

LANDO
Westbrook Road
Edgemoor, SC 29712

\$2,250,000
156± Acres
Chester County



LANDO
Edgemoor, SC / Chester County

SUMMARY

Address

Westbrook Road

City, State Zip

Edgemoor, SC 29712

County

Chester County

Type

Recreational Land, Timberland, Undeveloped Land, Hunting Land

Latitude / Longitude

34.773658 / -81.000052

Acreage

156

Price

\$2,250,000

Property Website

<https://compasslandpartners.com/property/lando-chester-south-carolina/91050/>



LANDO

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PROPERTY DESCRIPTION

Lando consists of +/- 156 acres of unique, mixed-use land for sale in the "path of progress." Transform your investment with a property that offers diverse development options (pending Chester County Zoning approvals), from residential to light industrial, commercial retail, and mixed-use (PUD) opportunities. The strategic location ensures exponential growth and high returns.

Investment Potential

Road frontage consists of about 1,800 feet along Westbrook Road and approximately 350 feet along SC Highway 901. Chester County public water and sewer service is being implemented along SC Hwy 901, TruVista currently has a fiber optic cable line, and Duke Energy provides electric service. In addition, a natural gas transmission line crosses the property.

Strategic Advantage

Situated in the thriving Richburg area and within 2.5 miles of the I-77 and SC Highway 9 interchange (Exit 65), this property provides seamless connectivity to major metropolitan areas like Charlotte and Columbia. Capitalize on the rapid economic growth and access to top-tier utilities and infrastructure.

Robust Economic Environment

Benefit from Chester County's impressive manufacturing growth and recent large-scale investments, ensuring a prosperous environment for any development. Tap into available incentives and robust community support for unparalleled success. Investors are encouraged to contact Chester County Economic Development to learn more about potential incentives and numerous recent announcements of economic expansion, including Albemarle Corporation's \$1.3 billion investment and E. & J. Gallo Winery's \$400 million project. Visit www.choosechester.com to learn about the \$2.5 billion in new capital investments and 1,460 new jobs announced since 2020.

Contact Us

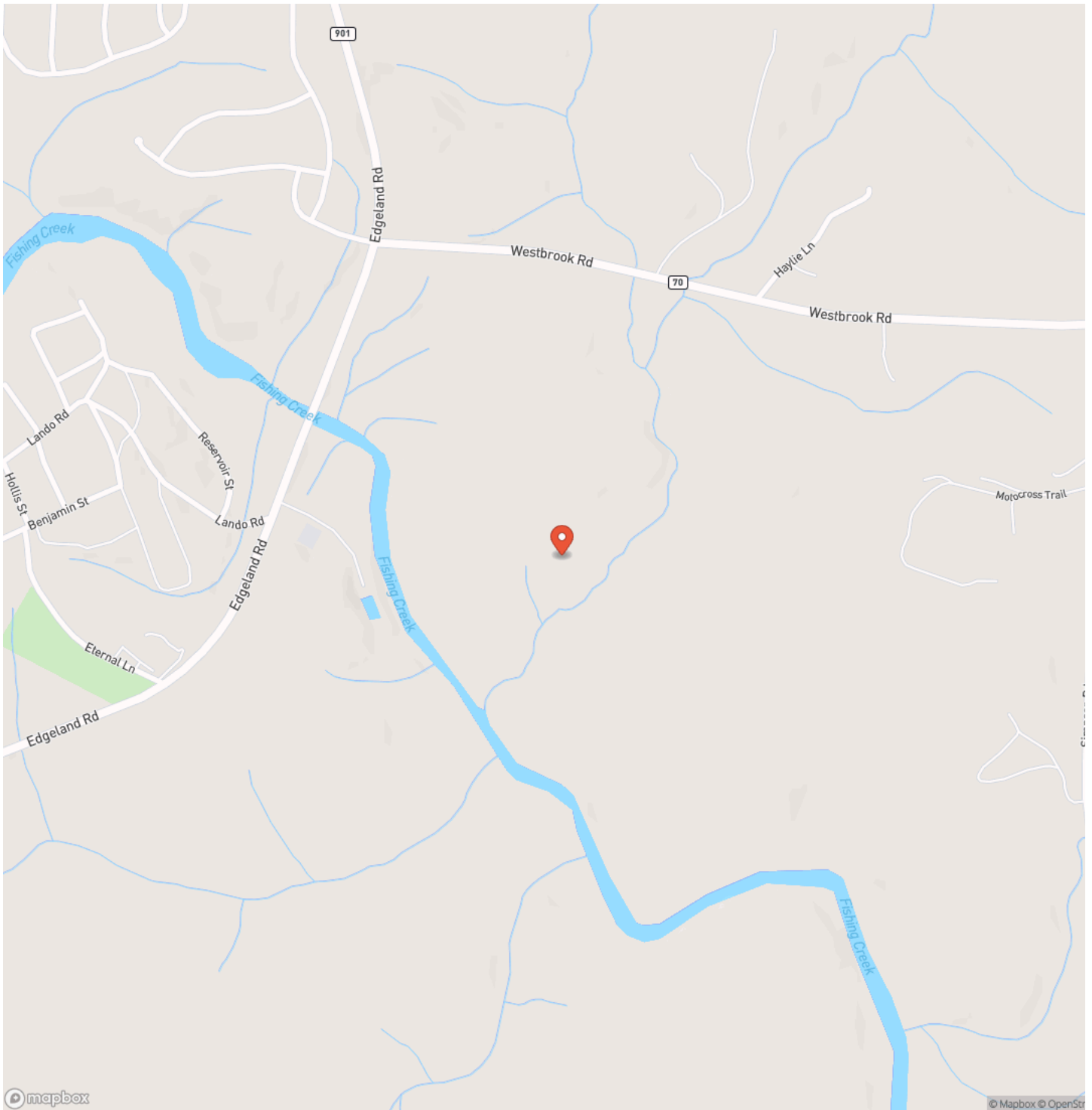
Contact us to schedule a private showing.



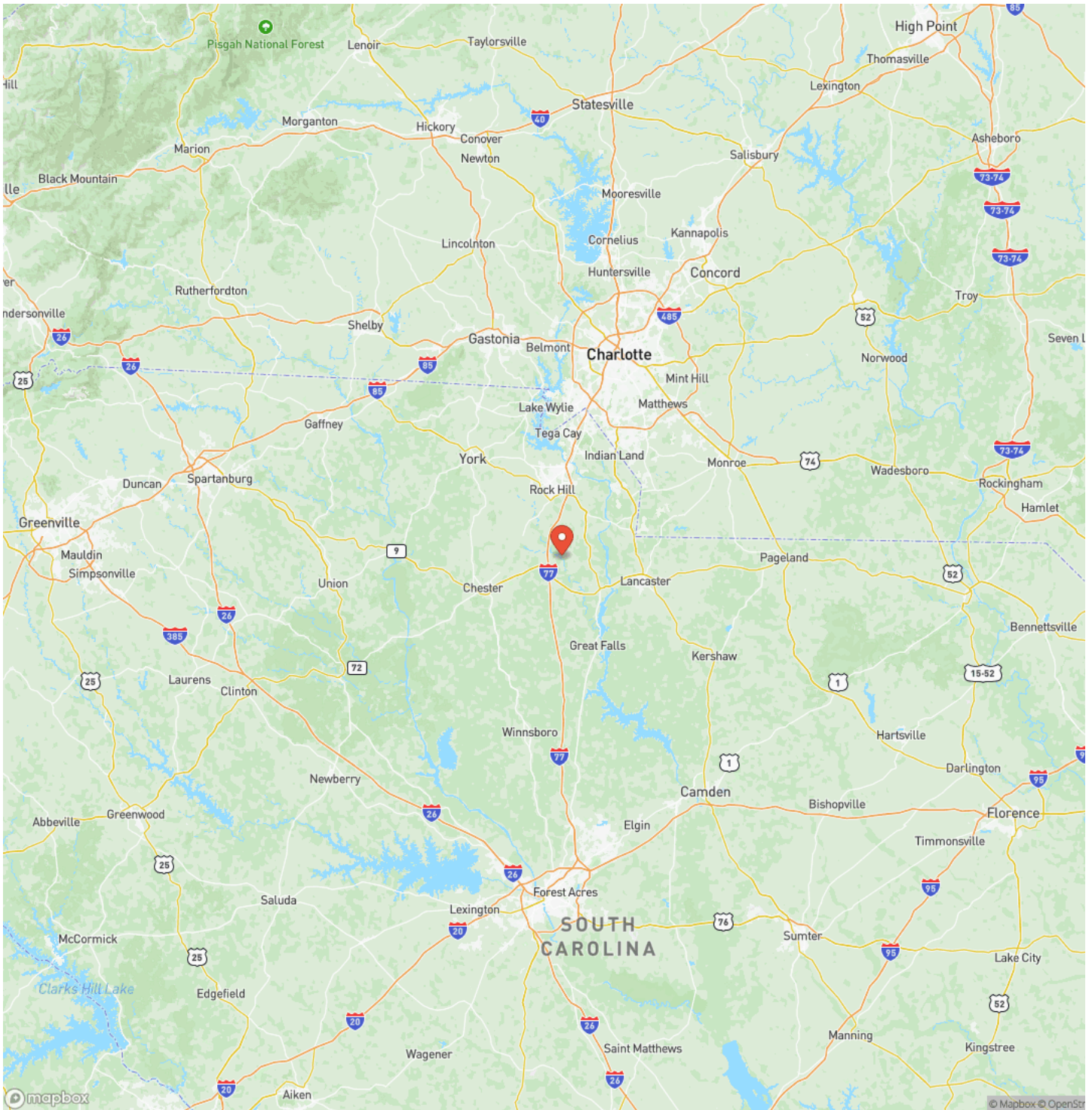
LANDO
Edgemoor, SC / Chester County



Locator Map



Locator Map



Satellite Map



Edgemoor, SC / Chester County

For more information contact:



Mobile

Email

Address

City / State / Zip

[illegible]

<https://compasslandpartners.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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