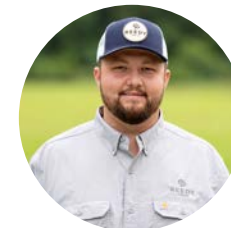


FOR SALE

±3.6 Acre Site With City Utilities in Fairfax, SC



588 Allendale Hwy
Fairfax, SC 29872



Knox Duncan

P: 864-608-0029

E: kduncan@reedypg.com

588 Allendale Hwy

Fairfax, SC 29872

Property Highlights

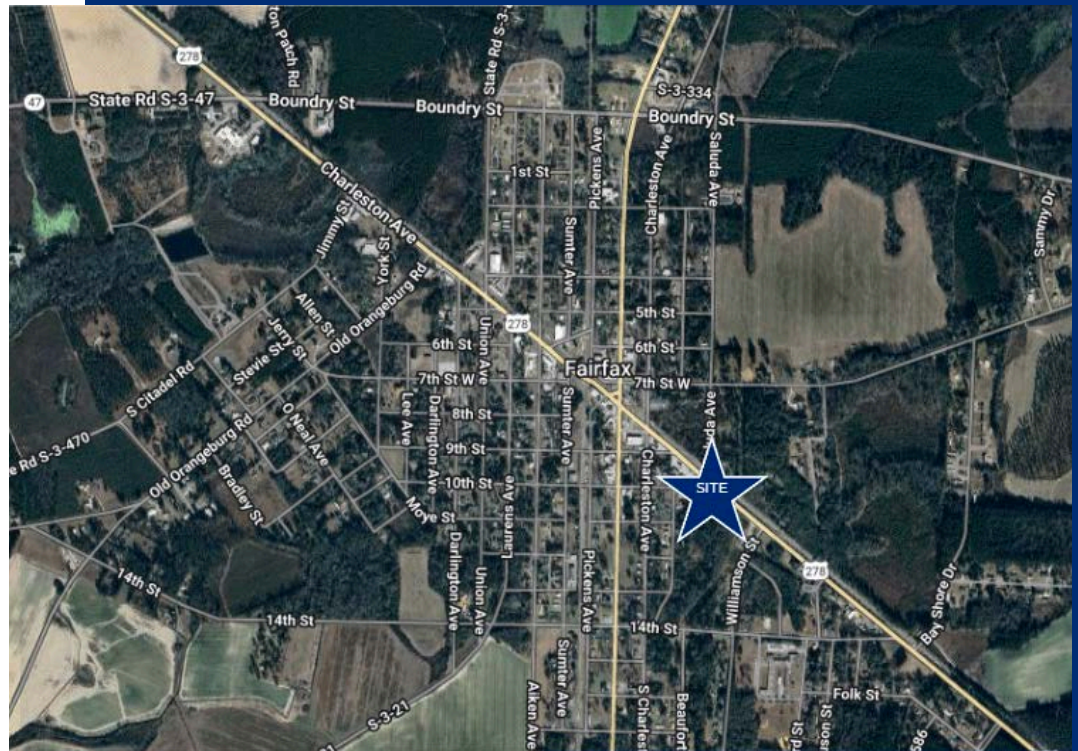
- 3.6 acres with sewer and all utilities at the road.
- Property sits on the main commercial and municipal corridor of Fairfax.
- 1 mile away from the Allendale County Hospital.
- $\pm 6,000$ SC AADT at road frontage.
- Located on the main artery that connects local travelers to Allendale, Fairfax, Hampton, Varnville, and Estill.
- 90 miles or less to Charleston, Savannah, Augusta, Columbia, Orangeburg, and Hilton Head.
- Common pass-through town for individuals and trucks driving between large cities.
- Allendale County TMS #'s 137-04-01-001 & 137-04-01-002

Offering Summary

Size: ± 3.6 Acres

Sale Price: \$75,000

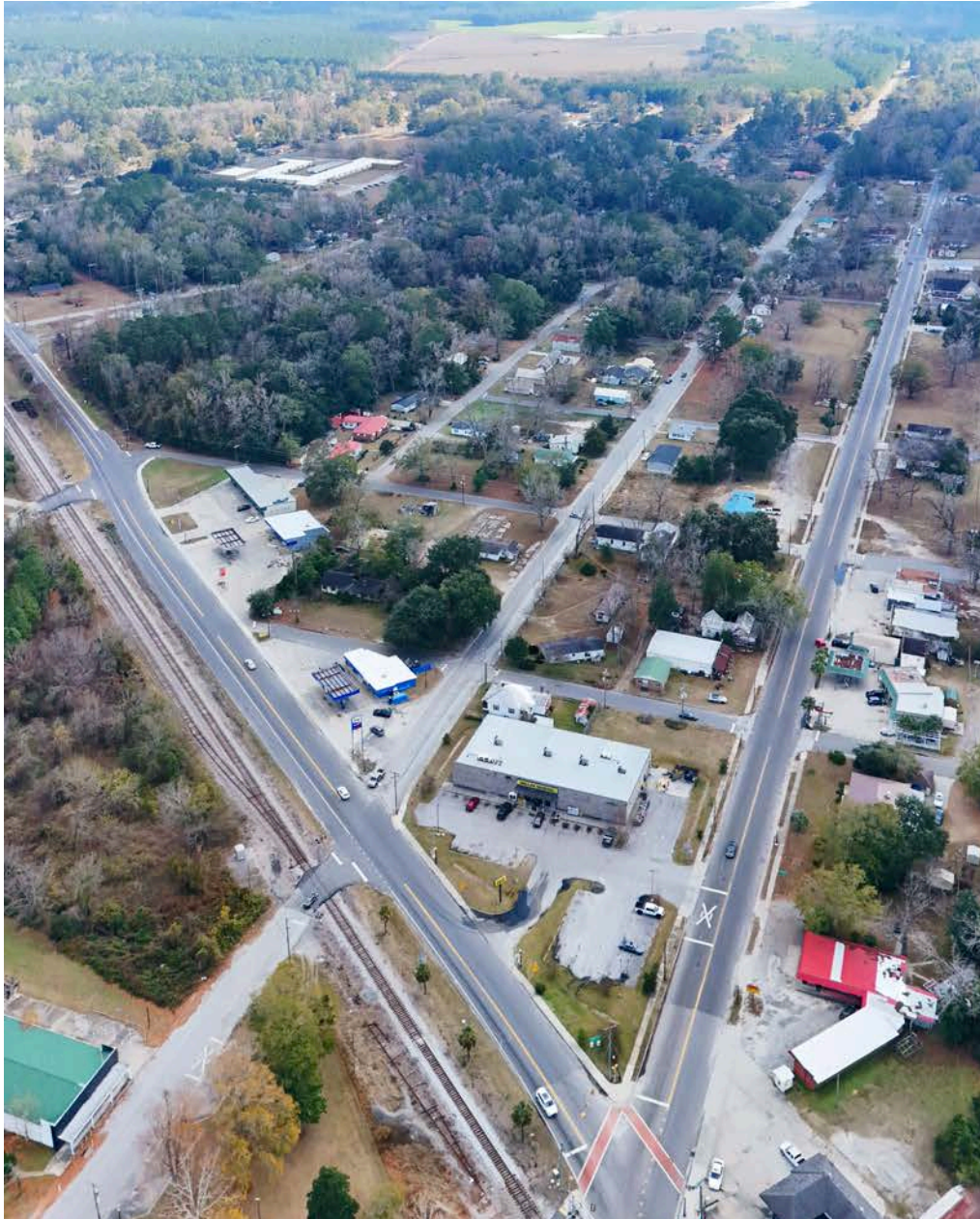
Acreeage, taxes, tax credits, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.