

510 VAN LINGLE MUNGO BLVD

PAGELAND, SOUTH CAROLINA



**\$255,000**

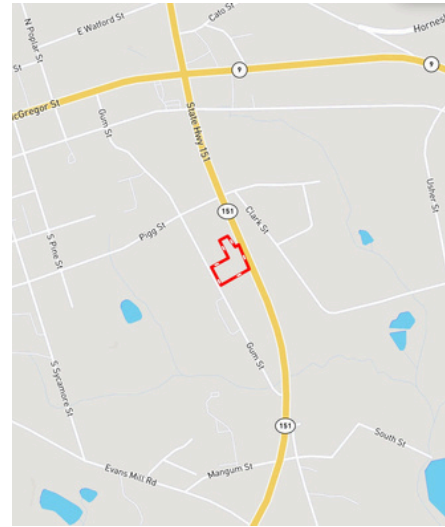


## PRIME DEVELOPMENT OPPORTUNITY: 2.6± ACRES IN CHESTERFIELD COUNTY

Position your next project for success with this 2.69 +/- acre development site on Van Lingle Mungo Boulevard (Highway 151), one of Pageland's most traveled corridors. Featuring 300+ feet of direct highway frontage plus 235+ feet on Gum Street, the property offers outstanding exposure and dual access points for maximum convenience. Currently zoned residential, the site is surrounded by both commercial and residential growth, making it a strong candidate for rezoning.

- ✓ 2.69 +/- ACRES
- ✓ ROAD FRONTAGE
- ✓ PRIME LOCATION
- ✓ DEVELOPMENT OPPORTUNITY
- ✓ POTENTIAL FOR REZONING





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Potential development opportunities include retail, restaurant, office, medical, multi-family, senior living, storage, or service-related businesses. For larger-scale projects, an adjacent parcel is also available, creating the potential for over 800 feet of highway frontage. With strong traffic counts and ongoing area growth, this property presents a rare opportunity for commercial expansion in Pageland, SC.

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