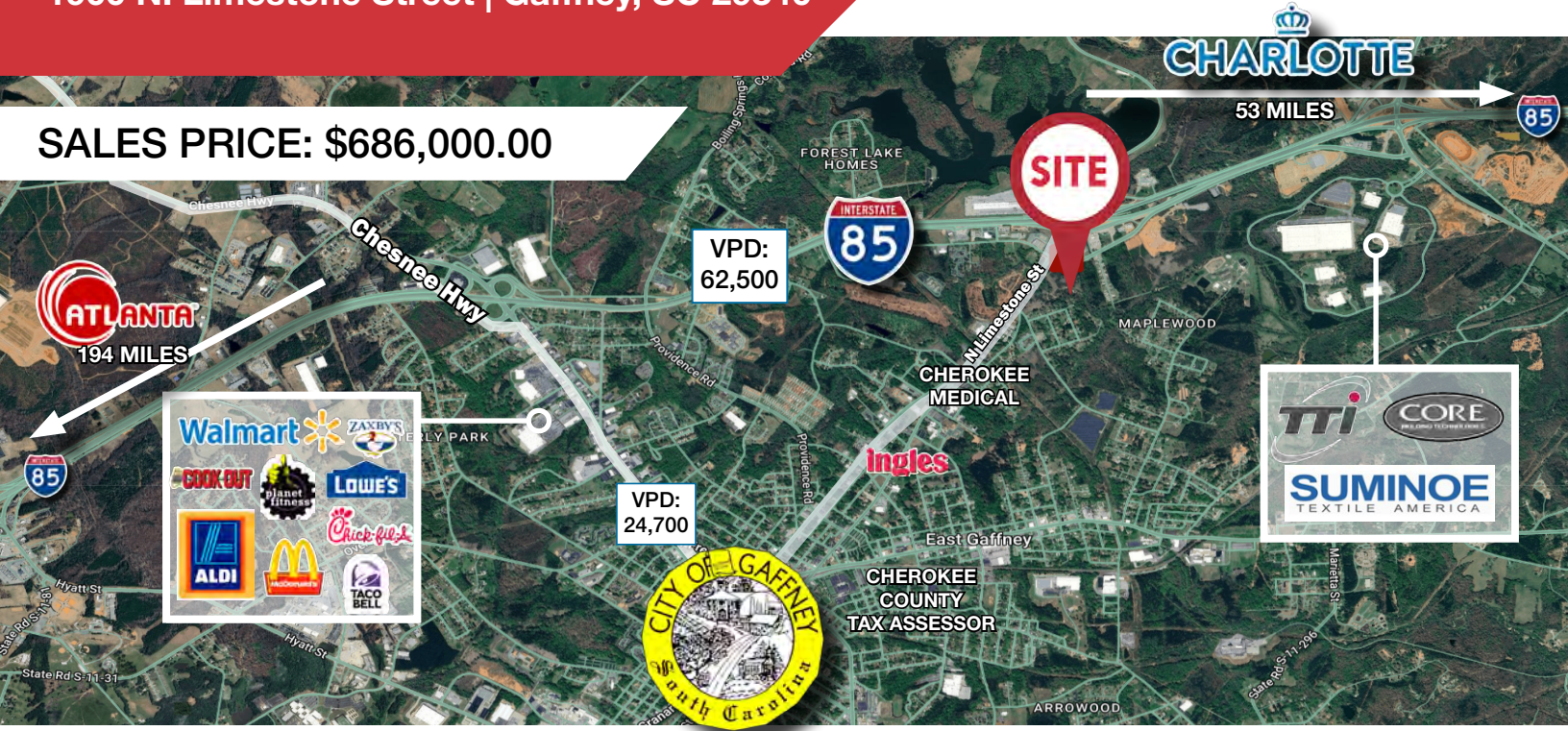


±12.25 ACRES FOR SALE

1900 N. Limestone Street | Gaffney, SC 29340

SALES PRICE: \$686,000.00



Property Features

- Cherokee County TM# 098-00-00-083.000
- Asking Price: \$56,000/Acre
- ±12.25 acres ideal for development (unzoned)
- Located on signalized 4-lane intersection of Limestone Street and I-85 Exit 95
- I-85 widening project underway (Details Attached)
- Utilities:
 - 20' water main with hydrants
 - 15" sewer main
 - Power available on property
- Development potential: commercial, residential, multifamily, industrial, retail, hospitality, etc.

Demographics

	3 MILE	5 MILE
2024 POPULATION	16,351	27,622
2029 PROJECTED POPULATION	16,395	27,496
2024 HOUSEHOLDS	6,747	11,223
2024 AVG HH INCOME	49,169	\$57,074

CONVENIENT TO MAJOR HIGHWAYS



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PROPERTY PHOTOS

1900 N. Limestone Street | Gaffney, SC 29340



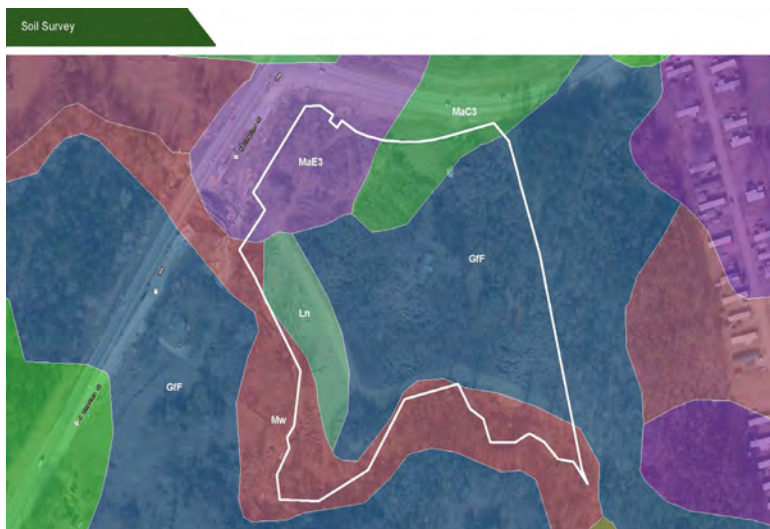
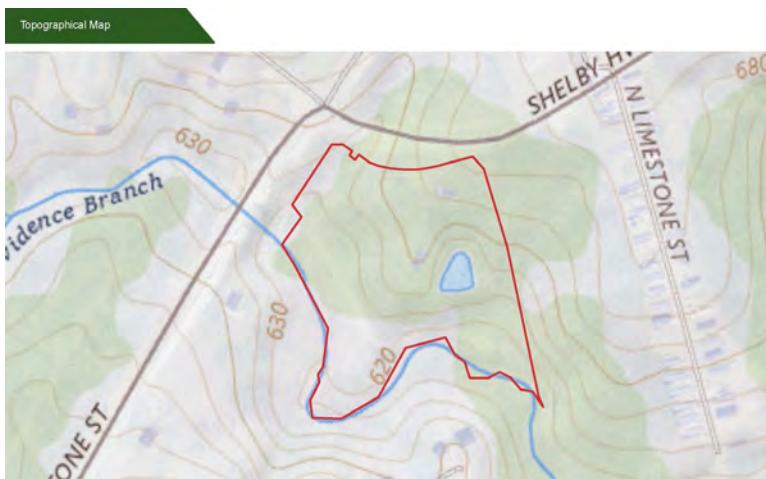
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MAP SET

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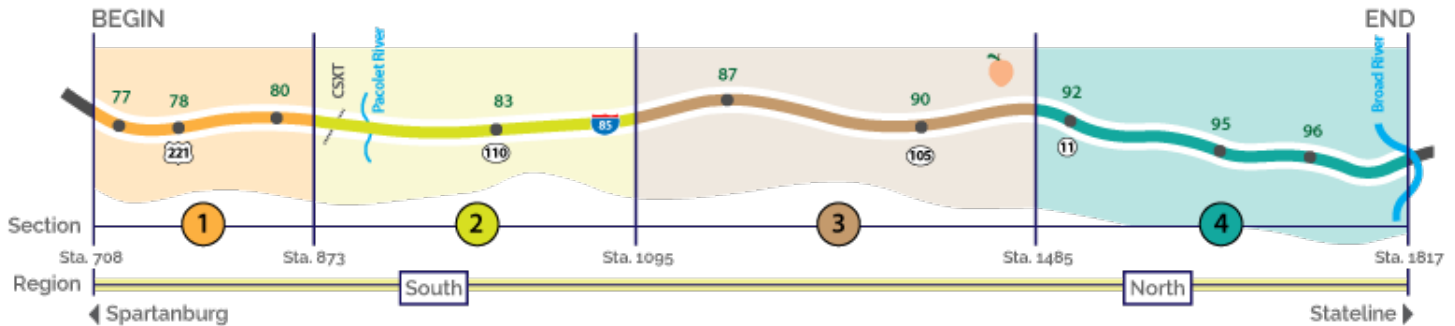
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I-85 Widening Project

1900 N. Limestone Street | Gaffney, SC 29340



**CLICK HERE FOR FULL
PROJECT DETAILS**



SCDOT, and its two contractors, a Joint Venture of Blythe Construction, Inc. and Zachry Construction Corp. (BZJV) and Lane Construction (Lane), have begun widening and rehabilitation of the existing Interstate 85 beginning at mile marker 77 and continuing to the North Carolina state line.

This project is utilizing a design-build contract method which will require both contractors to design, obtain permits, acquire right-of-way, coordinate utility relocation, and construct the 29 miles of interstate; all under the oversight of the SC Department of Transportation and the Federal Highway Administration.

BZJV will rehabilitate and widen from mile marker 77 to mile marker 80 in Spartanburg County and widen the existing four-lane interstate to six lanes between mile marker 80 and mile marker 98 in Cherokee County. BZJV's scope involves adding a travel lane in both directions and interchange reconstruction for exits at mile markers 83, 87, 95, and 96. In addition, the contractor will provide rehabilitation of the existing ramps for exits at mile markers 78, 80, 90 and 92. Finally, there will be the construction

of a new CSX railroad bridge crossing the interstate near mile marker 81. BZJV began construction in June of 2017.

Lane will widen to six lanes from mile marker 98 to the NC state line. Lane's scope of work includes adding travel lanes in both directions and interchange reconstruction for exits at mile markers 100, 102, 104 and 106 as well as replacing the existing Norfolk Southern railroad bridge. Lane began construction in August of 2019.

The work being performed on these roads and bridges will help alleviate traffic congestion throughout this entire corridor. These projects will improve safety for the traveling public, provide a financial boost to the local economy and increase the capacity of this section of the interstate system so it may function more efficiently for many years to come. The contract awarded to BZJV is the second largest infrastructure improvement contract ever awarded in South Carolina trailing only the contract awarded to replace the Cooper River Bridges.

These projects will make a positive difference to all of those who travel the Upstate.

NAI Earle Furman

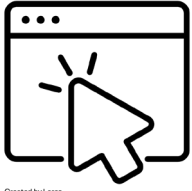
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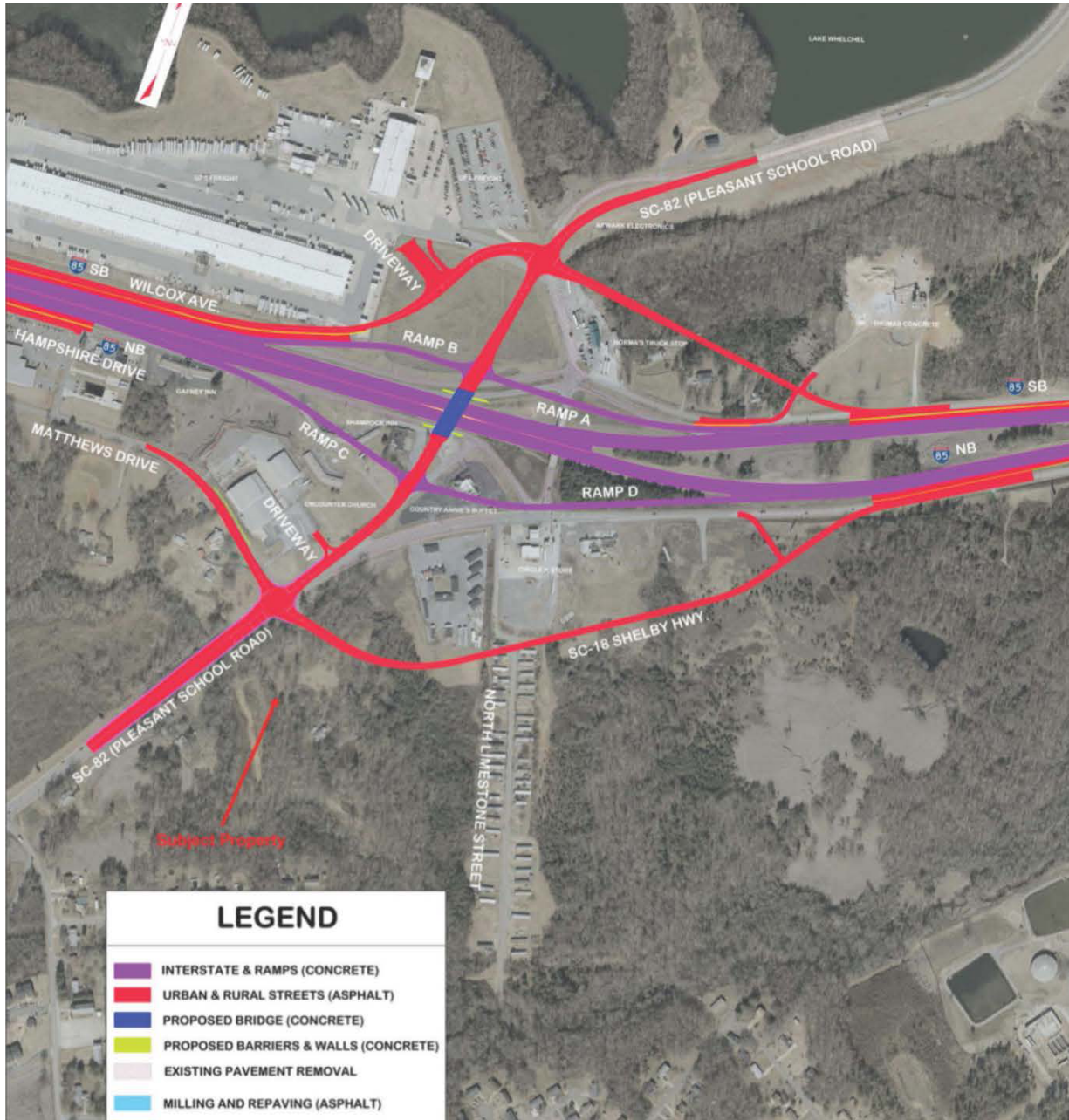
I-85 Widening Project

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Created by Lanes
from Noon Project

**CLICK HERE FOR FULL
PROJECT DETAILS**



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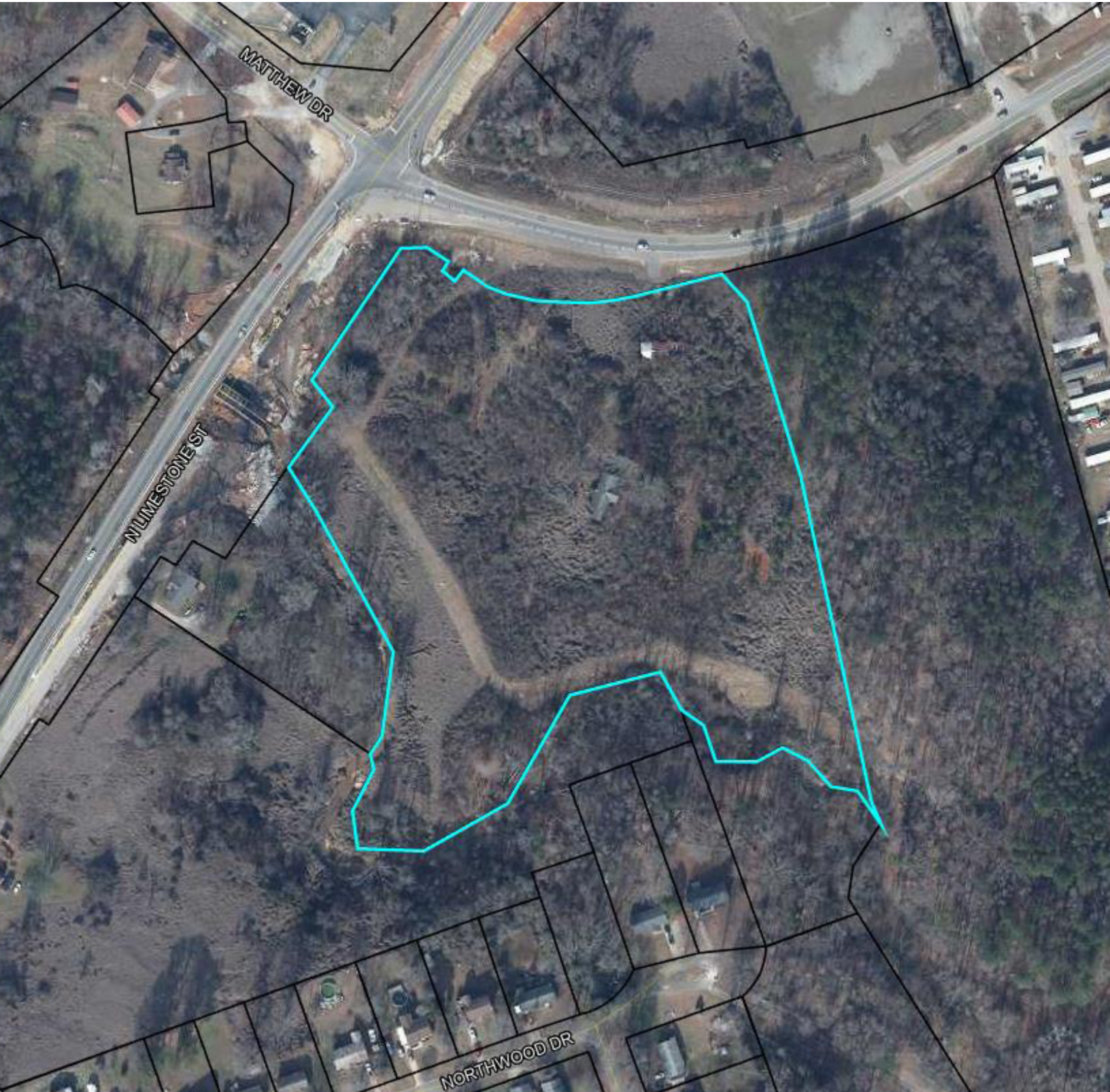
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TAX PARCEL BOUNDARY

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