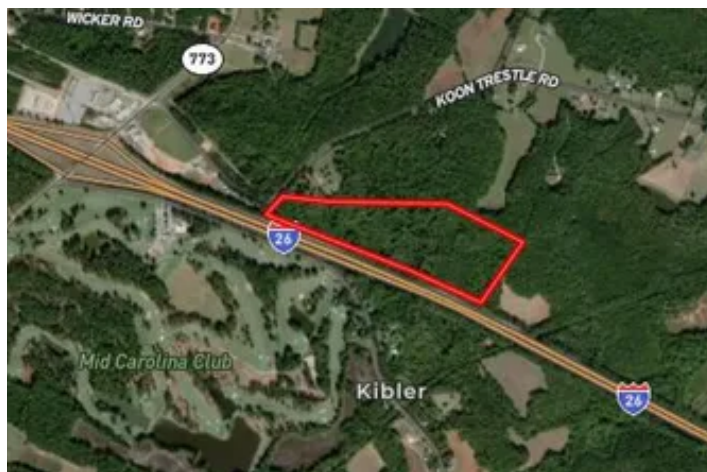


Koon Trestle Road
Koon Trestle Road
Pomaria, SC 29126

\$734,000
36.700± Acres
Newberry County



MORE INFO ONLINE:

<https://scacres.com/>

Koon Trestle Road
Pomaria, SC / Newberry County

SUMMARY

Address

Koon Trestle Road

City, State Zip

Pomaria, SC 29126

County

Newberry County

Type

Undeveloped Land, Commercial

Latitude / Longitude

34.237269 / -81.453785

Taxes (Annually)

86

Dwelling Square Feet

0

Acreage

36.700

Price

\$734,000

Property Website

<https://scacres.com/property/koon-trestle-road-newberry-south-carolina/49440/>



MORE INFO ONLINE:

<https://scacres.com/>

Koon Trestle Road Pomaria, SC / Newberry County

PROPERTY DESCRIPTION

Development Potential - This 36+/- acre property is in the Midlands Region Of South Carolina between the major cities of Columbia and Greenville. Located on Interstate 26 just off Exit 82 (Highway 773), this tract has high visibility along its 2,500+/- feet of Interstate frontage and boasts a daily traffic count of 45,000 +/- vehicles. Newberry County is rapidly growing in residential and economic development with over 40 Domestic Manufactures and 10 International Companies. The I-26 corridor offers convenient travel to the ports of Charleston and Savannah.

Newberry County Tax ID# 635-1

Location: Located in the southeastern portion of Newberry County, this property is 20 minutes away from downtown Columbia and Newberry. Interstate 26 offers convenient travel to Columbia and Charleston to the south as well as Laurens, Greenville, and Spartanburg to the north.

Roads and Entrances: This tract is accessed from the paved Koon Branch and has 2,500+/- frontage along Interstate 26.

Airports: The nearest public airports are Columbia Metropolitan and Greenville-Spartanburg.

School District: The Newberry County School District offers 3 public High Schools, 2 public Middle Schools, and 8 public Elementary Schools. The private schools of Newberry Academy as well as Newberry Christian Academy offer grades K-12. Colleges include Newberry College and Piedmont Technical College.

Property Taxes: This property is Ag-Exempt and property taxes for 2023 were \$84.64.

Contacts: Jeff Parker [\(803\) 519-7829](tel:(803)519-7829) mobile jeff@scacres.com

MORE INFO ONLINE:

<https://scacres.com/>

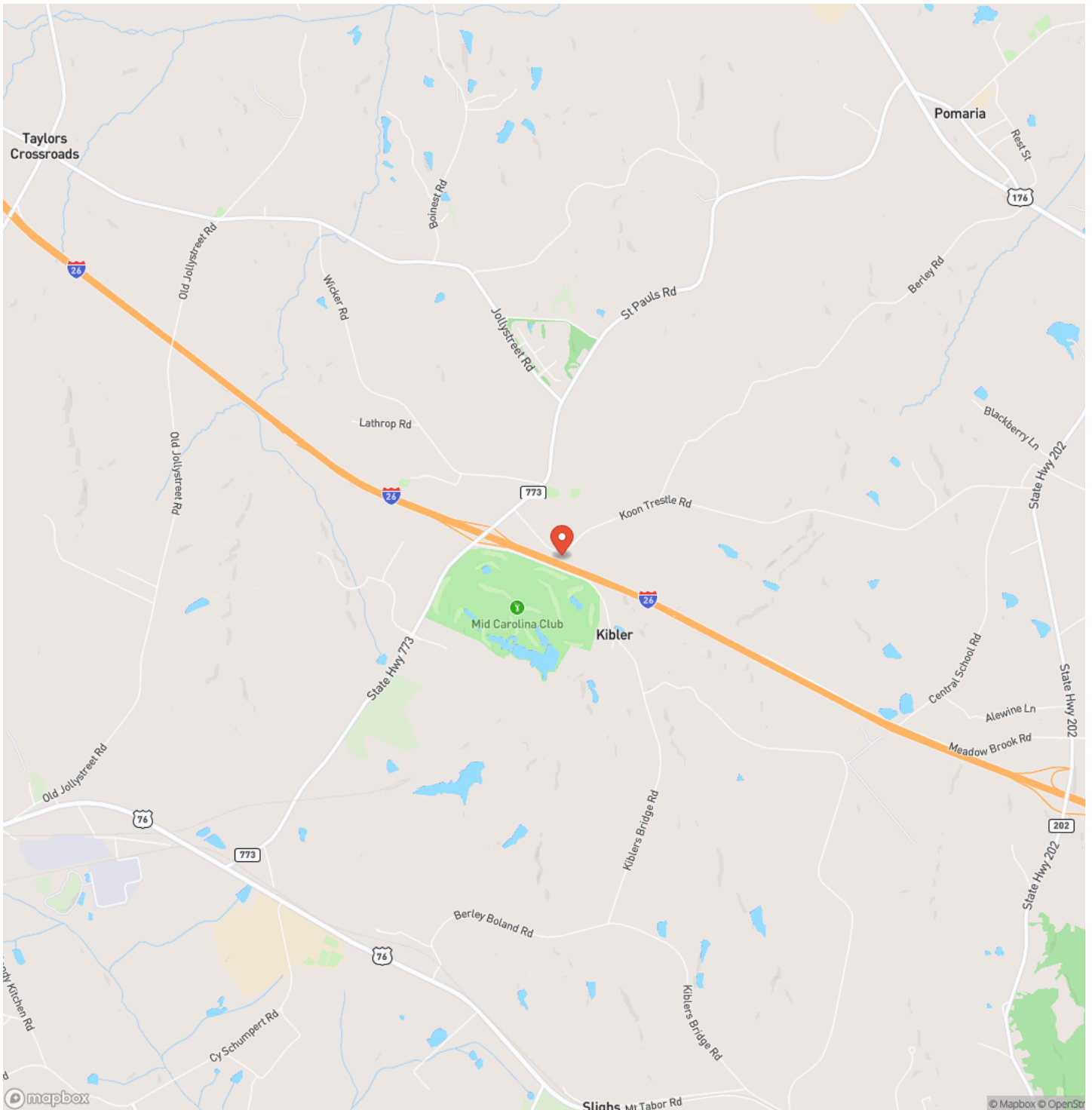
Koon Trestle Road
Pomaria, SC / Newberry County



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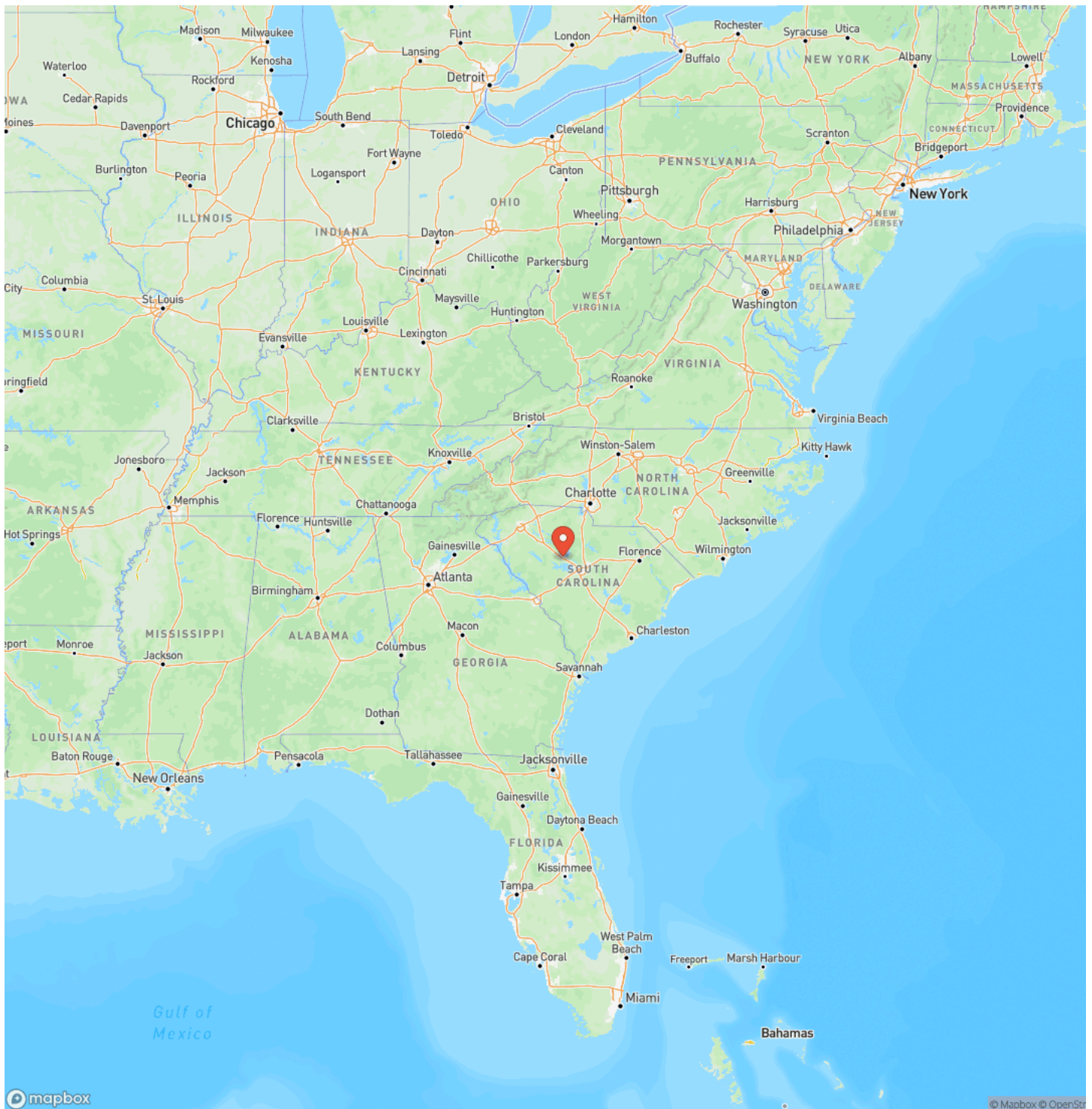
Locator Map



MORE INFO ONLINE:

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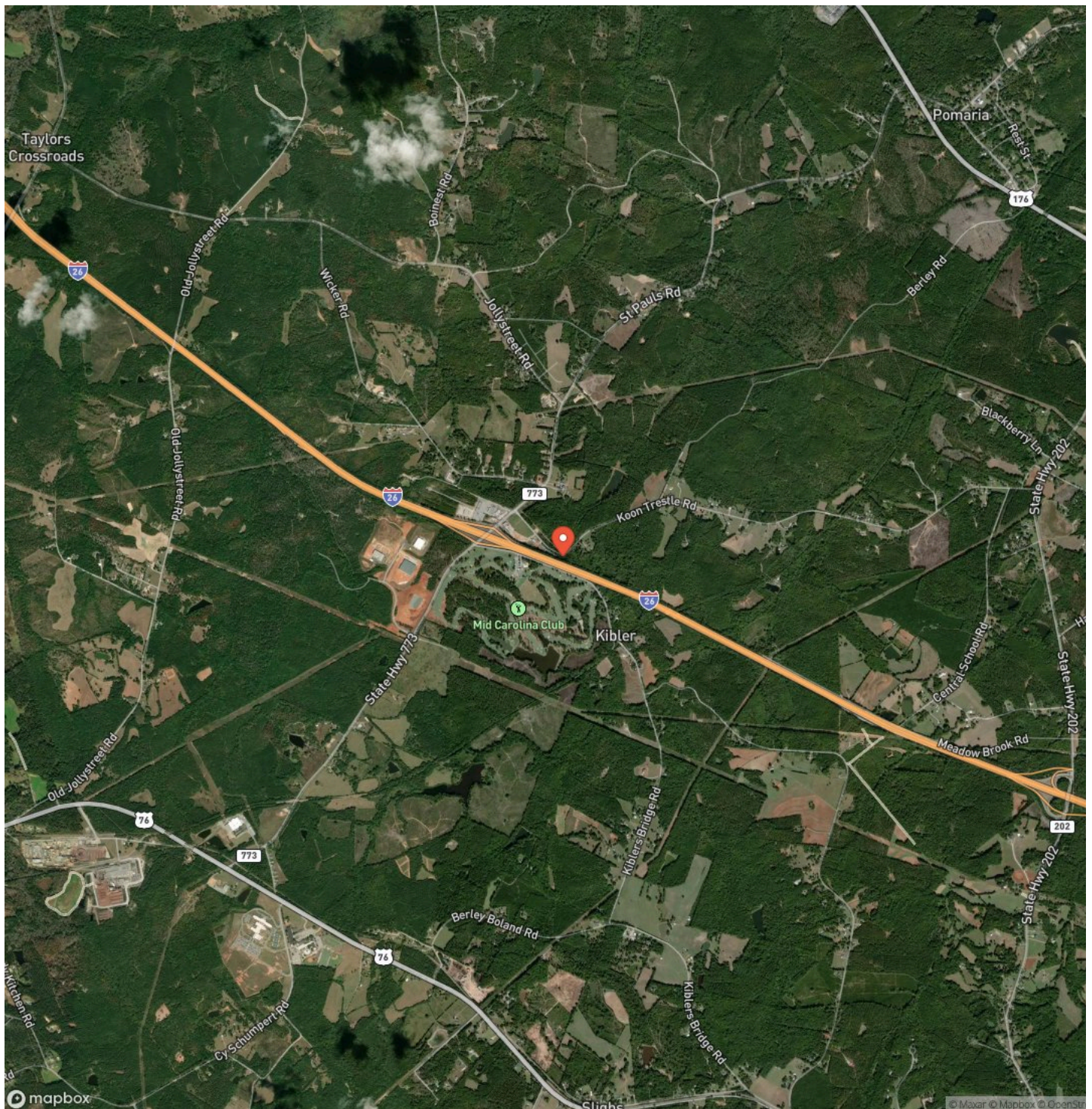
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

Koon Trestle Road
Pomaria, SC / Newberry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Parker

Mobile

(803) 519-7829

Office

(803) 519-7829

Email

jeff@scacres.com

Address

485 US Hwy 321 Byp S

City / State / Zip

NOTES

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DISCLAIMERS

Broker & Commission Disclosure: Buyer's Agent must be identified upon first contact with Listing Firm and Buyer's Agent must be present at the initial property tour to participate in the real estate commission. Commission splits will be at the sole discretion of Brown & Company. No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure available. Buyer and/or Buyers Agent to verify any pertinent information prior to the completion of the due diligence.

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