

Commercial Land Site on Hwy. 76



6.85 ac. Hwy. 76 Florence SC, USA

Property Features

- **Acres: 6.85**
- **Road Frontage: 169.35' U.S. Hwy 76 and 208' Litchfield Rd.**
- **Address: U.S. Hwy 76 W. Palmetto St.**
- **County: Florence**
- **Price: \$124,900**
- **Tax Map: 00053-01-005**
- **Use: Commercial**
- **Utilities : Cable, Water, and Sewer**

This 6.85 ac. prime development property is located at the intersection of U.S. Interstate 1-95 (Exit 157) and U.S. Highway 76. This corner location provides easy access with 169 feet of road frontage on U.S. Highway 76 and 208 feet of road frontage on Litchfield Road. With water and sewer, this listing is ideal for residential, commercial and multi family use. Don't miss out on this excellent investment.

Available

\$124,900



Jim Lyles

1937 W. Palmetto Street PMB # 4

Florence, S.C. 29501 USA

Phone (843) 662-5263

www.UnitedBrokerage.com

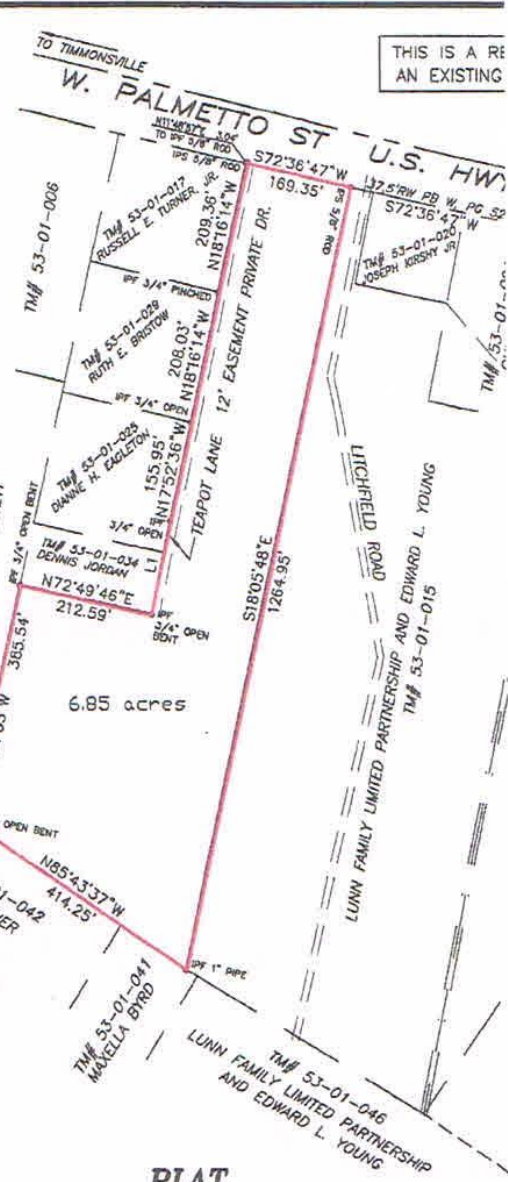
Fax (843)662-6600



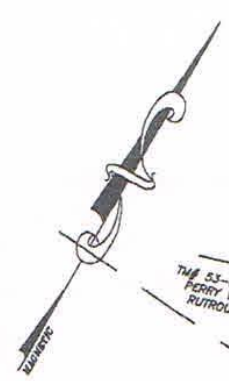
CERTIFIED
INTERNATIONAL
PROPERTY
SPECIALIST



LOCATION MAP



THIS IS A RE
AN EXISTING



LINE TABLE		
LINE	LENGTH	BEARING
L1	153.99	N18°51'46"W

FLORENCE COUNTY
SOUTH CAROLINA

PLAT

OF 6.85 ACRES LOCATED IN NORTHEAST OF TIMMONSVILLE, FLORENCE COUNTY, SC BEING A PORTION OF THAT PROPERTY SHOWN ON A PLAT FOR EUGENE JORDAN B C.E., DATED MAY 17, 1940, RECORDED IN PLAT BOOK 83, PG. 44. SURVEYED FC

EUGENE JORDAN HEIRS

DATE: OCT. 23, 2008 JOB NO.: 08918 FLD BK.: 268 PAGE: 5 REF JOB NO.: 02255PL1 71

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND I REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD H. 45041C01200, EFFECTIVE DATE DEC. 16, 2004, AND FOUND THE SUBJECT PROPERTY TO NOT BE IN

NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORD THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVE

NESBITT SURVEYING CO., INC.
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SCALE 1" = 200 FT

GRAPHIC SCALE

DAVID A. NESBITT RLS NO 7823