



# Westbrook Road, Edgemoor, 29712, SC

[https://greathomesofcharleston.com/properties/westbrook-road/edgemoor/sc/29712/MLS\\_ID\\_23028435](https://greathomesofcharleston.com/properties/westbrook-road/edgemoor/sc/29712/MLS_ID_23028435)



**Price - \$2,250,000**

**Lot Size    DOM**

156.0000    467 Days

## Features

### Lot Features

- 10+ Acres

## Description

Lando is a 156-acre, unique, mixed-use "path of progress" property with multiple land use options for development. Pending Chester County Zoning approvals, potential uses include residential subdivision, light industrial use, commercial retail, mixed use (PUD), and potential for a large estate retreat property suitable for an entertainment lodge for corporate or private retreats. Road frontage consists of about 1,800 feet along Westbrook Road and approximately 350 feet along SC Highway 901. The property is conveniently located approximately 2.5 miles from the I-77 and SC Highway 9 interchange (dExit 65) in the rapidly growing Richburg area of Chester County, South Carolina. Rock Hill is just 12 miles to the north, Fort Mill and Lancaster are both 18 miles away, south Charlotte is 26 miles away, and Columbia is 47 miles to the south. Between 2010 and 2020, Chester County ranked #1 in Manufacturing Employment Rate and #1 in Manufacturing Growth Rate (70%) in the Charlotte Metro Region. Chester County is the southernmost county in the Charlotte-Concord-Gastonia, NC-SC Metropolitan Statistical Area (current population of 2.2 million) and has the advantage of Interstate 77 connecting two major metropolitan markets: Charlotte, North Carolina and Columbia, South Carolina. Investors are encouraged to contact Chester County Economic Development to learn more about potential incentives and numerous recent announcements of economic expansion, including Albemarle Corporation's \$1.3 billion investment and E. & J. Gallo Winery's \$400 million project. The subject property's topography is extremely suitable for development. Upland soils located above the 100 year floodplain elevation line comprise about two-thirds of the total tract acreage. Chester County public water and sewer service is being implemented along SC Hwy 901, TruVista currently has a fiber optic cable line, and Duke Energy provides electric service. In addition, a natural gas transmission line crosses the property. On Westbrook Road, a gated forest road - previously used for timber harvesting - provides access to approximately two-thirds of the property. Additionally, a 30-foot deeded access easement allows access to the eastern-most portion of the property. This eastern portion includes approximately ten-year-old planted loblolly pines that will provide future income. Fishing Creek, a large perennial stream, creates the west and southwest property border for +/- 4,000 feet.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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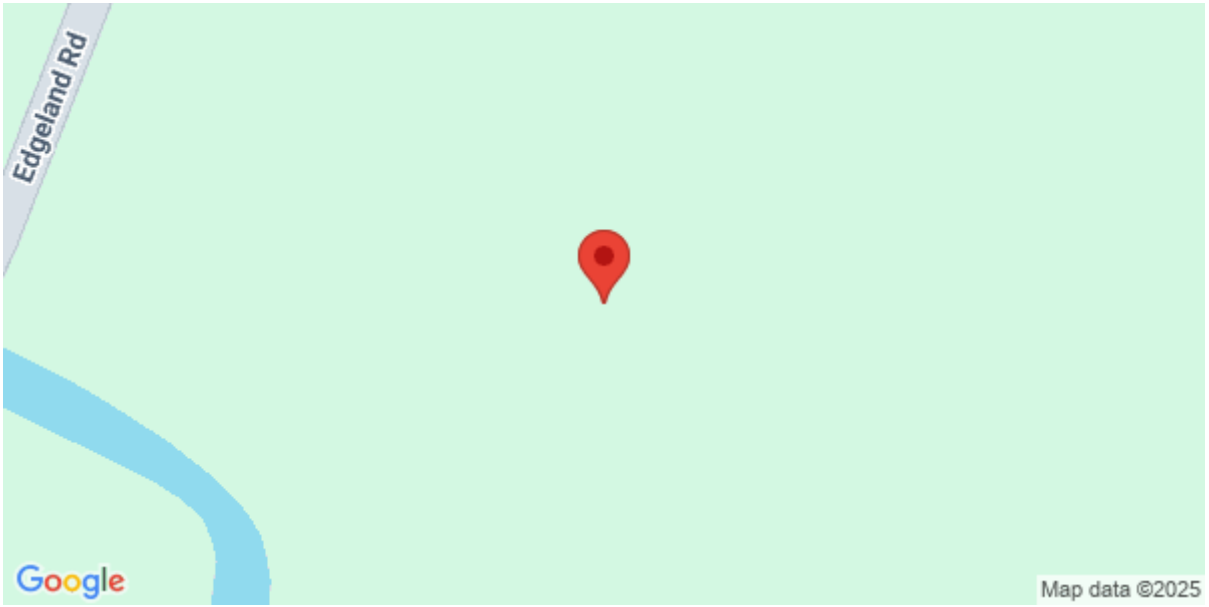
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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