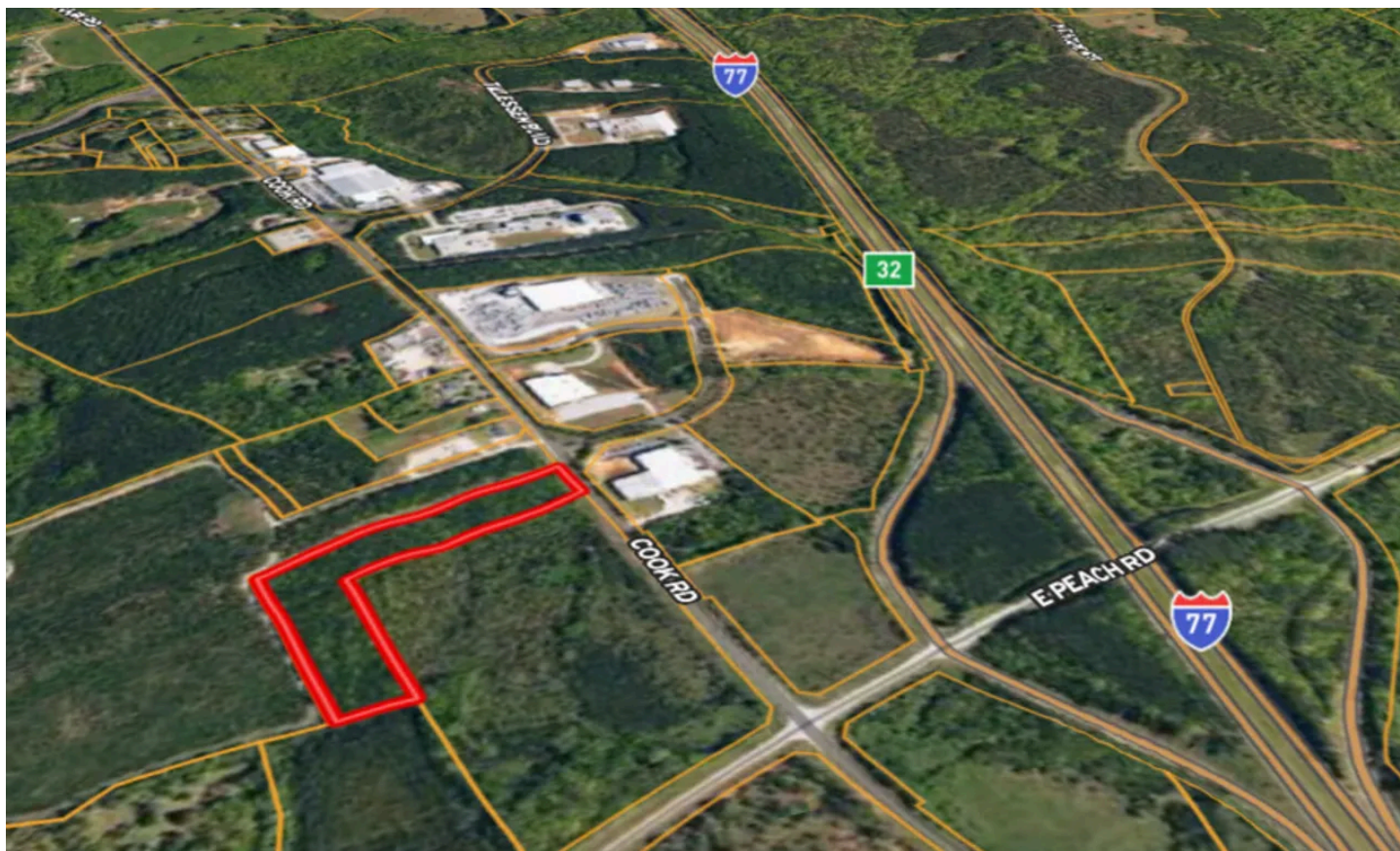


8.53 Acres - Cook Road Commercial
Cook Road
Ridgeway, SC 29130

\$255,900
8.530± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

8.53 Acres - Cook Road Commercial Ridgeway, SC / Fairfield County

SUMMARY

Address

Cook Road

City, State Zip

Ridgeway, SC 29130

County

Fairfield County

Type

Commercial, Undeveloped Land

Latitude / Longitude

34.285053 / -81.003403

Taxes (Annually)

17

Acreage

8.530

Price

\$255,900

Property Website

<https://scacres.com/property/8-53-acres-cook-road-commercial-fairfield-south-carolina/61701/>



MORE INFO ONLINE:

<https://scacres.com/>

8.53 Acres - Cook Road Commercial Ridgeway, SC / Fairfield County

PROPERTY DESCRIPTION

8.53 Acres - Zoned B2 Cook Road, Ridgeway, SC 29130

8.53 Acres zoned "B2" in Fairfield County - this is considered one of the most lenient commercial zoning classifications in Fairfield County. Located in the Ridgeway area, it is surrounded by industrial facilities and commercial properties along Cook Road and Peach Road. The site is near several multinational corporate facilities within the Walter B. Brown Industrial Park and Fairfield Commerce Park. Positioned strategically between two interchanges (Exit 32/Peach Road and Exit 34/Hwy 34) along the I-77 Corridor, this location provides easy access to both Columbia and Charlotte.

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)

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](#)

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)

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 in Fairfield County. Roughly .5 mile 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

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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: Paved Access from 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, and 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 \$17.05.

Tax Map Number: 184-00-00-065-000

Contacts:

Russ Brown

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

Email: russ@SCacres.com

MORE INFO ONLINE:

<https://scacres.com/>

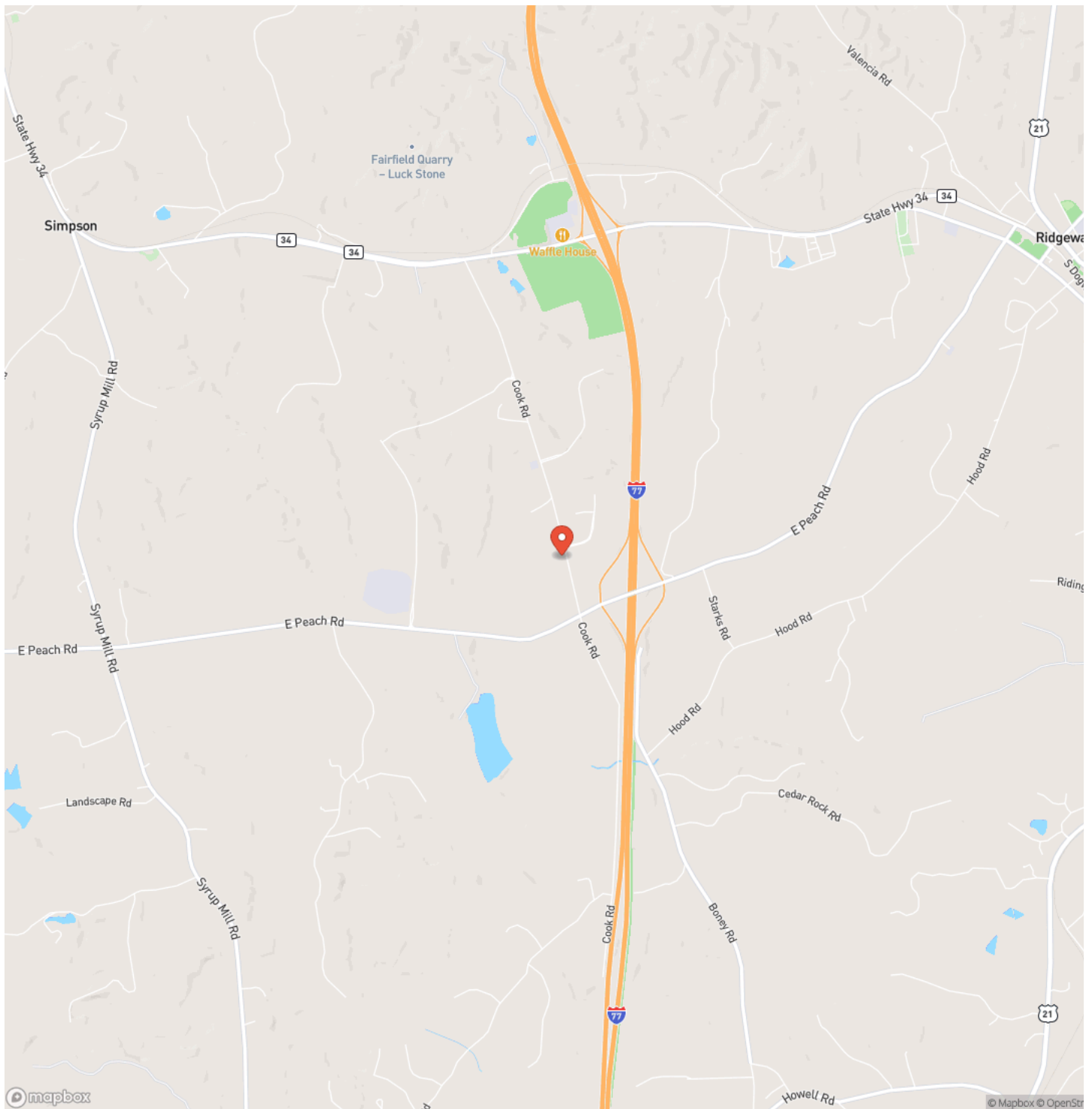
**8.53 Acres - Cook Road Commercial
Ridgeway, SC / Fairfield County**



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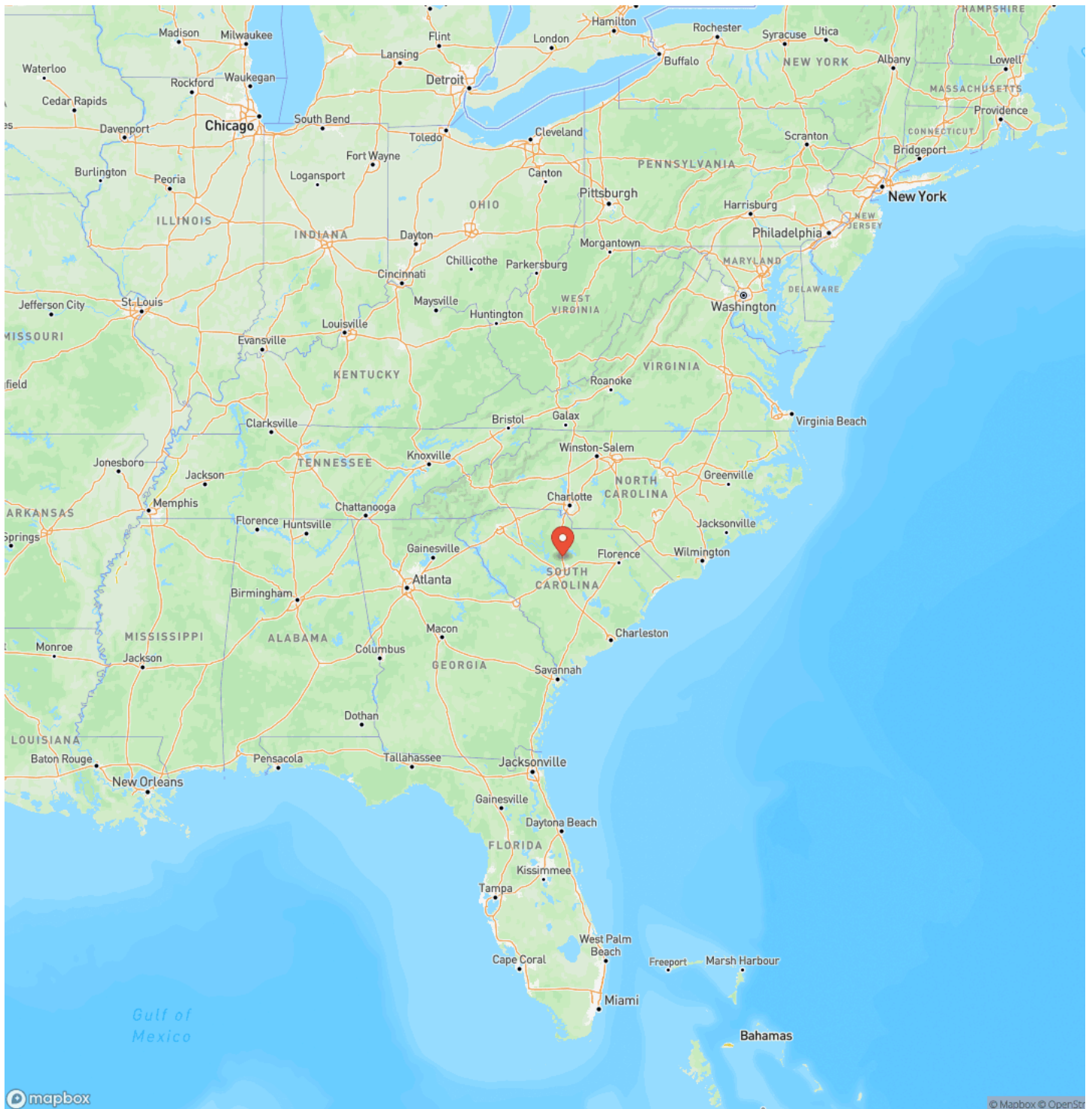
Locator Map



MORE INFO ONLINE:

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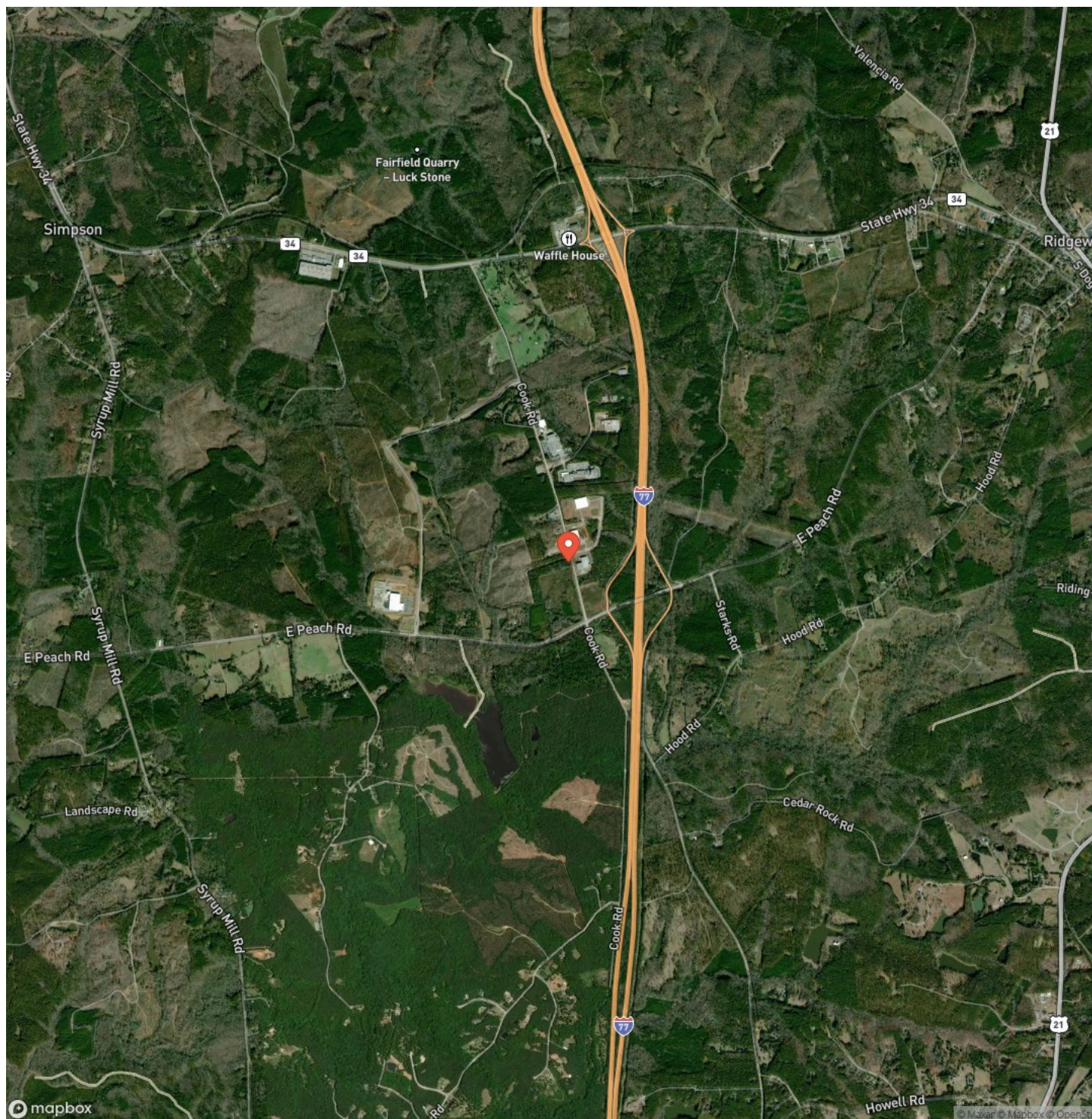
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

8.53 Acres - Cook Road Commercial 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

[illegible]

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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 land disclosure is available. buyer or buyer's agent to verify any pertinent information before the completion of any inspection period.*

Brown & Company
485 US Hwy 321 Byp S
Winnsboro, SC 29180
(803) 337-7405
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