



449 Hi Cotton Lane, Springfield, 29146, SC

https://greathomesofcharleston.com/properties/449-hi-cotton-lane/springfield/sc/29146/MLS_ID_24019147



Price - \$375,000

Lot Size DOM

46.2000 255 Days

Features

Utilities

- Electricity Connected

Lot Features

- 10+ Acres
- High

Other

- Stream

Description

Prime 46-Acre Commercial Opportunity in Historic Springfield, SC Welcome to Springfield, South Carolina, where historic charm meets limitless investment potential. Strategically located just 45 miles from Columbia, SC, and Augusta, GA, and a mere 25 miles from Aiken and Orangeburg, this 46-acre property offers an incredible opportunity for commercial development and business expansion in a thriving region. Nestled between the North and South forks of the Edisto River, this fertile farmland is primed for diverse commercial uses. Featuring key improvements, this property is ready for transformation to suit your investment needs. Property Features: 40x60 Hay Shed (2012) - Includes 50-amp electric service and water supply, easily adaptable for equestrian use, storage, or commercial ventures. Spacious 45'x63' Workshop - Equipped with a 12'x45' overhang shed and pens, 220-amp wiring, and a 150-breaker service, offering ample space for business operations, manufacturing, or agricultural enterprises. Why Invest in Springfield, SC? Springfield is a vibrant, growing community offering a wealth of attractions, including: Nature Preserves & State Parks - Perfect for outdoor enthusiasts and eco-tourism. Local Art Galleries & Museums - Rich cultural experiences showcasing South Carolina's heritage. Botanical Gardens & Lavender Farms - Scenic beauty and agricultural opportunities. Sports Facilities & Farmers Markets - Engaging activities for residents and visitors alike. Aiken, SC - The Heart of Thoroughbred Country Just a short drive away, Aiken, SC offers world-class equestrian events, charming downtown boutiques, renowned culinary experiences, and an engaging arts scene. Known for its rich history, Southern hospitality, and modern vitality, Aiken provides an ideal complement to Springfield's commercial appeal. Seize This Rare Investment Opportunity Don't miss the chance to own a piece of history while capitalizing on Springfield's growth potential. This prime 46-acre property is your gateway to limitless commercial possibilities. Act now to transform this farmland into a thriving business hub! Contact us today to learn more about this exceptional commercial investment opportunity in Springfield, SC.

SEE THIS PROPERTY



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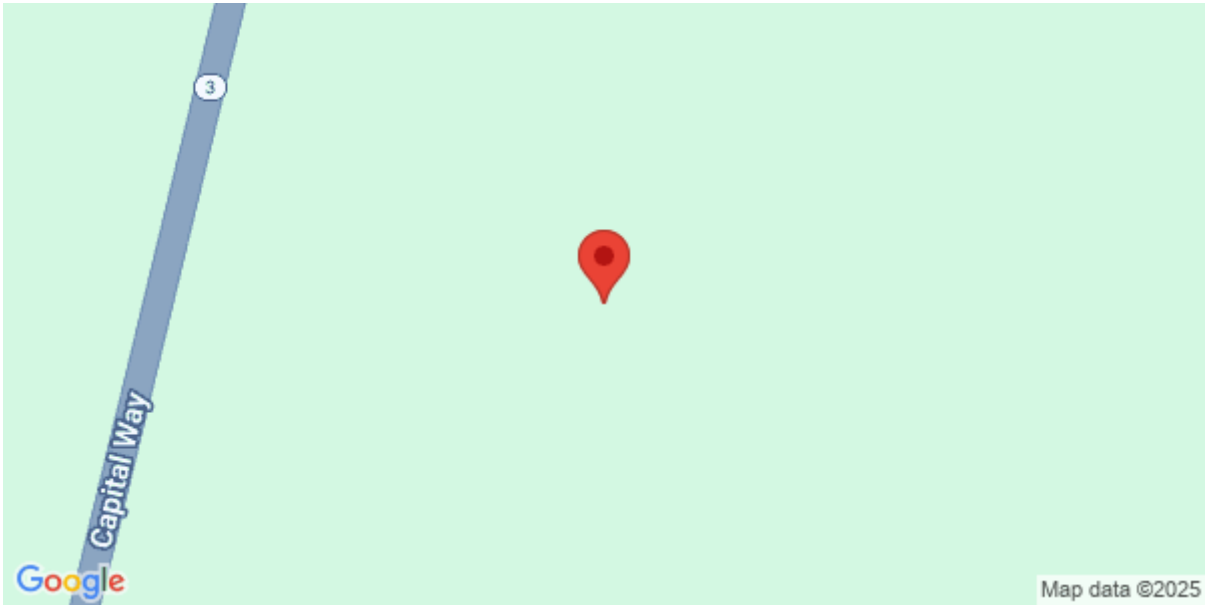
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Check On Site



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Location



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