities are available (The buyer and/or buyer representative are responsible for determining the location and availability of any/all utilities for their intended use prior to purchasing).

**LOCATION:** Located on Cook Road within the I-77 corridor. The two nearest major cities are Columbia and Charlotte. Nearby small towns include: Winnsboro, Ridgeway, and Blythewood.

**SC COMMERCIAL AND INDUSTRIAL BENEFITS:** Successful businesses require growth and value. South Carolina offers an array of grants and incentives to help businesses make smart business investments. South Carolina's pro-business policies potentially offer the following opportunities to eliminate your entire corporate income taxes, a range of sales tax exemptions that reduce start up costs and operating costs, property tax incentives that can be tailored to meet your company's needs, special state discretionary incentives may be used to meet specific needs and many more. The SC Department of Commerce and Economic Development have an open arms approach that welcomes new businesses to the Palmetto State.

**LOCATION ADVANTAGE:** Combining small-town charm with a logistical advantage, Fairfield County offers unrivaled opportunity. Nestled between the second largest metropolitan area in the southeast, Charlotte, NC and South Carolina's capital, Columbia, nearly half of the United States is within a day's drive, while a young and skilled workforce is becoming known the world over for its craftsmanship. Running through the center of the county, I-77 provides north-south access, and with more than 50,000 experienced makers within a 60-minute drive, manufacturing thrives in Fairfield County. From mattresses to motor vehicle parts to asphalt pavers, companies are finding a home, and a partner, in Fairfield County. (Source: CentralSC)

**TOPOGRAPHY:** Primarily wooded with rolling topography, the property is enhanced by a small creek located near the rear boundary and running parallel to the interstate.

**ROADS & ENTRANCES:** 525+ feet of road frontage on Cook Road.

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**AIRPORTS:** The nearest public airports are Charlotte-Douglas International Airport (CLT) and Columbia Metropolitan Airport (CAE). The Fairfield County Airport is also nearby and features a 5,243 foot runway and parallel taxiway the airport has available on-site, jet, and 100/LL fuel.

**SCHOOL DISTRICT:** This tract is located in the Fairfield County School District.

**PROPERTY TAXES:** The property use is currently considered Ag-Exempt and property taxes for 2025 were \$154.24.

**TAX MAP NUMBER:** 184-00-00-033-000

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**Broker:**

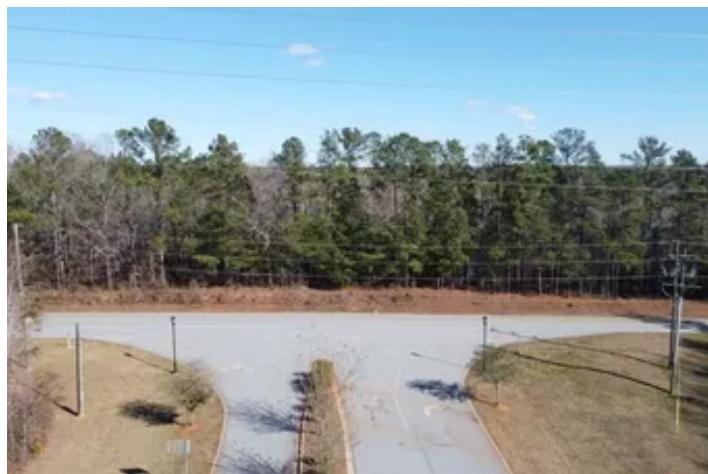
**Russ Brown**

**(803) 718-0911**

**MORE INFO ONLINE:**

<https://scacres.com/>

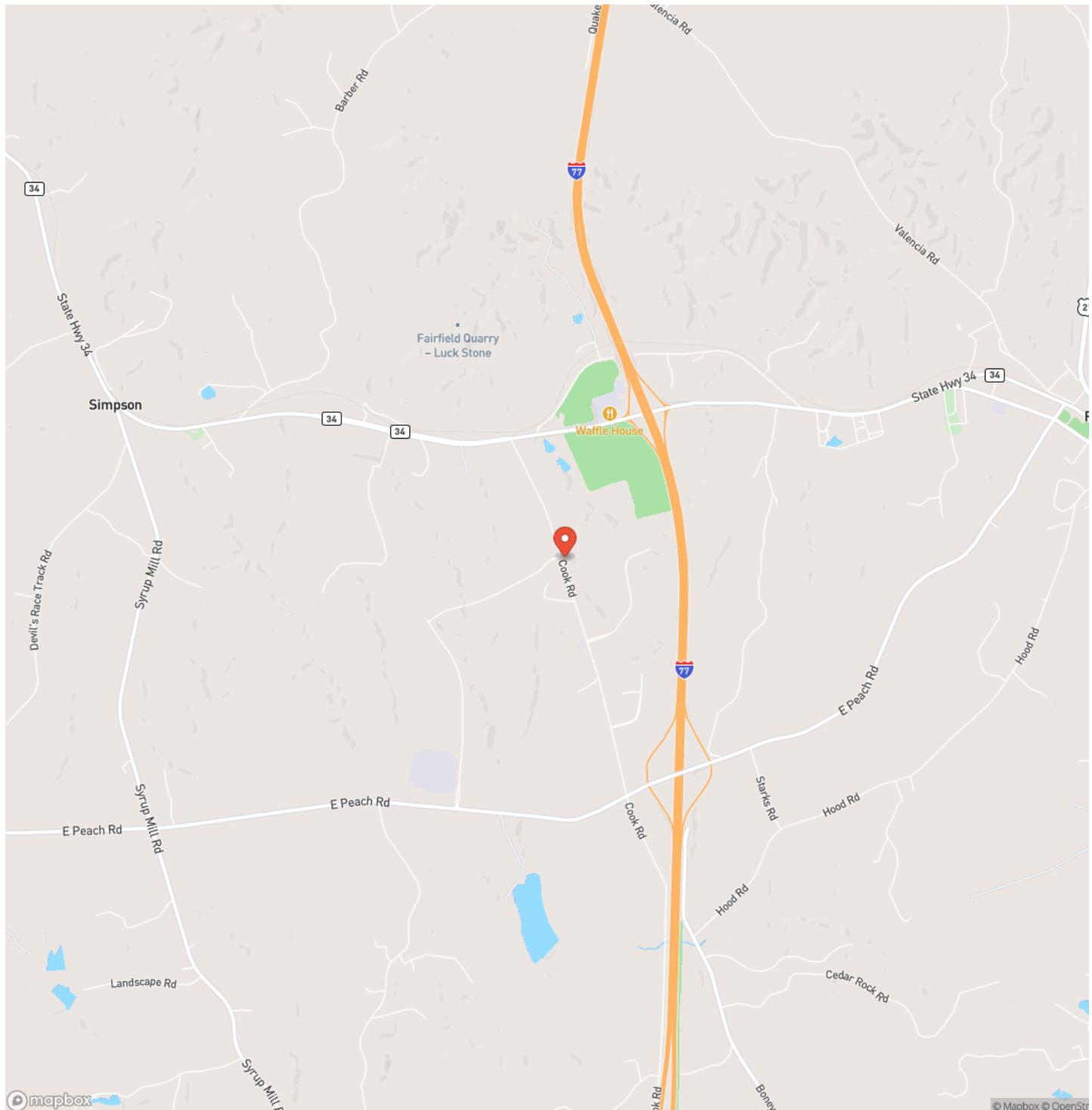
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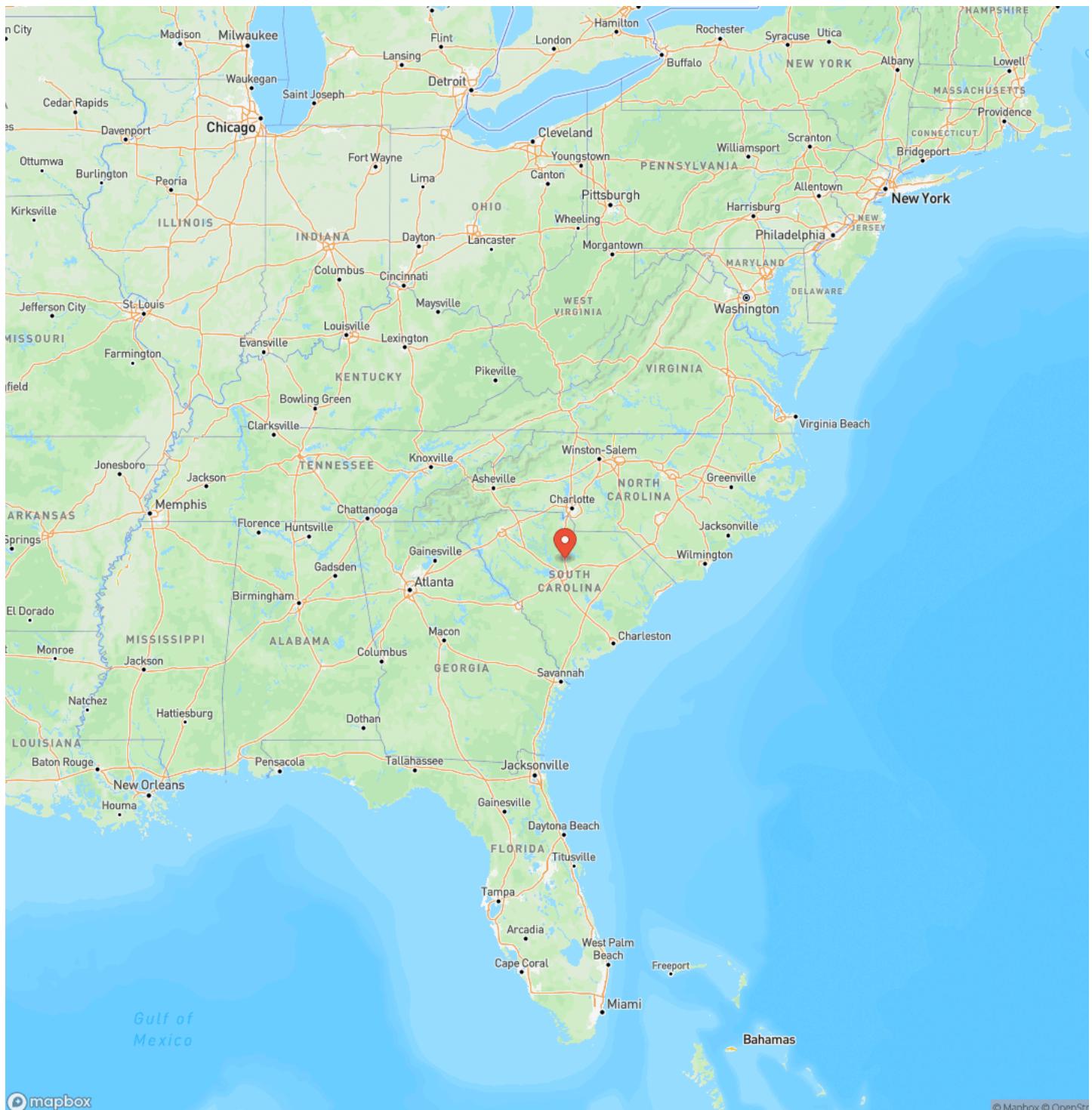
## Locator Map



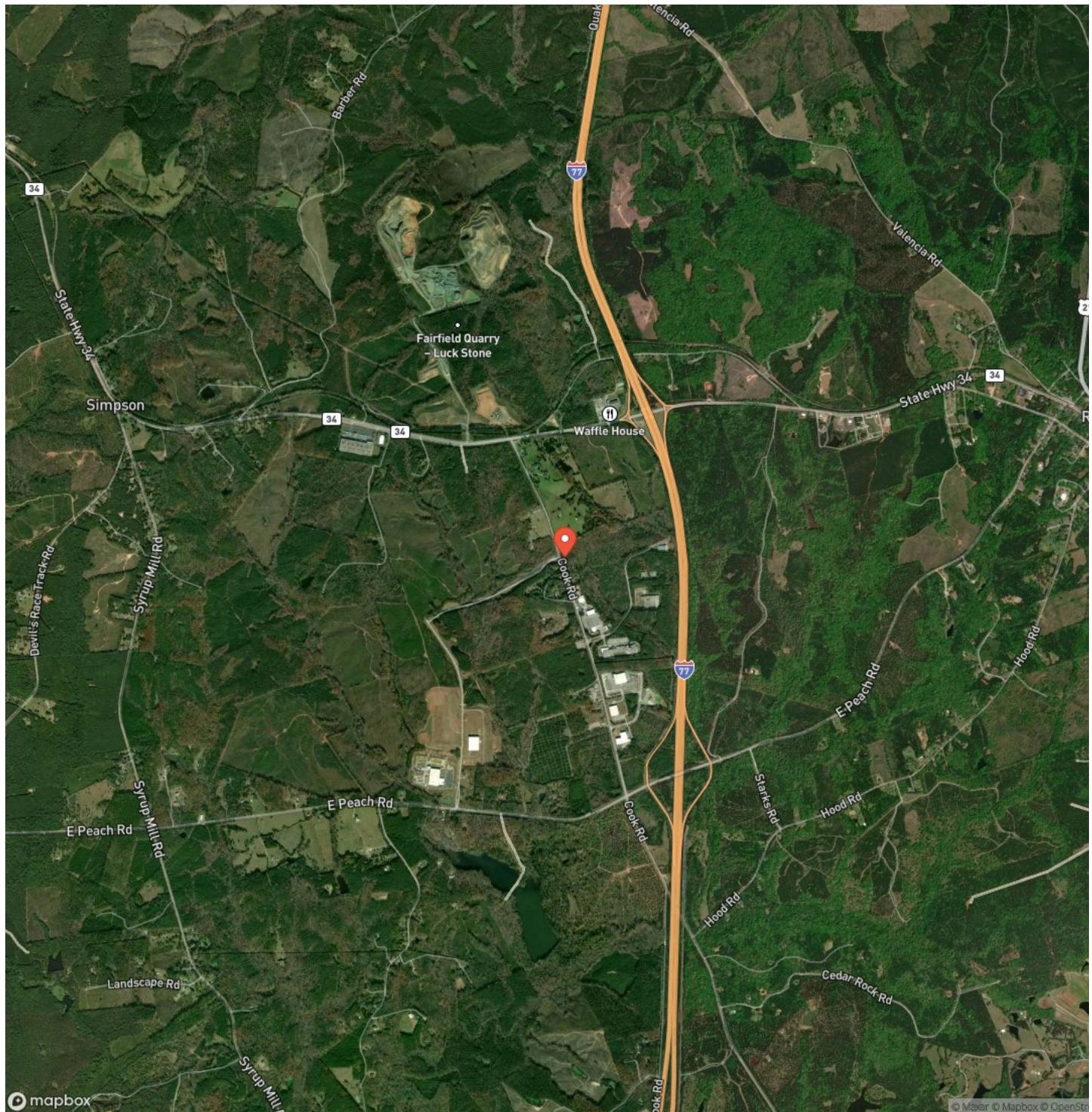
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# Locator Map



## Satellite Map



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## **Kensue Tract Ridgeway, SC / Fairfield County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Russ Brown

## Mobile

(803) 718-0911

## Office

(803) 337-7405

## Email

russ@scacres.com

## Address

**City / State / Zip**

## NOTES

## NOTES

#### **MORE INFO ONLINE:**

## **DISCLAIMERS**

**Broker Participation and Commission Disclosure:** Commission disbursements to cooperating licensed Brokers will be at the sole discretion of Brown & Company. Licensed Brokers must be disclosed upon initial contact with the Listing Firm. Buyer's Agents must be present at the initial property tour to participate in the real estate commission.

**MORE INFO ONLINE:**

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**Brown & Company**  
485 US Hwy 321 Byp S  
Winnsboro, SC 29180  
(803) 337-7405  
<https://scacres.com/>

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