



JenksIncRealty

Fork Shoals Rd. & Hwy 418 Corner Tract 26.21Ac



Price: ~~\$850,000~~ **New Price \$599,000**
Will Subdivide Corner! Price per acre for smaller parcel to be determined based on layout.

Zoning: R-S (Call listing agent about rezoning)

Utilities: Water, gas and power on site.

TID #: 0577040100103 & 0586010100600

Tract Location: From I-385: Take Fairview Road Exit off of I-385. Turn right onto Hwy 418. Lot is at the first traffic light.

Remarks: This is an excellent corner tract less than a mile from a new middle school being built on Fork Shoals Road. Hwy 418 is a traffic corridor connecting Hwy 25 to I-385 & Fairview Road. Fork Shoals Road is a great north-south route that gives access to West Georgia Road, Greenville and the Southern Connector.

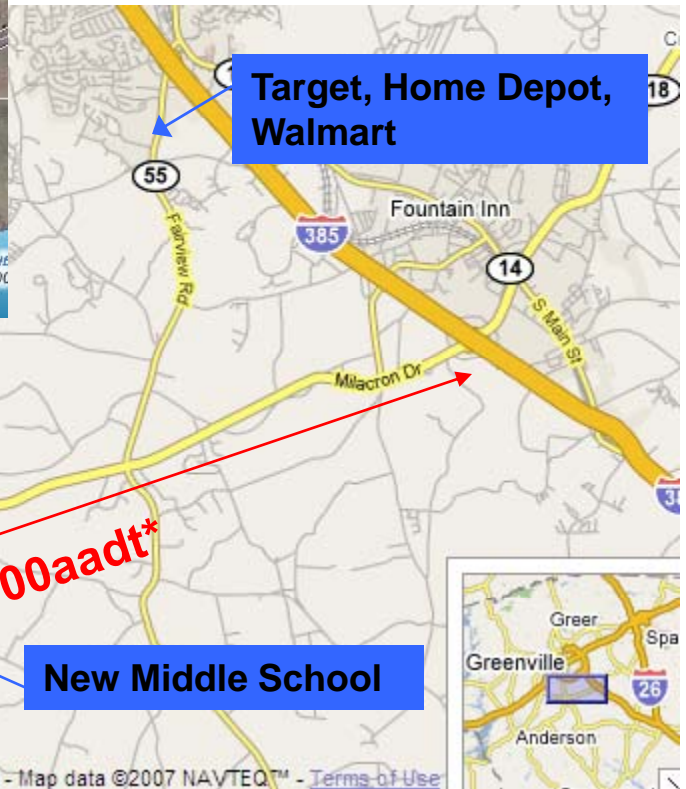
Offered by: Jenks Patrick
864-506-0416
www.jenksincrealty.com



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Fork Shoals Rd. & Hwy 418 Corner Tract

Property Location Overview



4,200 aadt*
Major traffic corridor between I-385 and I-85

5,700 aadt*

New Middle School

Fork Shoals Elementary

- Traffic light intersection located less than 1 mile north of New Middle School
- Reedy River located 1200' from back property line.
- Easements exist on property, but these areas can still be used for road, water retention, landscaping, access, parking, etc.

*Average Annual Daily Traffic

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