



FOR SALE

±7.58 Acre Commercial Site in Laurens, SC

 **REEDY**

COMMERCIAL

A DIVISION OF REEDY PROPERTY GROUP

Parcel Overview

315 Hillcrest Drive | Laurens, SC
Laurens County Tax IDs: 906-11-07-016 & 906-11-07-017



315 Hillcrest Drive

Laurens, SC 29360

Property Description

A great commercial parcel located on a major traffic corridor in the City of Laurens! This parcel has been the site of a radio station since 1948, currently WLBG 860AM & 104.1FM. Zoned for commercial use, it would be an excellent location for a restaurant site, office, service business or retail development. The current ± 2500 sqft building currently houses the offices, studios and equipment for the radio station. There would be plenty of room for a fenced laydown yard. The Little River forms the southern boundary on the back of the property.

Property & Location Highlights

- ± 7.58 acres of open space
- $\pm 2,500$ sqft building
- ± 450 feet of frontage on Hillcrest Drive
- Zoned Commercial
- 2023 Traffic Count: $\pm 11,400$ AVPD
- All Utilities Available
- Across the street from the Laurens County Administrative Offices
- ± 2 minutes to Laurens Courthouse Square
- ± 8 minutes to Interstate 385
- ± 10 minutes to Prisma Laurens County Hospital

Offering Summary

Lot Size: ± 7.58 Acres

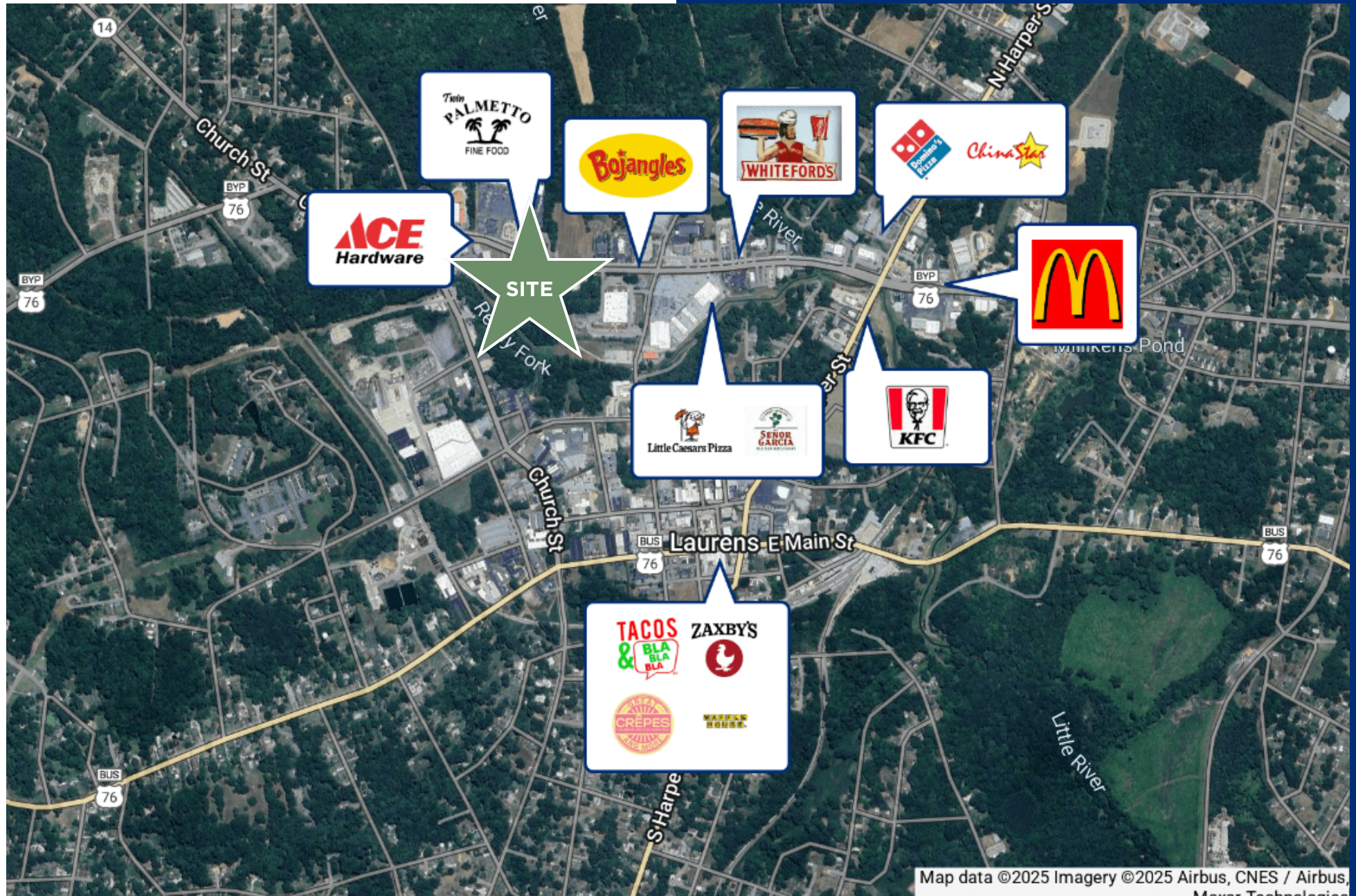
Sale Price: \$349,000.00

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent



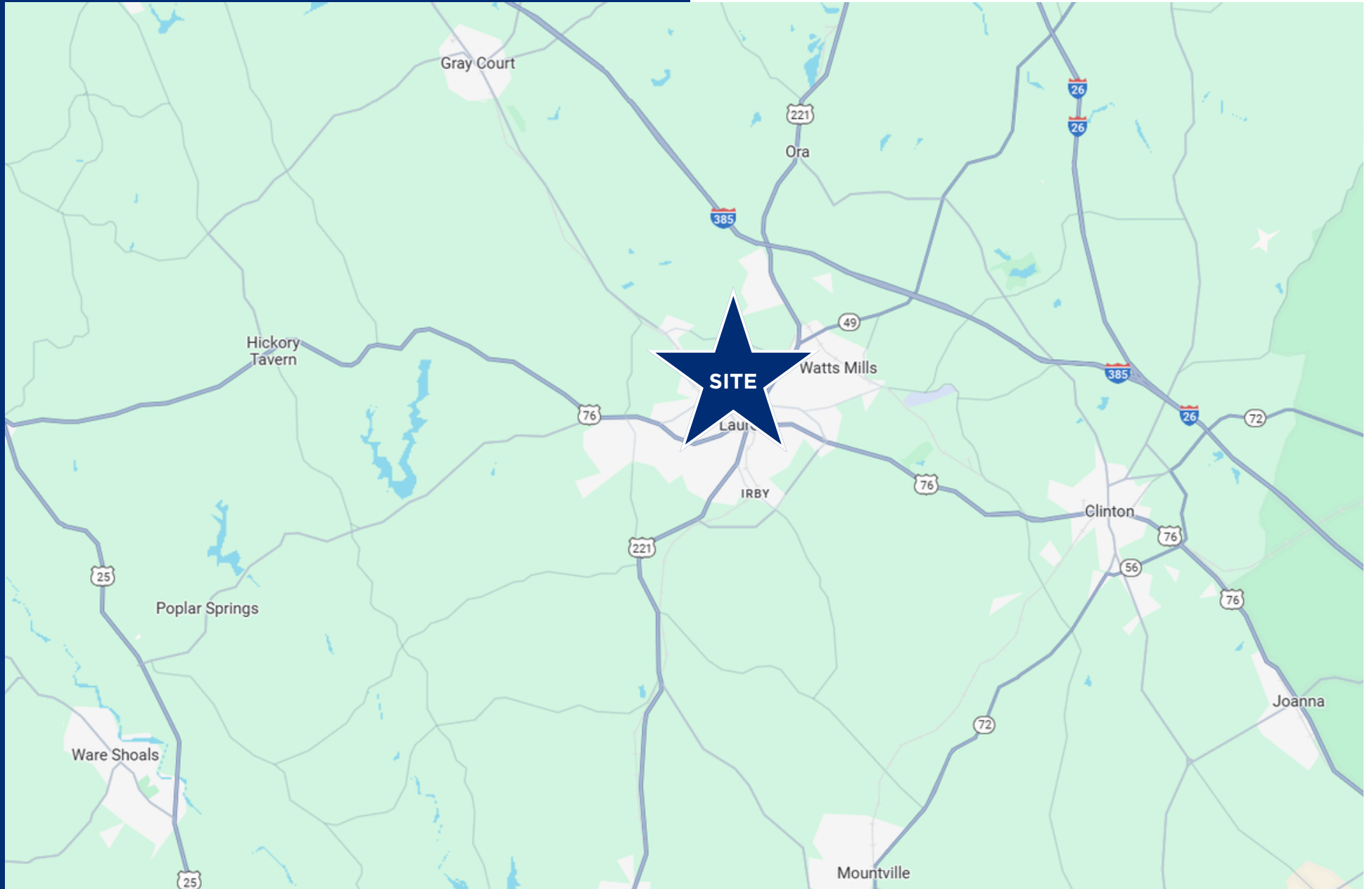
Local Retailers & Amenities

Laurens, SC



Municipality Map

Laurens, SC



Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what. That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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