

FOR SALE > ±.94 ACRES LAND FOR DEVELOPMENT

# Exit 1 @ I-85

HIGHWAY 11, FAIR PLAY, SC 29643



## Land for Sale >

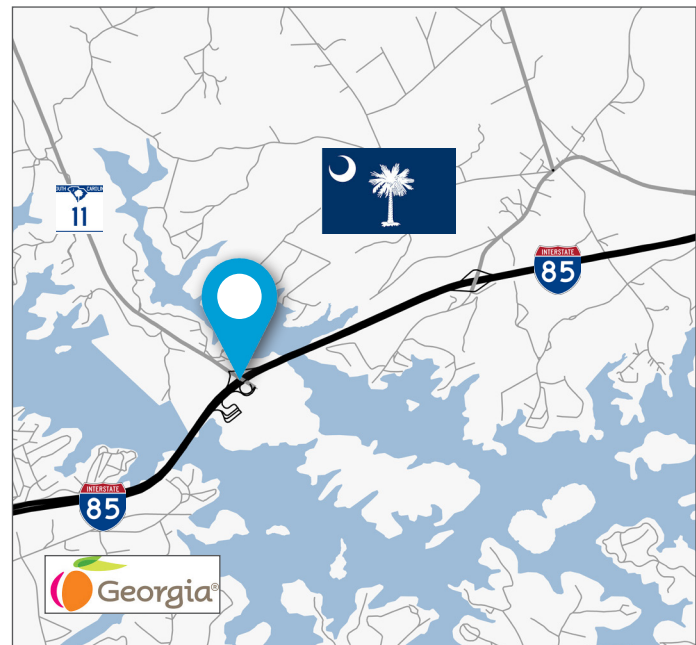
- > ±.94 acres development land at Exit 1
- > ±1,560 SF building (former convenience store)
- > 40,100 VPD on I-85
- > Oconee County TM# 339-00-01-021
- > Unzoned
- > Located across I-85 from the future Sanctuary Pointe, a ±325 acre master planned development on Lake Hartwell. Phase 1 plans include a resort hotel and conference center, The Outdoor Life Center and Veteran's Wellness Center.

<http://clubandresortbusiness.com/2016/05/27/sanctuary-pointe-resort-plans-outdoor-life-center/> (May 2016)

<http://upstatebusinessjournal.com/news/sanctuary-pointe-project-at-lake-hartwell-hopes-to-attract-outdoor-enthusiasts/> (Oct 2015)

<http://lakehartwellliving.com/2015/04/outdoors-resort-reinvigorates-hartwell-development/> (April 2015)

- > **SALE PRICE: \$295,000**



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