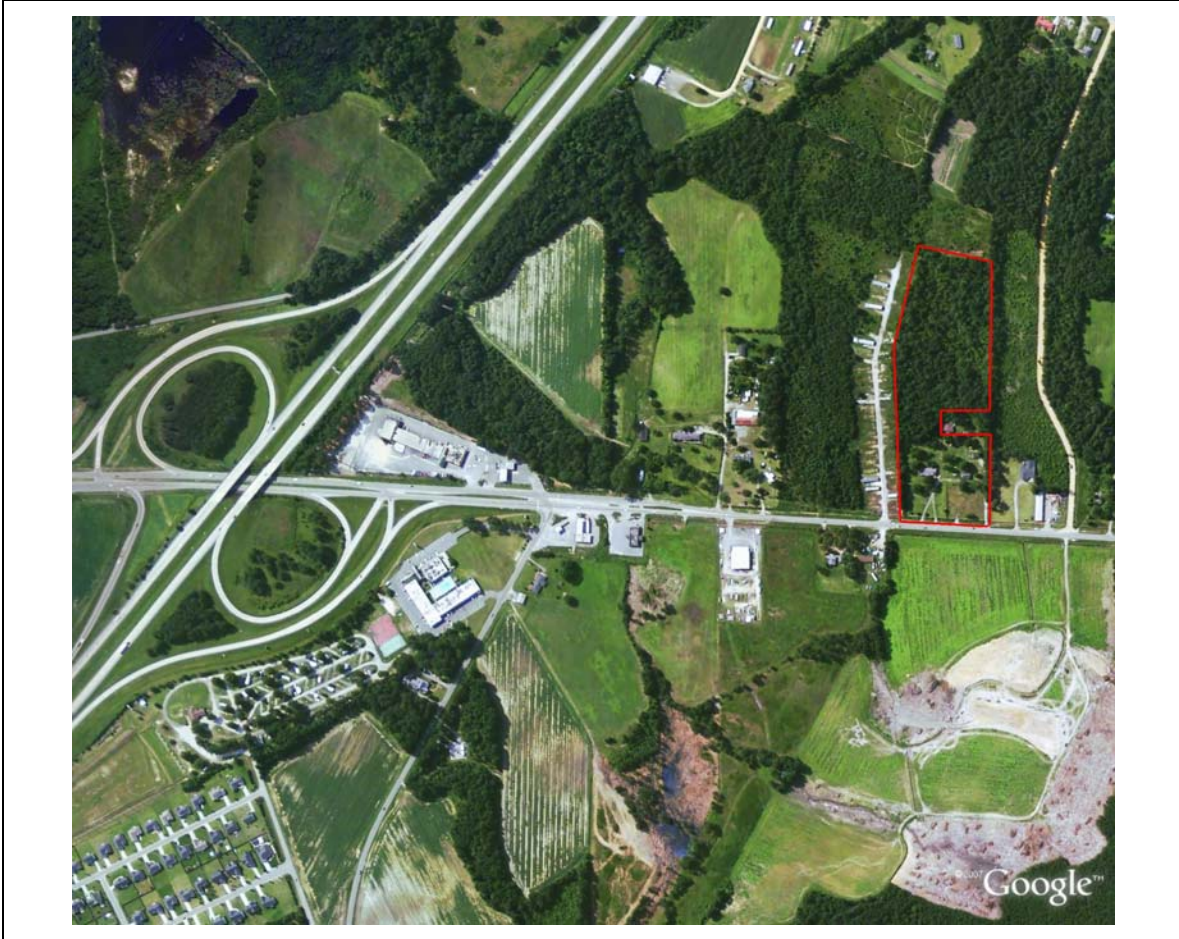


Commercial / Investment Tract For Sale



12.56 acres- W. Palmetto St., Florence SC, USA

Property Features

- **Acres: 12.56**
- **Road Frontage: 387'**
- **Address: 4044 W. Palmetto St.**
- **County: Florence**
- **Price: \$ 395,000**
- **Tax Map: 53-01-014**
- **Use: Commercial or Development**
- **Utilities : Water and Sewer**
- **Zip Code: 29501**
- **Dimensions: See Reverse**

This property is located on W. Palmetto Street (US Hwy. 76) just seconds from the I-95 / US Hwy. 76 interchange. This tract has a number of features. It is ideal for a commercial business that requires quick access to the interstate. It could also be an excellent investment opportunity. In addition, the area's new residential growth will generate more traffic as the interchange continues to develop.

Available

\$395,000



Jim Lyles

1937 W. Palmetto Street PMB # 4

Florence, S.C. 29501 USA

Phone (843) 662-5263

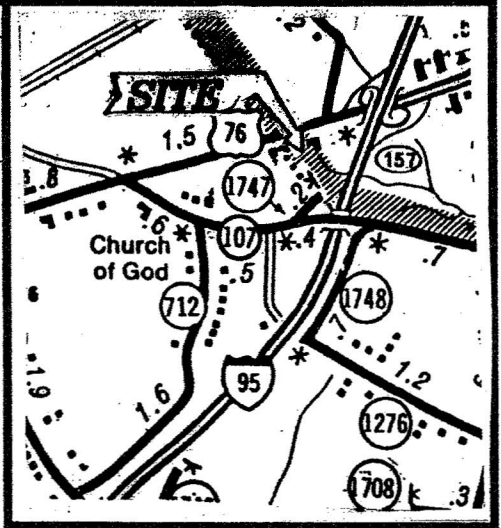
www.UnitedBrokerage.com

Fax (843) 662-6600

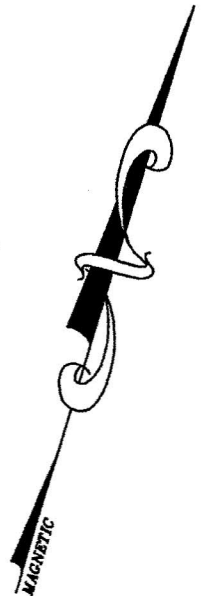
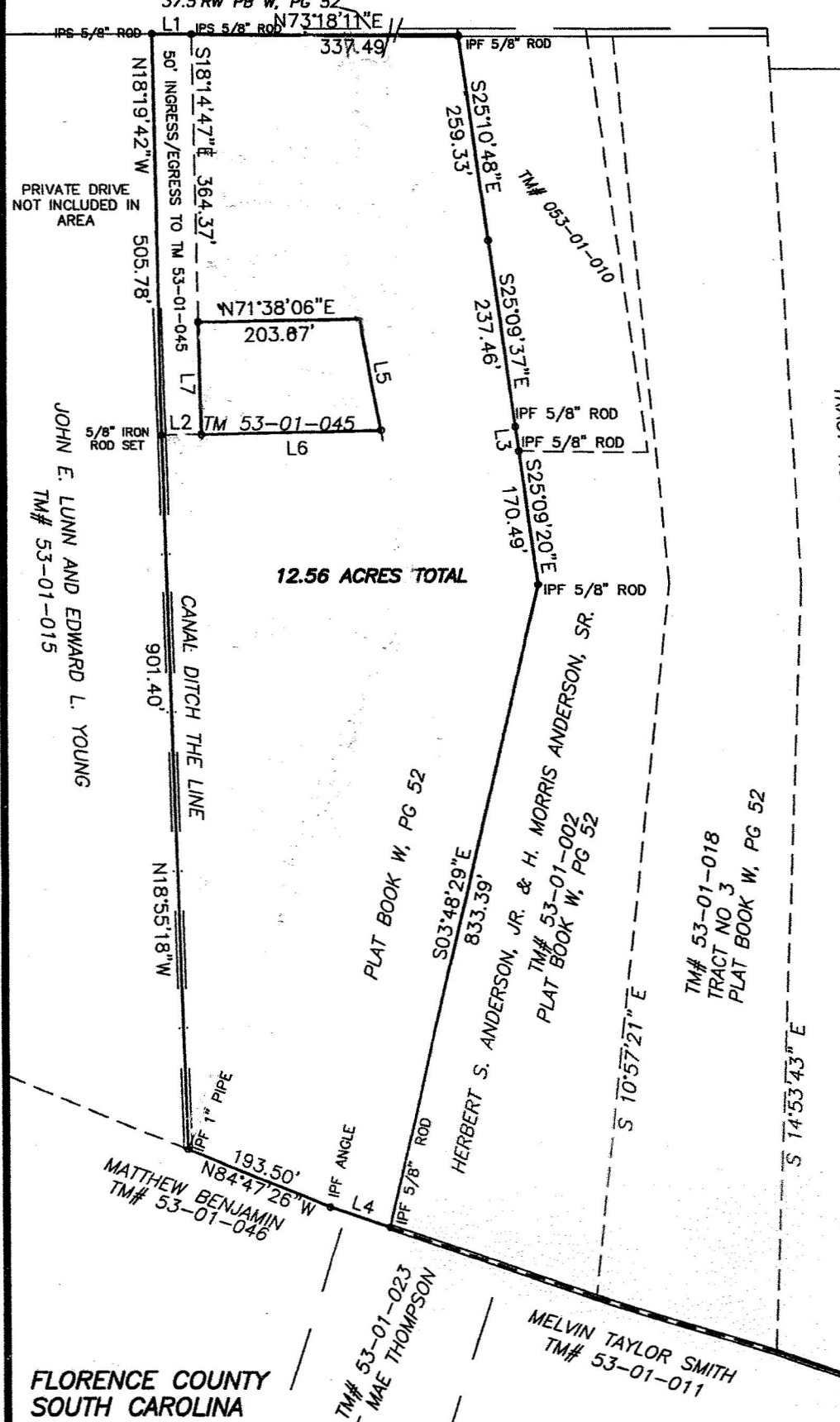


CERTIFIED
INTERNATIONAL
PROPERTY
SPECIALIST

TO TIMMONSVILLE TO I-95
W. PALMETTO ST U.S. HWY 76
 37.5' RW PB W, PG 52



LOCATION MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N73°18'11"E
L2	49.93	S71°23'56"W
L3	31.53	S25°09'05"E
L4	79.65	N88°19'48"W
L5	141.11	S27°54'49"E
L6	226.69	S71°29'10"W
L7	139.75	N18°31'20"W

BOUNDARY SURVEY

OF 12.56 ACRES LOCATED NORTHEAST OF TIMMONSVILLE, FLORENCE COUNTY, SOUTH CAROLINA, BEING TRACT NO 1, PLAT BOOK W, PG 52 AND A PORTION OF TRACT NO 7 PLAT BOOK J, PAGE 1. SURVEYED FOR:

PPL PROPERTIES, LLC