

LAND FOR SALE

**HWY 123 @ CARTEE ROAD
180 ANN DRIVE**

PICKENS, SOUTH CAROLINA

ACROSS FROM PICKENS COUNTY COMMERCE PARK



PROPERTY HIGHLIGHTS

- **+/- 10 Acres**
- **Liberty, SC - Pickens County**
- **TMS 5008-00-40-0132**
- **Great Visibility**
- **Easy Access**
- **Property can be Sud-divided**
- **+/- 980' of Hwy 123 Frontage**
- **Most convenient to Clemson & Easley, approximately 30 minutes to D'town Greenville**
- **Development Opportunity**
- **Fenced**
- **Contiguous with Alliance Industrial Park Property**

For additional information please contact:

Bradford Johnson, CCIM
RE/MAX Results - Commercial
400 E. McBee Avenue Suite 112
Greenville, SC 29601
Cell: 864.230.1884
brad@bradjohnson-ccim.net

Becky Call
RE/MAX Results - Commercial
400 E. McBee Avenue Suite 112
Greenville, SC 29601
Cell: 585-409-1869
becky@bradjohnson-ccim.net



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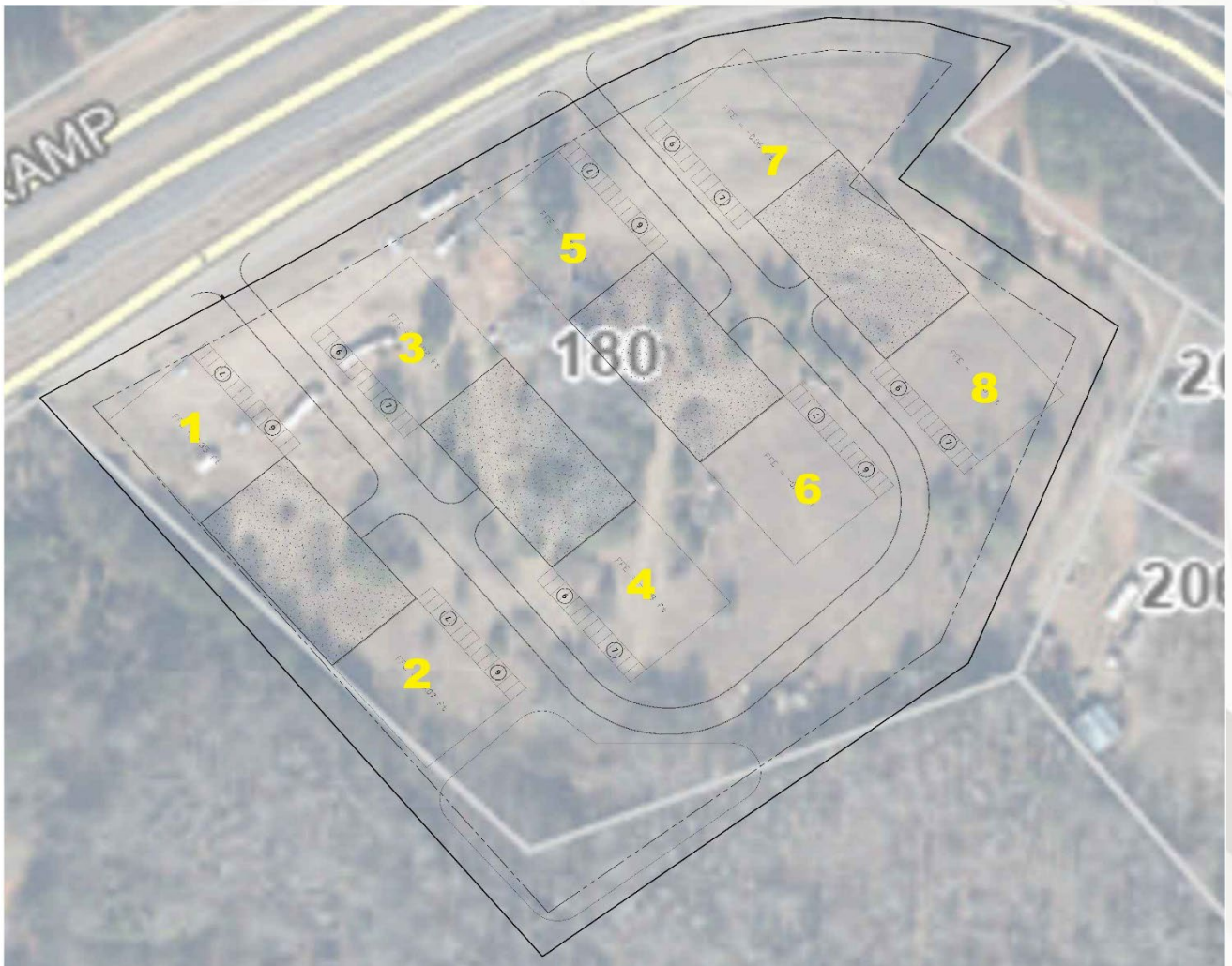
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PROPERTY INFORMATION

The property at 180 Ann Drive in Liberty, South Carolina, is a 10-acre tract of land situated directly across Highway 123 from the Pickens County Commerce Park. This prime location offers high visibility and accessibility, making it an attractive opportunity for development. showcase.com

The Pickens County Commerce Park is a 310-acre Class A Industrial Park featuring 6,000 feet of frontage on the four-lane US Highway 123. The park boasts a comprehensive utility infrastructure, including two electricity providers, a dedicated fiber switch, ample wastewater and water capacity, and a 1-million-gallon water storage tank dedicated to park facilities. Notable companies within the park include Abbott, era-contact USA, IPSUM Technologies, JR Automation Technologies, KeyMark, Inc., Reliable Automatic Sprinkler Company, Safeplast USA, TaylorMade, and United Tool and Mold. alliancepickens.com

Given its strategic location adjacent to the commerce park, the property is well-suited for industrial or commercial development.

For more detailed information or inquiries about this property, you may consider contacting Brad Johnson, CCIM (864-230-1884), Becky Call (585-409-1869) or the Pickens County Economic Development office.

For additional information please contact:

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