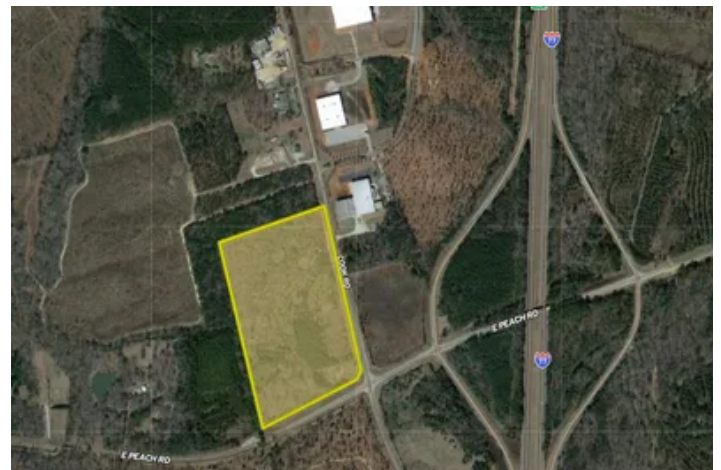


Corner Location Near I-77
Peach Road
Ridgeway, SC 29130

\$1,800,000
30.120± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

**Corner Location Near I-77
Ridgeway, SC / Fairfield County**

SUMMARY

Address

Peach Road

City, State Zip

Ridgeway, SC 29130

County

Fairfield County

Type

Undeveloped Land, Commercial

Latitude / Longitude

34.281224 / -81.002619

Taxes (Annually)

65

Acreage

30.120

Price

\$1,800,000

Property Website

<https://scacres.com/property/corner-location-near-i-77-fairfield-south-carolina/57955/>



MORE INFO ONLINE:

<https://scacres.com/>

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

PROPERTY DESCRIPTION

30.12 Acres - Commercial Corner

Intersection of Peach and Cook Roads - Exit 32 Along I-77

Location is paramount in real estate and this property is no exception. This 30+ acre corner location is within visual distance to the southbound ramps of Exit 32 at the Peach Road Interchange. With over 860 feet of frontage on Peach Road and 1300 feet on Cook Road, this location is easily accessible. Centrally positioned between the Fairfield Commerce Park and the Walter B. Brown Industrial Park, it lies in close proximity to the developing I-77 International Mega Site and the new Scout Motors Manufacturing Facility and is strategically located within the I-77 corridor, linking Columbia to Charlotte. According to SCDOT estimates, over 47,000 vehicles per day pass through this stretch of I-77, with traffic counts steadily increasing. The property benefits from existing B-2 zoning, the most flexible commercial zoning in Fairfield County, offering a wide range of potential uses. As Blythewood expands and Southeastern Fairfield County experiences continued growth, this corner location presents abundant opportunities.

LINKS:

- [Scout Motors](#)
- [I-77 International Mega Site](#)
- [Fairfield County Chamber of Commerce](#)
- [Town of Ridgeway](#)
- [Fairfield County Commerce Park](#)
- [Walter B. Brown Industrial Park II](#)

ZONING: B-2 General Business District. This District intends 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 for determining 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.

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: This tract consists of fairly level topography with a gentle slope from the front to the rear of the property.

MORE INFO ONLINE:

<https://scacres.com/>

ROADS & 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. Other educational opportunities nearby include: Richard Winn Academy (Private - South Carolina Independent School Association - SCISA).

PROPERTY TAXES: The property use is currently considered Ag-Exempt and property taxes for 2023 were \$64.27.

TAX MAP NUMBER: 184-00-00-069-000

CONTACT:

Russ Brown

Tel: [\(803\) 718-0911](tel:8037180911)

Email: russ@SCacres.com

MORE INFO ONLINE:

<https://scacres.com/>

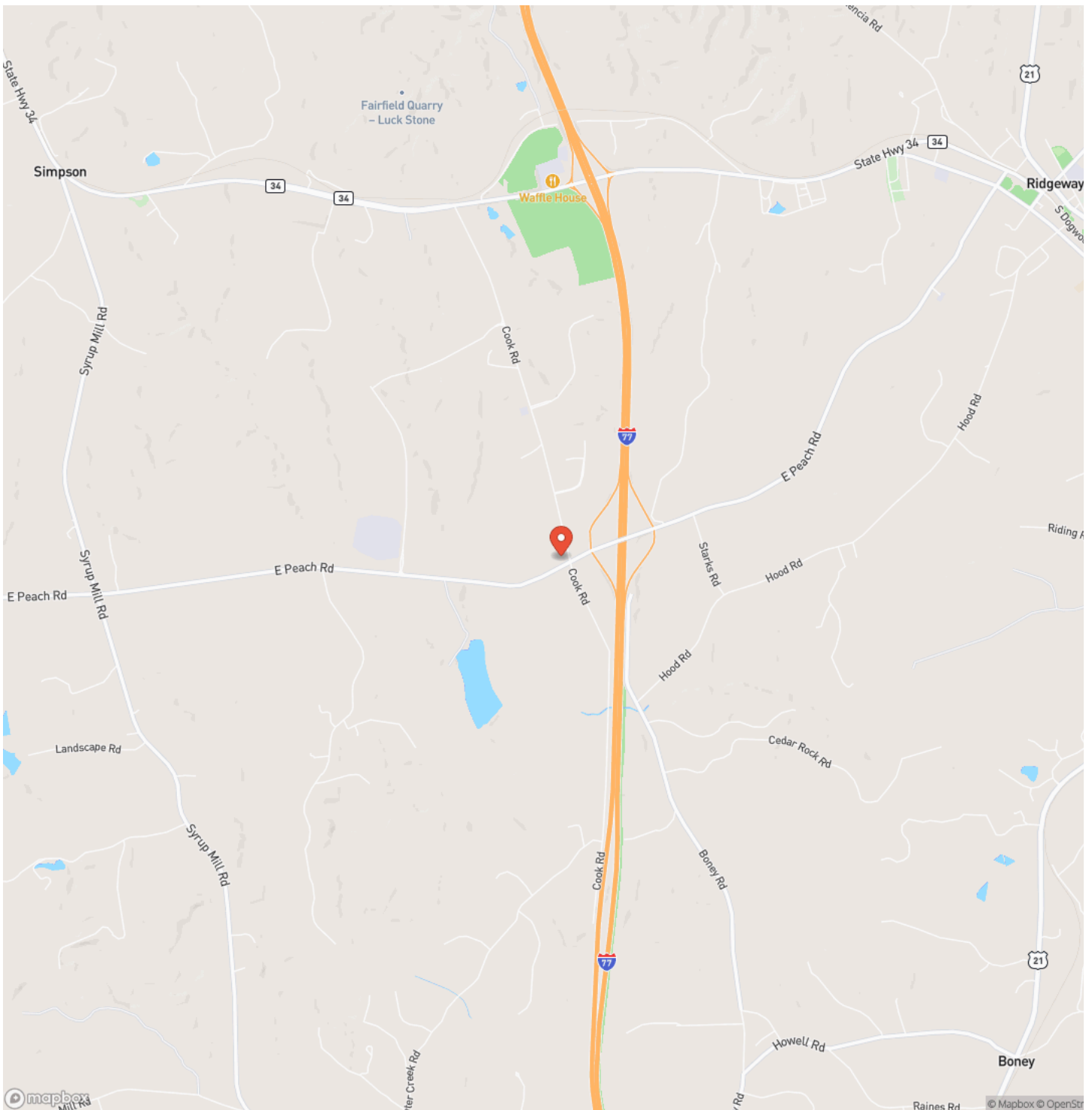
**Corner Location Near I-77
Ridgeway, SC / Fairfield County**



MORE INFO ONLINE:

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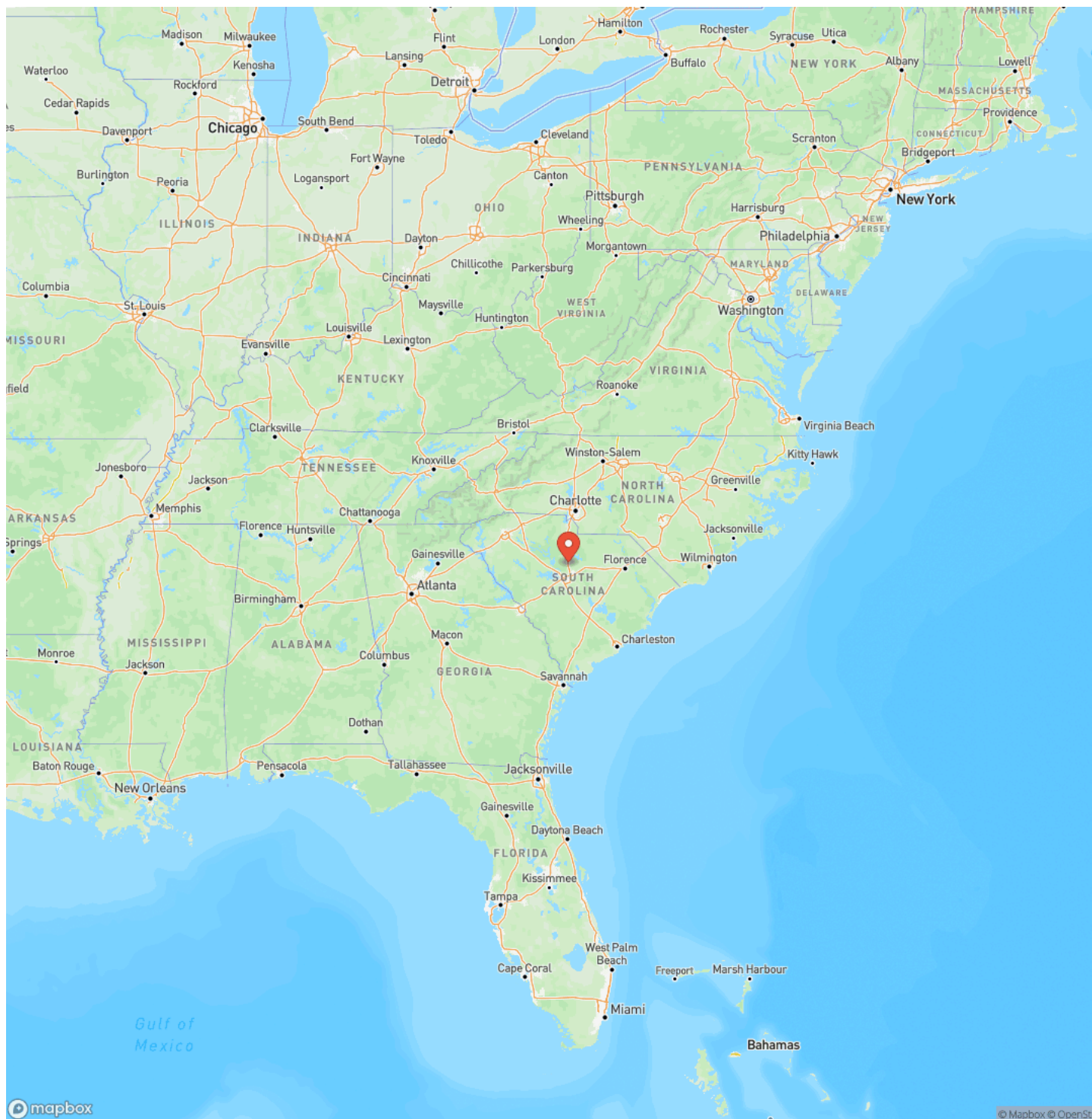
Locator Map



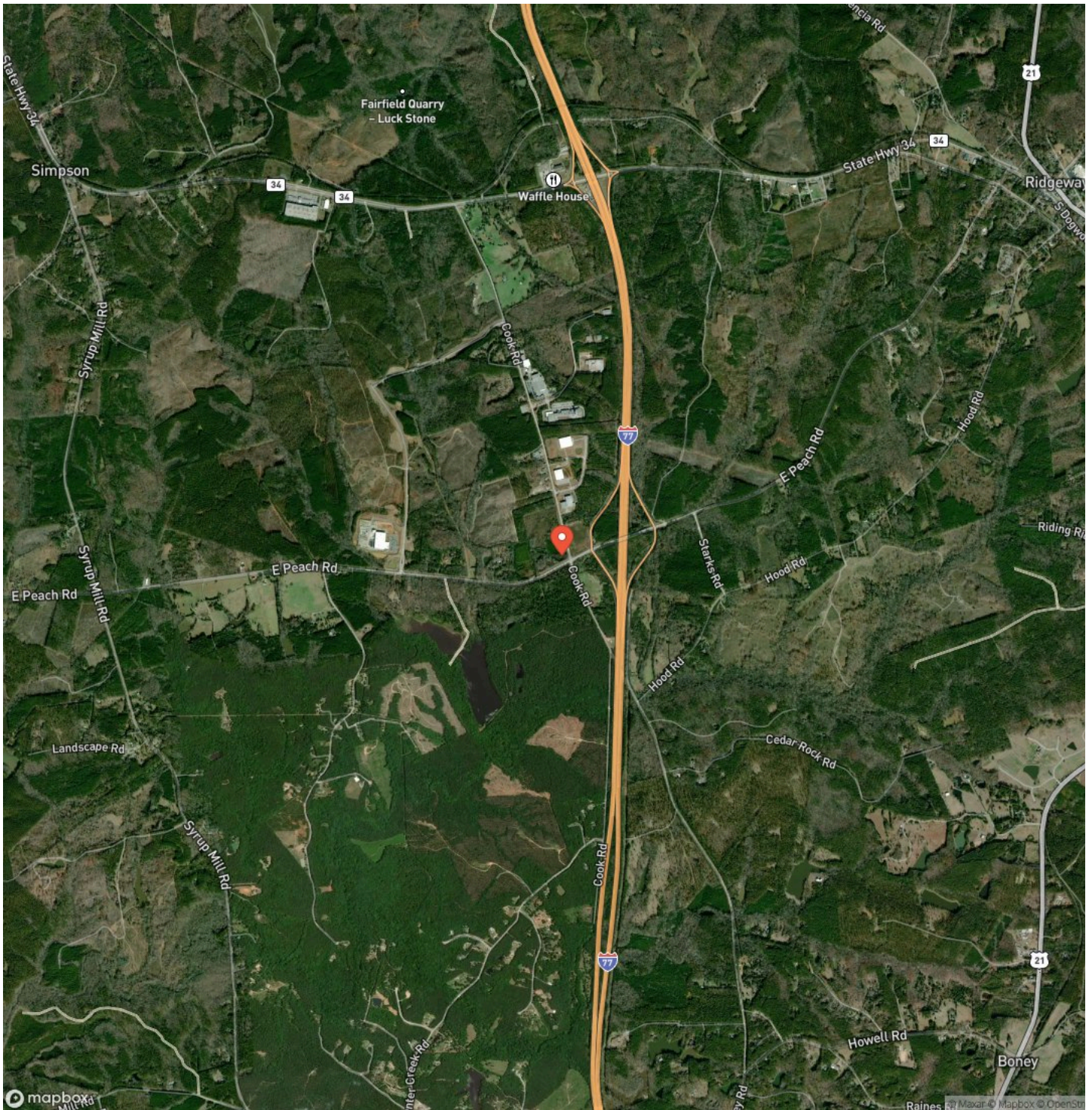
MORE INFO ONLINE:

<https://scacres.com/>

Locator Map



Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

**Corner Location Near I-77
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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

[illegible]

DISCLAIMERS

Broker and Commission Disclosure: *Commission splits will be at the sole discretion of Brown and Company. The Buyer's Agent must be identified upon first contact with the Listing Agent and the Buyer's Agent must be present at the initial property tour to participate in the real estate commission. No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure is available. Buyer or buyer's agent to verify any pertinent information before the completion of any inspection period.*

Brown & Company
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