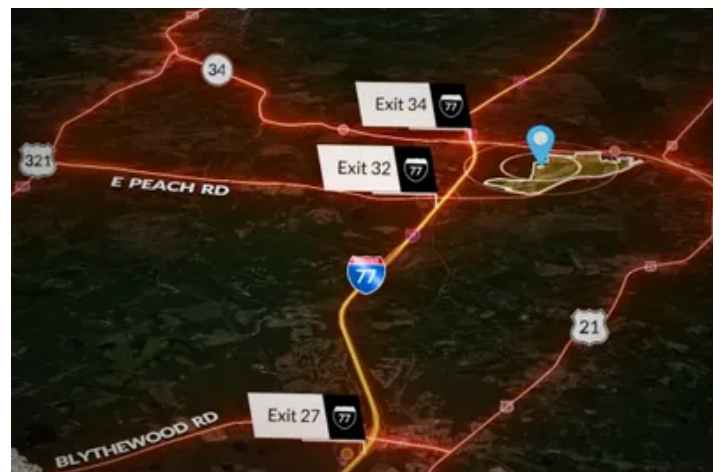
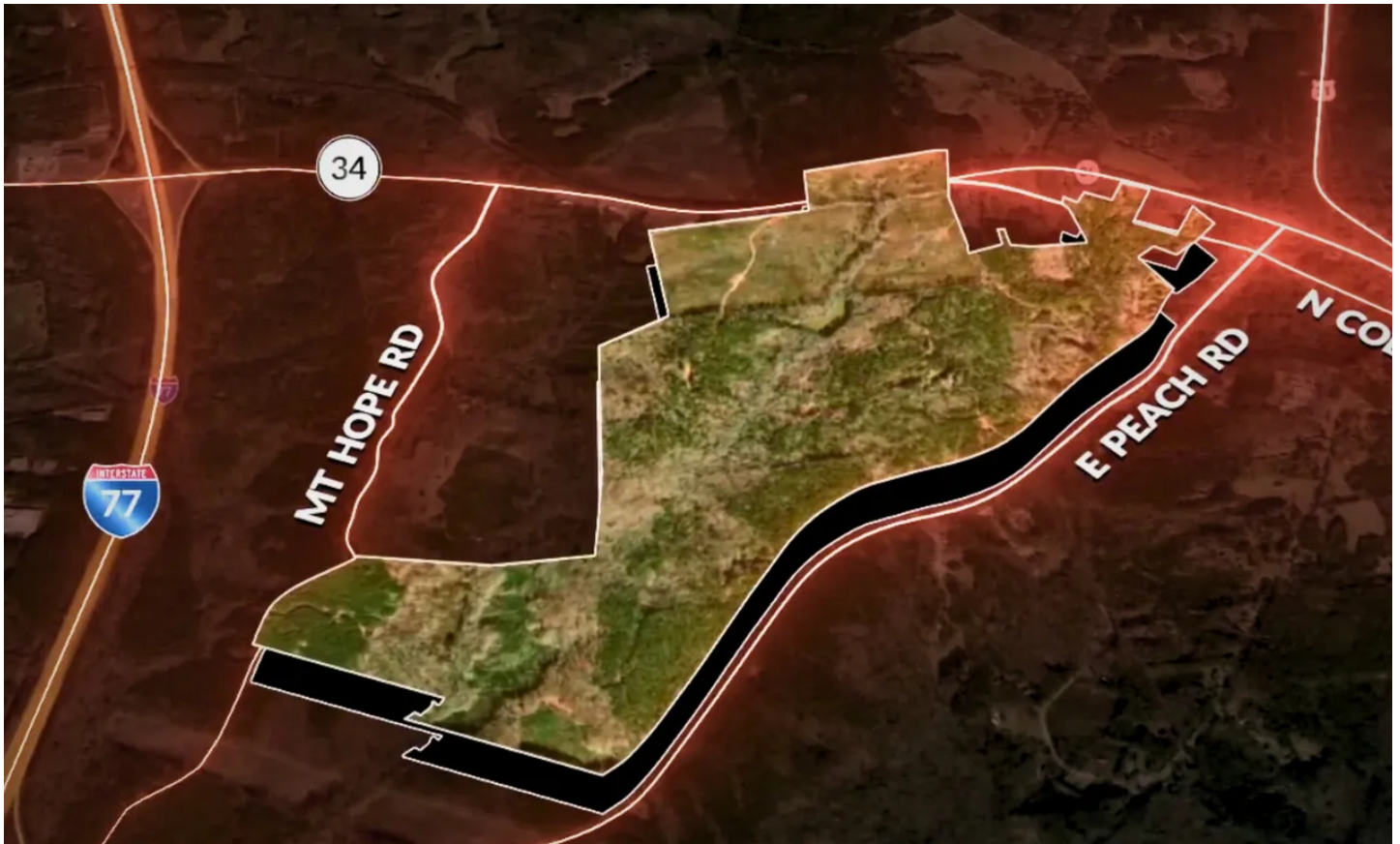


Ridgeway Tract
Peach Road
Ridgeway, SC 29130

\$18,037,500
555± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

Ridgeway Tract

Ridgeway, SC / Fairfield County

SUMMARY

Address

Peach Road

City, State Zip

Ridgeway, SC 29130

County

Fairfield County

Type

Business Opportunity, Commercial, Timberland, Undeveloped Land, Recreational Land, Hunting Land

Latitude / Longitude

34.29675 / -80.977891

Acreage

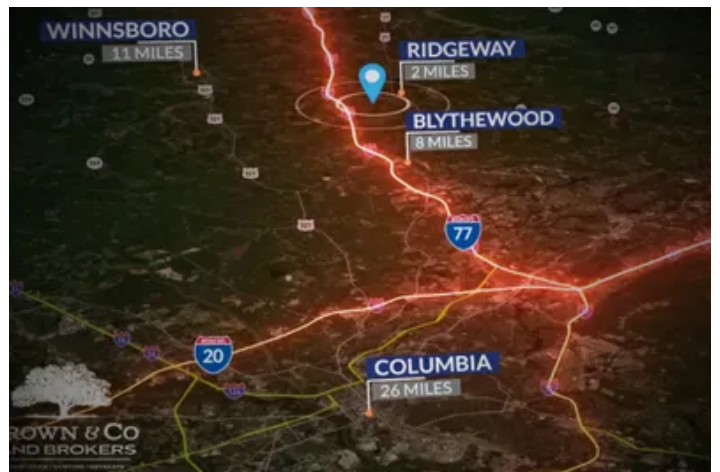
555

Price

\$18,037,500

Property Website

<https://scacres.com/property/ridgeway-tract/fairfield/south-carolina/93692/>



MORE INFO ONLINE:

<https://scacres.com/>

PROPERTY DESCRIPTION

Prime 555± Acre Development Opportunity

Ridgeway, South Carolina

Positioned at the center of South Carolina's rapidly expanding I-77 growth corridor, this 555± acre tract offers an exceptional opportunity for multi-use development on the doorstep of Fairfield County's emerging growth area. Strategically located between Exit 32 (Peach Road) and Exit 34 (Highway 34), the site provides superior regional connectivity and dual interstate access - ideal for accommodating a variety of uses.

Bound by I-77 and the Town of Ridgeway, the property features four distinct frontage points along Highway 34, Peach Road, South Coleman Street, and Mt. Hope Road, ensuring maximum visibility and access flexibility. A centrally located pond, favorable topography, and well-drained soils further enhance the site's development efficiency and versatility.

The surrounding market is experiencing accelerated growth, anchored by established industrial parks, the I-77 International Mega Site immediately to the north, and the new Scout Motors EV Plant approximately seven miles south. Situated near Blythewood's expanding residential market and Columbia's dynamic economic base, the property serves as a strategic launch point for future development - ideally positioned to capitalize on Fairfield County's strong outlook and accelerating growth trajectory.

This is a unique opportunity to establish a major presence in one of South Carolina's fastest-emerging growth corridors - where access, visibility, and momentum align for exceptional development potential.

Consists of Fairfield County Tax ID Numbers:

- 185-00-02-015-000 (21.12+/- Ac) with frontage on Mt. Hope Road.
- 167-04-02-014-000 (28.35+/- Ac) with frontage on Hwy 34.
- Portion of Tax Map Number 185-00-02-014-000 (73+/- Ac) with frontage on Peach Road.
- Portion of Tax Map Number 185-04-01-033 (92.58+/- Ac) with frontage on Peach Road.
- Combination of Tax Map Numbers 185-02-01-005 (88.24+/- Ac), 185-02-01-006 (176+/- Ac), 185-02-01-008 (74.95+/- Ac) totaling 339.19+/- Ac with frontage on Drifting Drive, S. Coleman Street, and Peach Road.

ZONING:

- 73+/- Acres is currently zoned B-2 General Business District. The intent of this District is to provide for and promote the development and maintenance of commercial and business uses strategically located to serve the traveling public, the resident population and the larger region of which the county is a part. Toward this end, a wide range of business and commercial uses are permitted in this District. (Source: Fairfield County Land Use Ordinance)
- 482+/- Acres is currently zoned RD-1 Rural Residential District. The intent of this District is to encourage rural residential and expanding urban development in accord with the Comprehensive Plan, while maintaining to the extent practical and feasible the District's rural resources. Agricultural uses deemed incompatible with rural residential development are disallowed in this District. (Source: Fairfield County Land Use Ordinance)

UTILITIES: Most utilities are available. (The Purchaser and/or Purchasers Representative are responsible for determining the location, availability, and capacity of any/all utilities for their intended use prior to purchasing).

LOCATION: Centrally located between Peach Road, Highway 34, Mt. Hope Road, and S. Coleman Street in Fairfield County between the Town of Ridgeway and I-77 along the I-77 corridor between the two nearest cities of Columbia and Charlotte. Nearby small towns include: Winnsboro, Ridgeway, and Blythewood.

TERRAIN AND NATURAL WATER SOURCES: This tract consists of rolling topography typical for the Piedmont Region of South Carolina.

ROADS AND ENTRANCES: Road frontage exists on four sides of this tract offering multiple entrances for ingress, egress, and utilities.

- Mt. Hope Road
- Peach Road
- Highway 34
- S. Coleman Street
- Additional Access on Drifting Drive

AIRPORTS: The nearest major public airports are Charlotte-Douglas International Airport (CLT) and Columbia Metropolitan Airport (CAE). The nearest regional airport is the Fairfield County Airport.

SCHOOL DISTRICT: This tract is located in the Fairfield County School District.

TERMS:

- Gross acreage is estimated to be 555+/- acres.
 - Established List Price: \$32,500 Per Acre
 - Final sales price to be determined on a price per acre basis, calculated by the gross acreage determined by a Registered SC Surveyor at the Buyer's expense.
-

CONTACT:

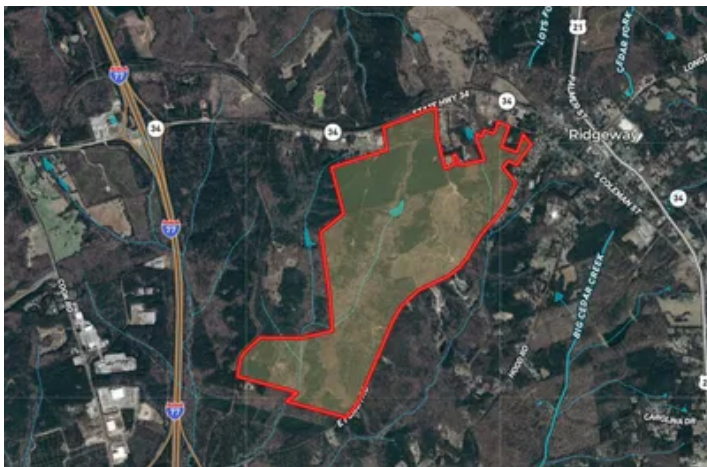
Russ Brown

Tel [\(803\) 718-0911](tel:8037180911)

MORE INFO ONLINE:

<https://scacres.com/>

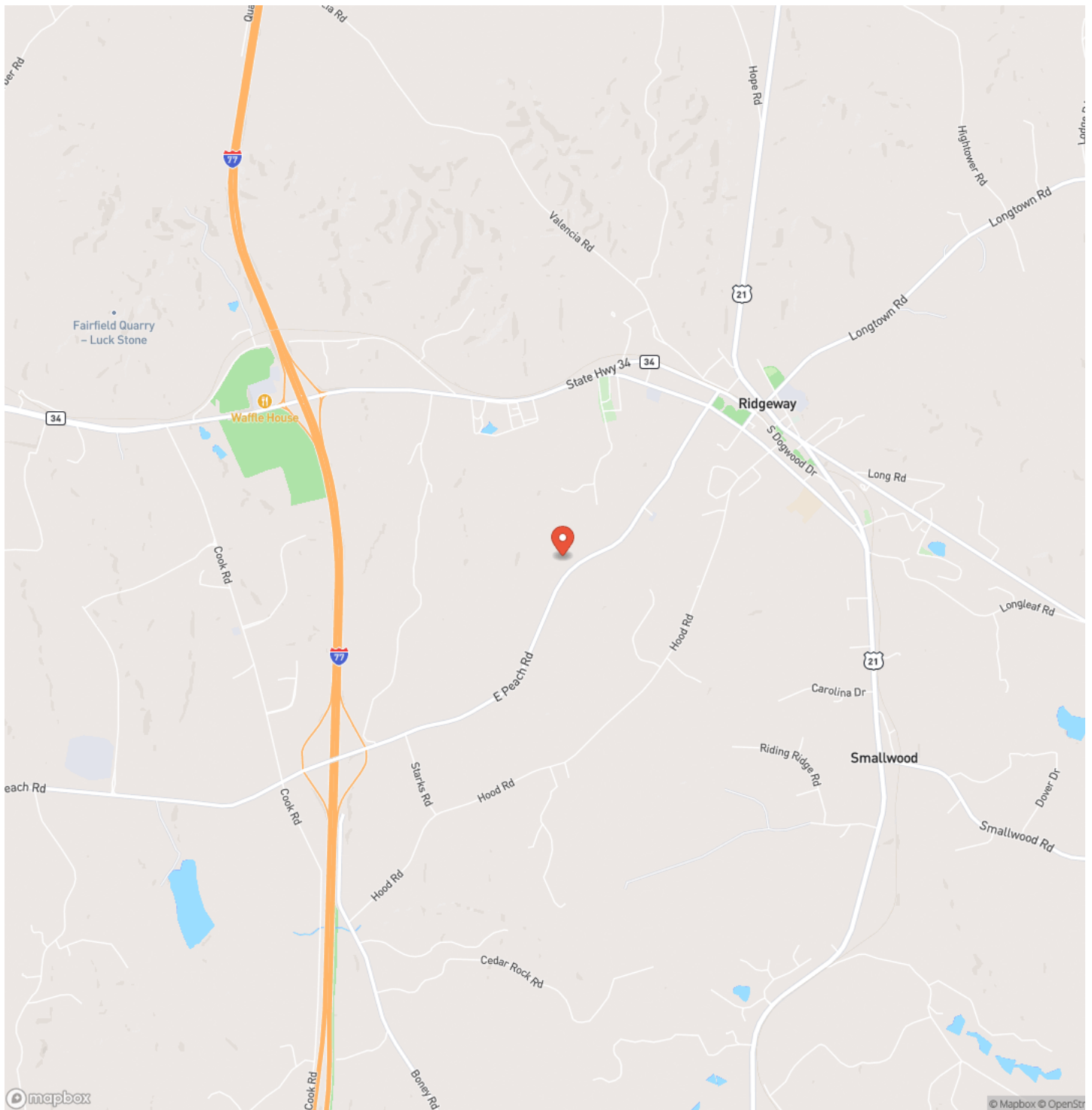
Ridgeway Tract
Ridgeway, SC / Fairfield County



MORE INFO ONLINE:

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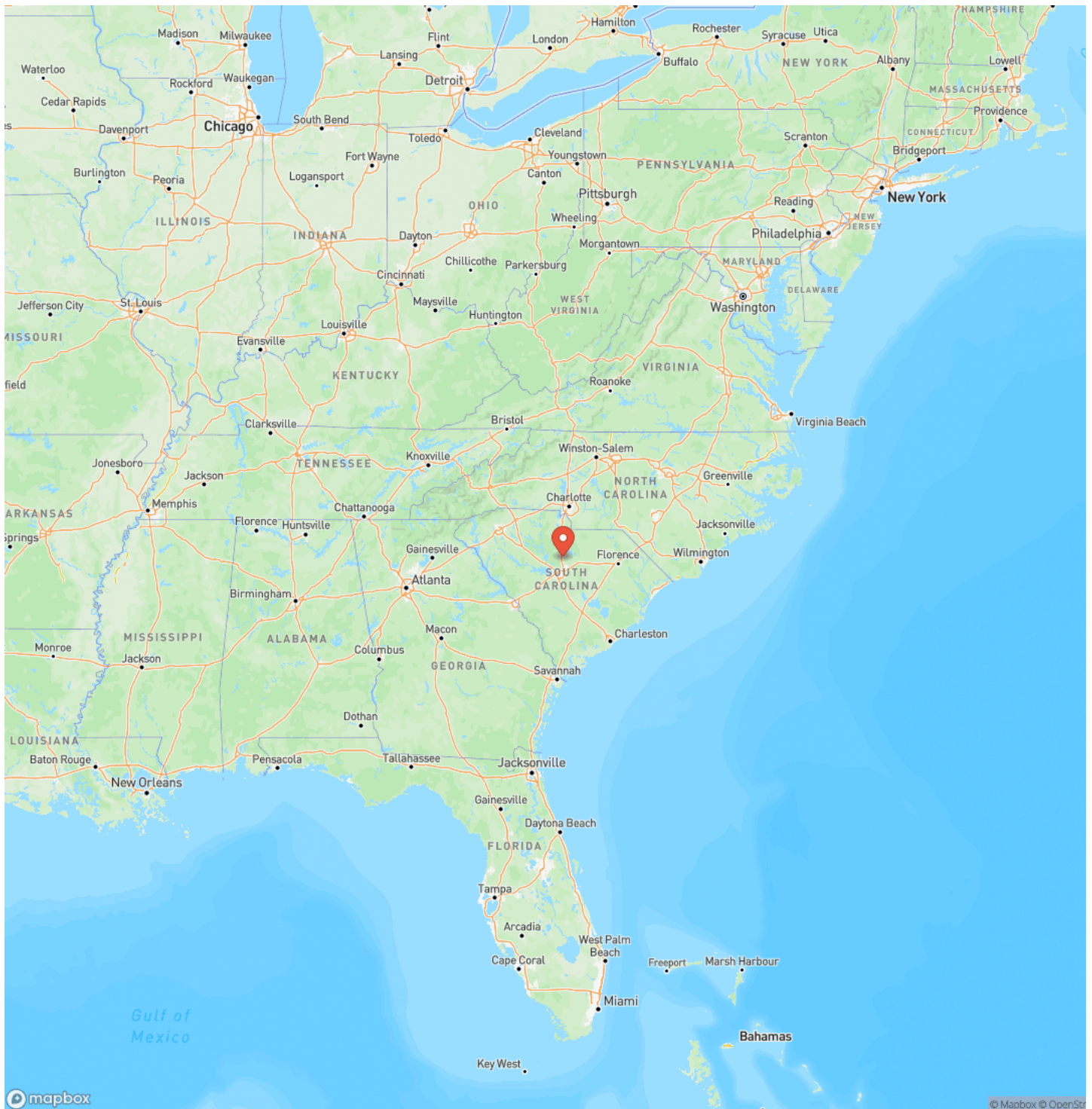
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

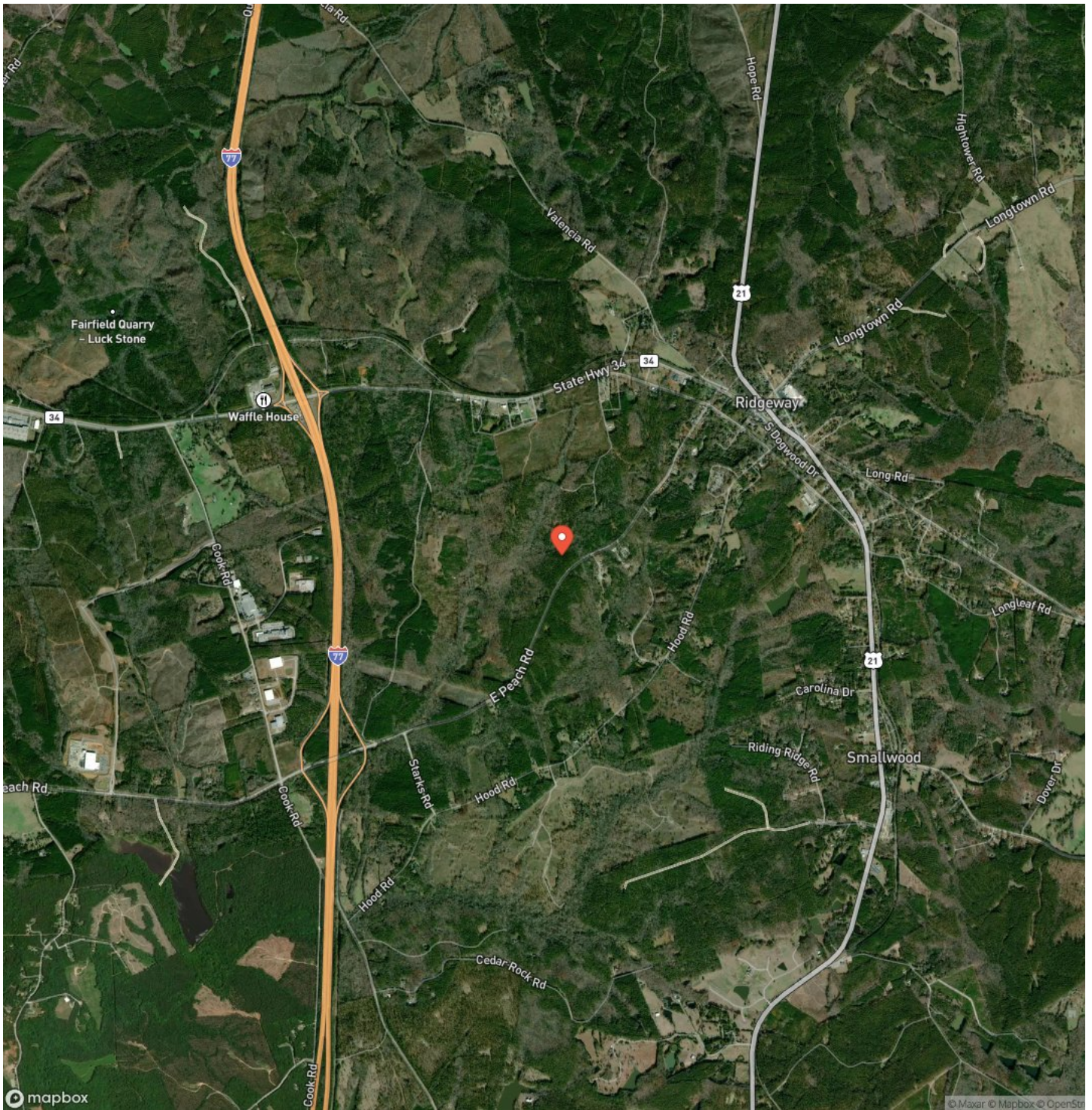
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

Russ Brown

Mobile

(803) 718-0911

Office

(803) 337-7405

Email

russ@scacres.com

Address

City / State / Zip

Winnsboro, SC 29180

NOTES

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Broker Participation and Commission Disclosure: Commission disbursements to cooperating licensed Brokers will be at the sole discretion of Brown & Company. Licensed Brokers must be disclosed upon initial contact with the Listing Firm. Buyer's Agents must be present at the initial property tour to participate in the real estate commission.

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