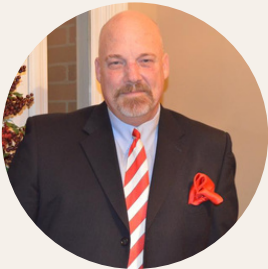


PATRIOT CENTRE SUMTER SC, 29154



David Brock
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Commercial

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40+/- ACRES - SUBDIVIDABLE



SUMMARY

Discover a rare and remarkable opportunity with this fully entitled property, spanning an expansive 40 acres. Meticulously planned and sub-dividable, this land offers a ready-to-go development that presents a wealth of possibilities for investors and developers. Take advantage of the conscientious planning and extensive groundwork in place, and unlock the immense potential that awaits. This is an exceptional opportunity for developers and investors looking to make their mark in a large new planning development in Sumter.



LORING MILL & PATRIOT PARKWAY



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Highlights

- Fully entitled property
- 40+/- acres - Sub-dividable
- Signalized intersection
- Zoning: C-1
- New planning development in Sumter



PATRIOT PARKWAY & LORING MILL

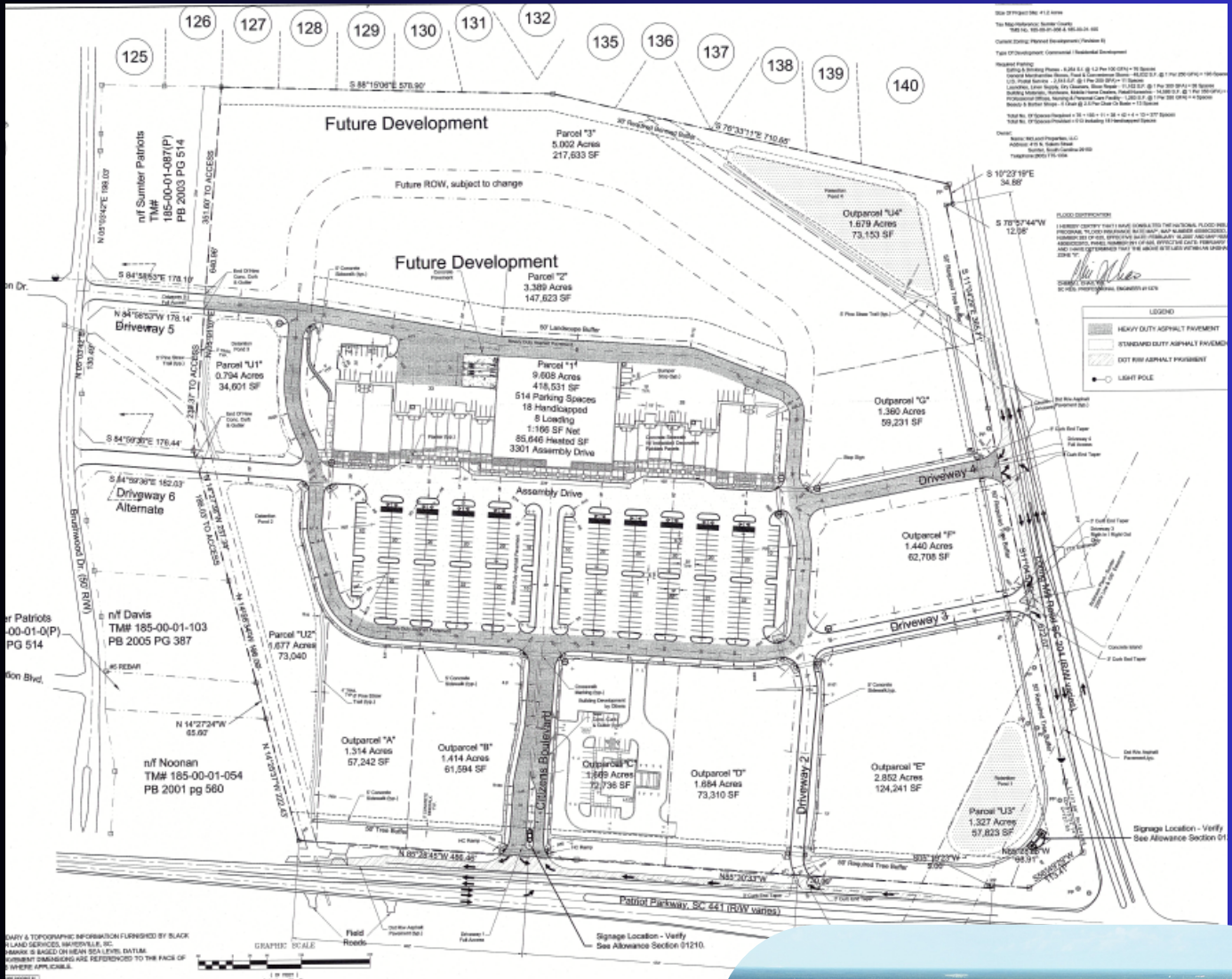


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PROPOSED SITE PLANS



The subdivision of the property presents a range of options for future use, allowing for the creation of multiple lots or parcels, each with its own unique potential. Whether envisioning a residential community, commercial development, or a mixed-use project, the flexibility provided by the subdivided lots opens doors to various ventures.



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The 40-acres showcases a strategic approach to land utilization, optimizing space and functionality. With a meticulous layout, taking into account aspects like infrastructure, access roads, utilities, and green spaces this can create vibrant residential/commercial centers that cater to the needs of the surrounding community



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PROPOSED LOTS/PRICING (NEG)

- **LOT B:** 1.41+/- acres - \$732,000
- **LOT C:** 1.7+/- acres - \$889,000
- **LOT D:** 1.7+/- acres - \$889,000
- **LOT E:** 2.8+/- acres - \$1,500,000
- **LOT F:** 1.4+/- acres - \$732,000
- **LOT G:** 1.6+/- acres - \$836,000
- **LOTS 1, 2, and 3:** \$100,000/acre

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