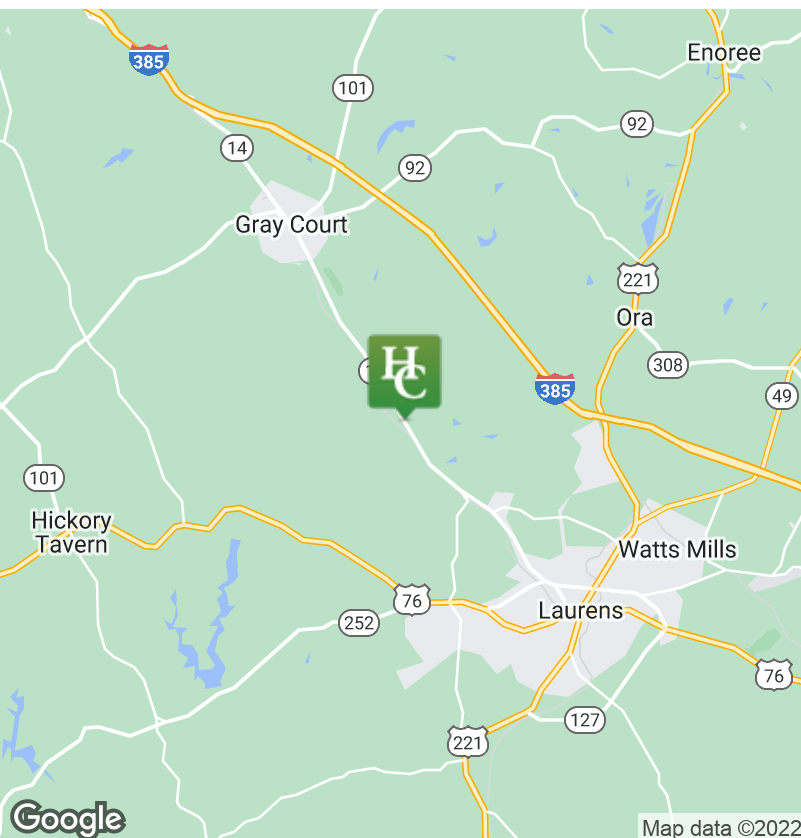


FOR SALE

00 Highway 14 Laurens, SC 29360



\$499,999



Land | ±16.85 Acres

- A portion of Laurens County TM #293-00-00-032
- Railroad Frontage:
± 2,300 Feet of Carolina Piedmont Railway Frontage
- Frontage Road:
± 2,050 Linear Ft of Road Frontage on Highway 14
- Highway 14 Access - Existing Private Rail Crossing
- Water and Power Available
- Flat | Level Topography
- Excellent Visibility & Superb Location – Minutes from I-385
- *Acreage and Utility to be verified by buyer or buyer's agent
- *Subject to Recorded Covenants & Restrictions

✉ Tyler Whims
+1 864 430 4507
twhims@naiearlefurman.com

✉ Gabe Grammer
+1 803 205 3260
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 101 E Washington St
Greenville, SC 29601
naiearlefurman.com



HWY 14 Commercial Opportunity

Property Description

This ±16.85 acre tract has distinct investment potential. A flat open pasture invites you onto the property as you make your way off of Highway 14, just minutes from the City of Laurens. With over ±2,000 total linear road frontage, Highway 14 Investment Tract could function well as a working farm, but also a long-term investment as commercial development continues to progress throughout Laurens County. This Investment Tract includes ample frontage road including ±2,000 feet of road frontage on Highway 14 & ±2,300 feet of rail access.

Location

- ±5 Miles to I-385 | Off Exit 10
- ±4 Minutes to Downtown Laurens
- ±33 Minutes to Downtown Greenville
- ±44 Minutes to Downtown Spartanburg

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	599	\$37,119
5 Miles	12,111	\$46,637
10 Miles	39,380	\$48,630

For more information

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VIEW PROPERTY VIDEO



FOR SALE

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Highway 14 Commerical Opportunity



Map data ©2022 Google

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