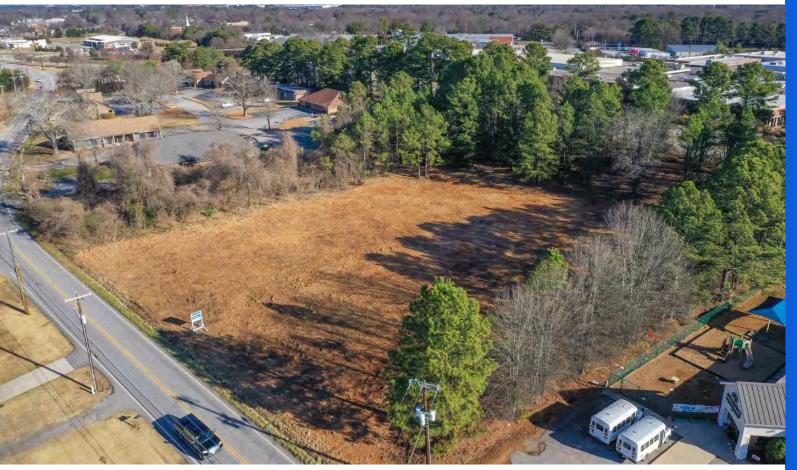
313 New Neely Ferry Road





2.4 ACRES OF LAND FOR SALE OR GROUND LEASE

313 New Neely Ferry Rd, Mauldin, SC



Sale or Ground Lease Info:



For Sale: \$649,000

Ground Lease: Please Contact Broker



2.4 Acres on a Corner Lot



For more information, contact:

Swearingen Realty Group GREGORY MCLANE

O: 214-365-2701 gregm@swearingen.com

Exp Commercial JEREMIAH PHILLIPS

M: 864-438-1488 Jeremiah.phillips@expcommercial.com

www.swearingen.com info@swearingen.com

Property Highlights:

2.4-acre Commercial Site with Highway Exposure and Arterial Access. Perfect for Recreational, Medical, Support Retail or Small Business. Corner Lot is For Sale or Owner will do a Ground Lease with Build-to-Suit Option.

One of the Last Pieces of Undeveloped Flat Commercial Land in the Area. Near the New Maverick Station Redevelopment Project in Mauldin. High Traffic Counts on Both Sides (US Hwy 276 is 25,774 and 4,827 on Neely Ferry Rd).

Creative Owners will Trade, Sell or Build-to-Suit.



For more information, contact:

Swearingen Realty Group GREGORY MCLANE

O: 214-365-2701 gregm@swearingen.com

Exp Commercial JEREMIAH PHILLIPS

M: 864-438-1488 Jeremiah.phillips@expcommercial.com

www.swearingen.com info@swearingen.com





Frontage on Both Hwy 276 (302 ft) and Neely Ferry Rd (326 ft).

Corner Lot is For Sale or Owner will do a Ground Lease with Build-to-Suit Option.



For more information, contact:

Swearingen Realty Group GREGORY MCLANE

O: 214-365-2701 gregm@swearingen.com

Exp Commercial JEREMIAH PHILLIPS

M: 864-438-1488 Jeremiah.phillips@expcommercial.com

www.swearingen.com info@swearingen.com

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

