

# 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.



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

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