



SALE

Cooper Site

755 COOPER RD

Piedmont, SC 29673

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$675,000
LOT SIZE:	5.05 Acres

PROPERTY DESCRIPTION

755 Cooper Road — Piedmont, SC
±5-Acre Flex Industrial Development Site | Direct I-85 Visibility

A near entitlement-ready, ±5-acre development site positioned for immediate flex industrial use along one of the Upstate's busiest freight and commuter corridors. The property carries strong frontage and visibility to Interstate 85, giving an end user or developer both the logistics access and the branding exposure that flex tenants pay a premium for.

The real story here is speed to dirt. Located in unzoned Anderson County, the site sidesteps the rezoning and entitlement timelines that stall comparable tracts — no use-approval gauntlet, minimal land-use restriction, and a clear runway to build. Preliminary civil designs are in hand, the Phase I environmental is complete, and topographic survey and preliminary permitting are done. The site sits roughly 30-45 days from a land disturbance permit, meaning a buyer can move to grading in weeks rather than quarters.

Property Highlights

- ±5 acres, Piedmont (Anderson County), SC
- Direct I-85 access and high-visibility frontage
- Unzoned — maximum flexibility, no rezoning delay
- Preliminary civil / site plans available
- Phase I ESA complete
- Topographic survey complete
- Preliminary permitting complete
- ±30-45 days from land disturbance permit

Ideal for flex industrial, contractor/showroom, or owner-user development

Ideal For: owner-users, contractors and trades, small-bay flex developers, and investors seeking a shovel-ready Upstate industrial position.

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ADDITIONAL PHOTOS



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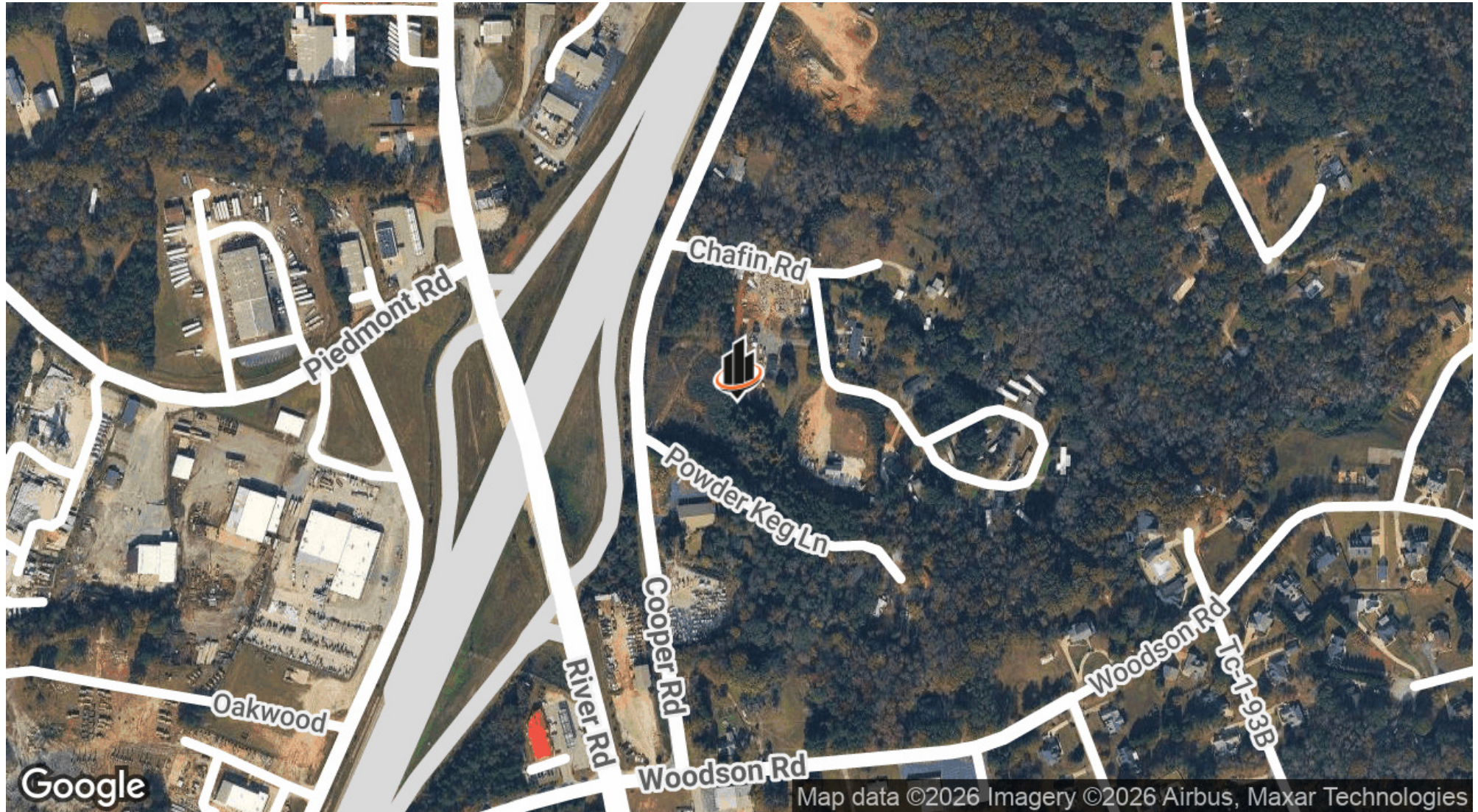
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LOCATION MAP



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