

I-77 Corridor - Corner Location
Peach Road
Ridgeway, SC 29130

\$2,055,900
38.650± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

I-77 Corridor - Corner Location Ridgeway, SC / Fairfield County

SUMMARY

Address

Peach Road Cook Road

City, State Zip

Ridgeway, SC 29130

County

Fairfield County

Type

Undeveloped Land, Commercial

Latitude / Longitude

34.281138 / -81.0029

Taxes (Annually)

81

Acreage

38.650

Price

\$2,055,900

Property Website

<https://scacres.com/property/i-77-corridor-corner-location-fairfield-south-carolina/66690/>



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PROPERTY DESCRIPTION

Prime 38.65+ Acre Corner Property with Exceptional Location and Accessibility

Corner of Peach Road and Cook Road at the I-77, Exit 32 Interchange

Ridgeway, South Carolina
Fairfield County

Location is everything in real estate, and this property delivers. Spanning 38.65+ acres, it occupies a strategic corner near the southbound ramps of Exit 32 at the Peach Road Interchange. With over 860 feet of frontage on Peach Road and 1,400 feet on Cook Road, the site offers excellent visibility and easy access.

Positioned between Fairfield Commerce Park and Walter B. Brown Industrial Park, the property is also close to the developing I-77 International Mega Site and the new Scout Motors Manufacturing Facility. Its location along the I-77 corridor connects Columbia and Charlotte, making it ideal for future commercial or industrial use.

According to SCDOT, more than 47,000 vehicles travel this stretch of I-77 daily, with traffic volumes steadily increasing. The property's existing B-2 zoning—the most flexible commercial zoning in Fairfield County—allows for a broad range of development options.

As Blythewood grows and Southeastern Fairfield County continues to expand, this corner property presents a unique opportunity for investors and developers to capitalize on the region's rapid growth.

ZONING: B-2 General Business District. The intent of this District is to provide for and promote the development and maintenance of commercial and business uses strategically located to serve the traveling public, the resident population and the larger region of which the county is a part. Toward this end, a wide range of business and commercial uses are permitted in this District. (Source: Fairfield County Land Use Ordinance)

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

LOCATION: Centrally located at the intersection of Peach Road and Cook Road in Fairfield County. Roughly .3 miles from I-77, Exit 32 (Ridgeway Exit) along the I-77 corridor between the two nearest cities of Columbia and Charlotte. Nearby small towns include: Winnsboro, Ridgeway, and Blythewood.

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.

TERRAIN AND NATURAL WATER SOURCES: This tract consists of fairly level topography with a gentle slope from the front to the rear of the property.

ROADS AND ENTRANCES: 860+ feet of road frontage on Peach Road and 1300+ feet of road frontage on Cook Road.

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. The modern terminal building has a CATS Testing Center; pilot's shop, flight instruction, and stock supplies. T-Hangers provide excellent storage space for private planes, onsite maintenance, certified A&P & AI, monthly parking, and for transients, they can arrange car rentals, courtesy transportation to lodging and dining.

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 2023 were \$64.27 and \$16.87.

TAX MAP NUMBERS: 184-00-00-069-000 & 184-00-00-065-000

Contact:

Russ Brown

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russ@scacres.com

MORE INFO ONLINE:

<https://scacres.com/>

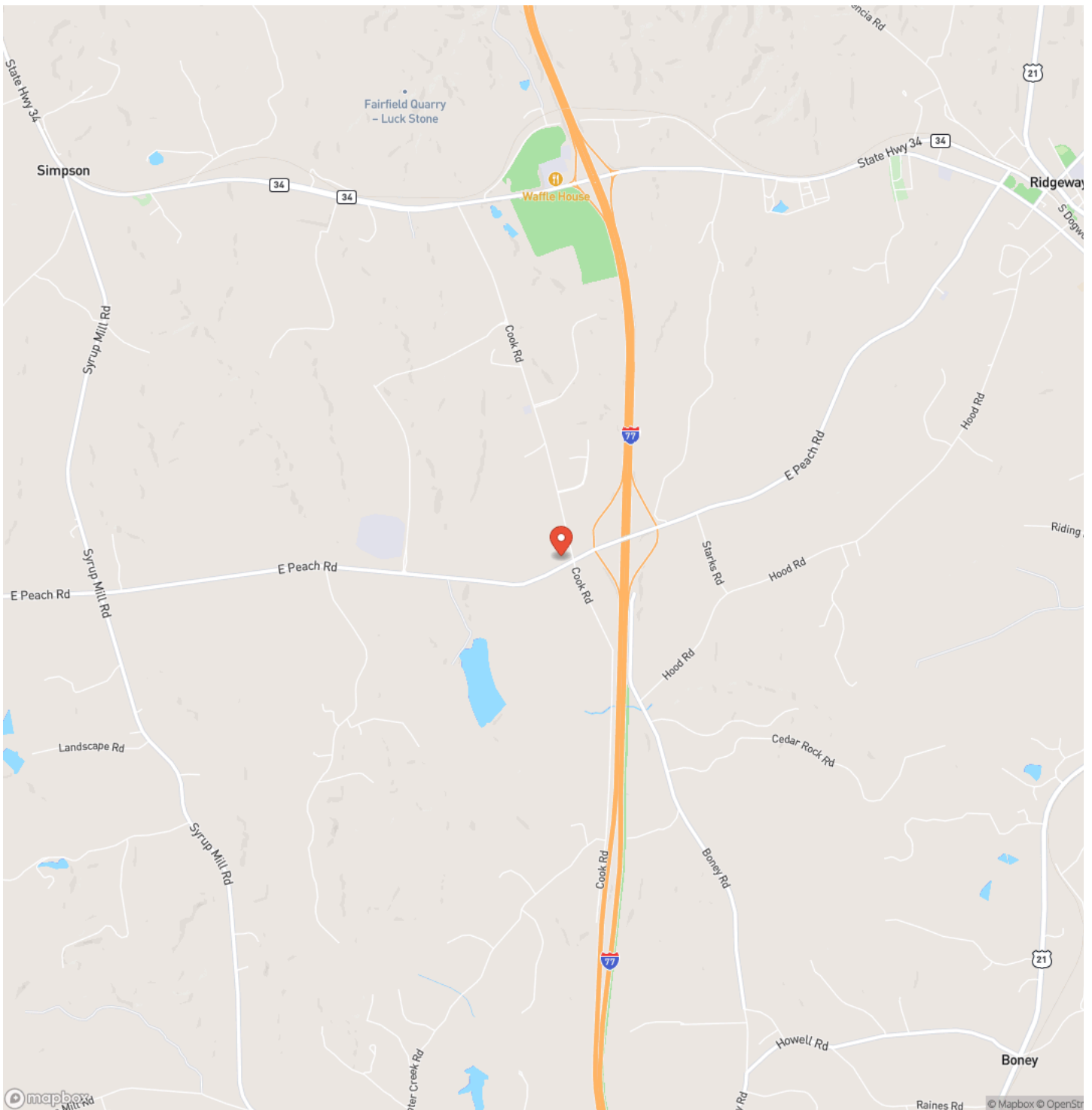
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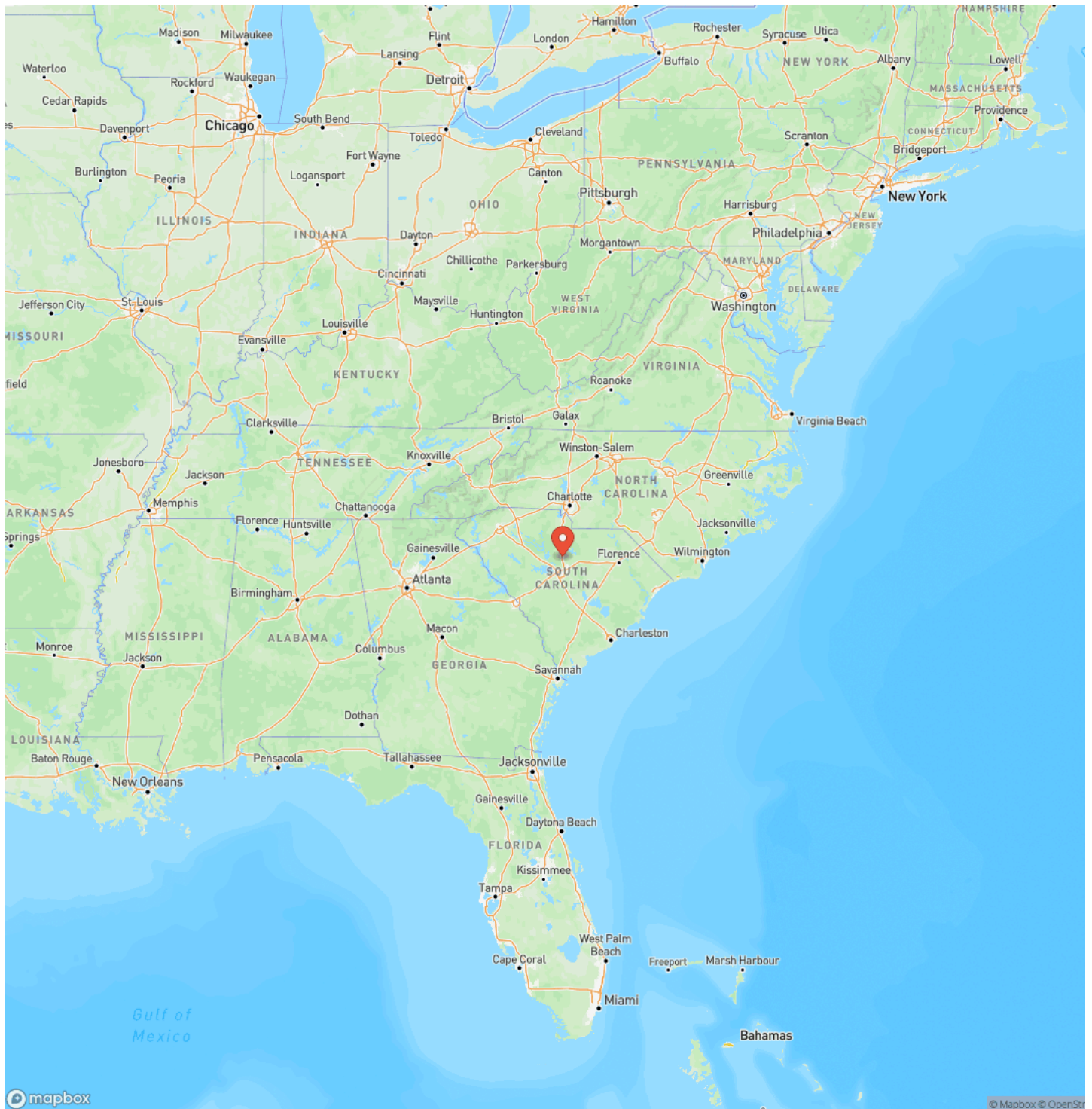
Locator Map



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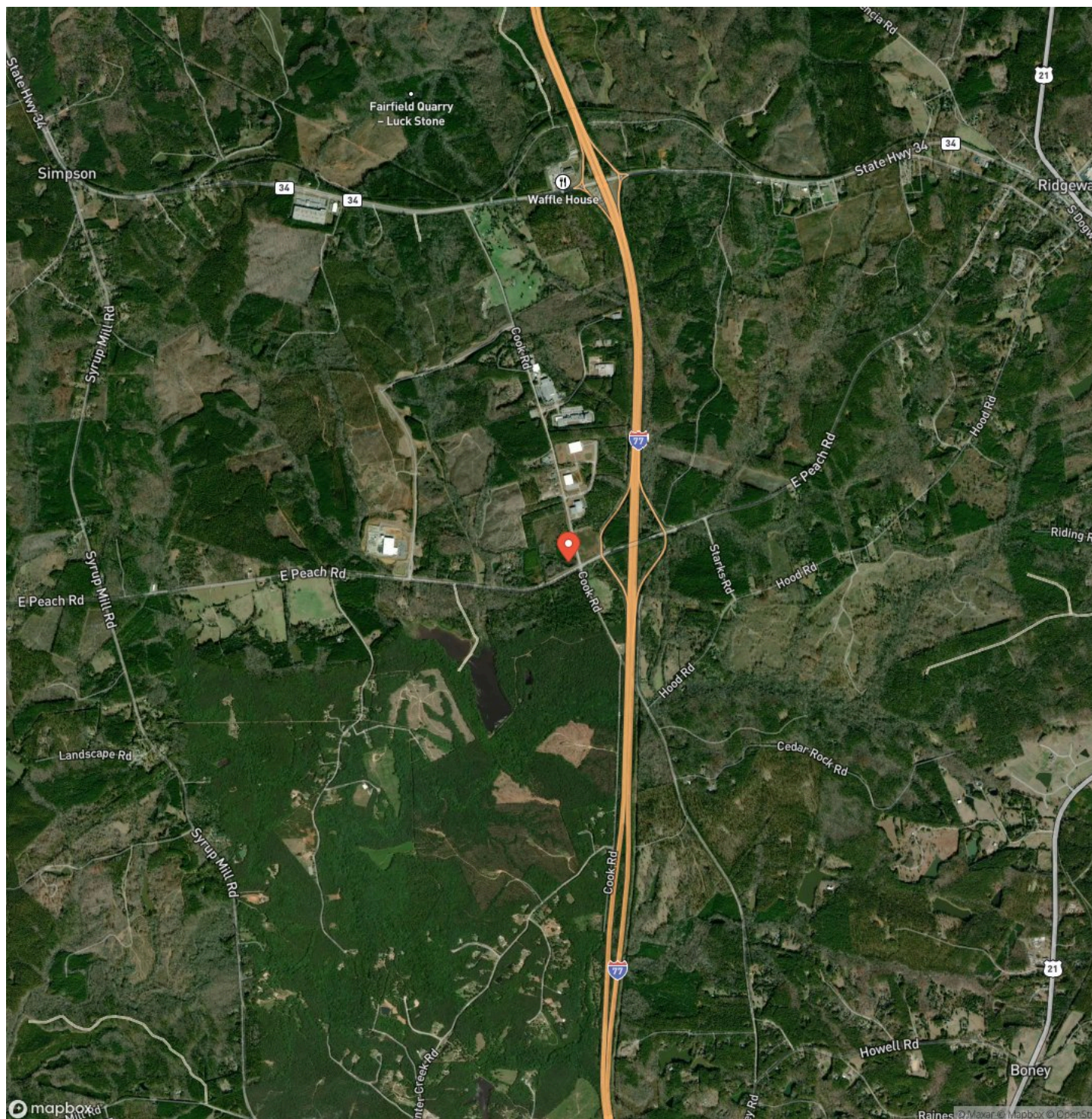
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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DISCLAIMERS

Commission Disclosure: *Commission splits will be at the sole discretion of Brown & Company. The Buyer's Agent must be identified upon first contact with the Listing Firm, and the Buyer's Agent must be present at the initial property tour to participate in the real estate commission. No land disclosure is available. Buyer and/or Buyer's Agent to verify any pertinent information before the completion of the due diligence.*

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