

# Woodruff Development Opportunity

± 23.665 Acres Highway 101 & Highway 221



\$649,999



## Land | ± 23.665 Acres

- Laurens County Tax Map # 4-25-00-069.00
- Located in Woodruff, SC which was named No. 1 Up-and Coming in 2020
- ±600 Linear Ft of Rd Frontage - Hwy 101
- ±1,025 Linear Ft of Rd Frontage - Fountain Inn Rd
- Currently Zoned I-1 (Subject to Change) - To be Verified by Buyer or Buyer's Agent
- Zoned for Woodruff's Award-Winning Schools in Spartanburg District 4
- Easy Access to Highway 221/Woodruff Main St
- ±1 mile from Food Lion, Tractor Supply, Ace Hardware, Zaxby's, Burger King, McDonalds, Pizza Hut, Subway and other stores and restaurants
- Public Water on Site



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📍 101 E Washington St  
Greenville, SC 29601  
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# Land For Sale

±23.665 Acres | Woodruff, SC

## Property Overview

The incredibly desirable features of this Spartanburg County Property are truly exceptional, but they may take a back seat to its highly appealing location. Approximately ±23.665 acres of very large stands of mature hardwoods, the property is located at the intersection of SC Highway 101 and Fountain Inn Road. Located just minutes from all the amenities offered in Woodruff. This extraordinary property is ±1 minute away from Woodruff's Main Street which doubles as Highway 221. This short drive takes you to your choice of restaurants and stores, including Food Lion, Ace Hardware, Tractor Supply, Zaxby's, Carolina Fine Foods, Burger King, McDonalds, Pizza Hut and Subway. In 2020, Woodruff was named Number 1 for up-and-coming SC housing market, which was accredited to the city's quaint downtown, Spartanburg School District 4, and Woodruff's overall, "small-town feel". As Woodruff, South Carolina's population is expected to double in the next five years, Woodruff is also a convenient location for those who work in the cities of Greenville or Spartanburg, as it sits almost in the middle of the two.

## Location Overview

Located at the corner of Highway 101 and Fountain Inn Rd

± 1 Minute to Highway 221

± 30 Minutes From Downtown Greenville. Take I-385 S to I-85 N to SC-101 S/State Hwy 101 in Spartanburg County. Take exit 60 and continue SC-101 S/State Hwy 101. Drive to SC-418 E

± 30 Minutes From Downtown Spartanburg. Take I-26 E and US-221 S to SC-101/SC-146 in Woodruff Drive to SC-418 W Turn right onto SC-101/SC-146



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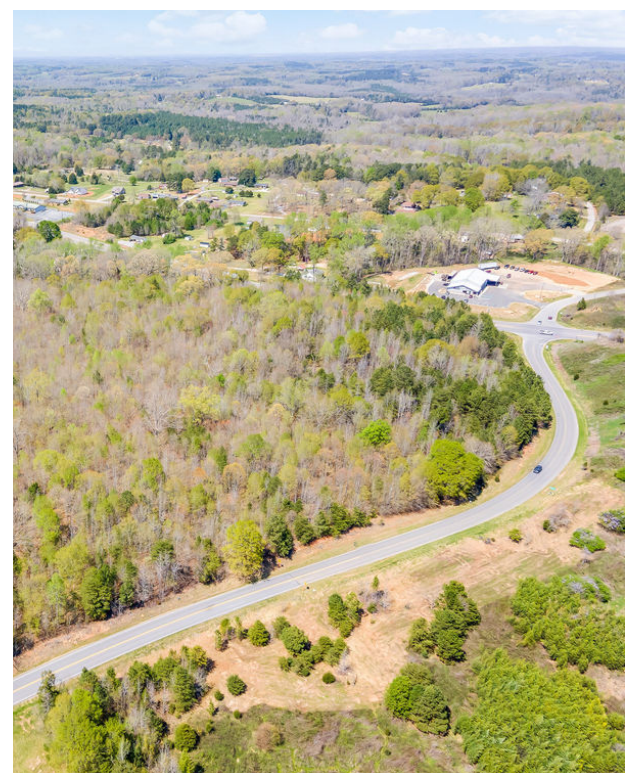
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# FOR SALE

Highway 101 Woodruff, SC 29388



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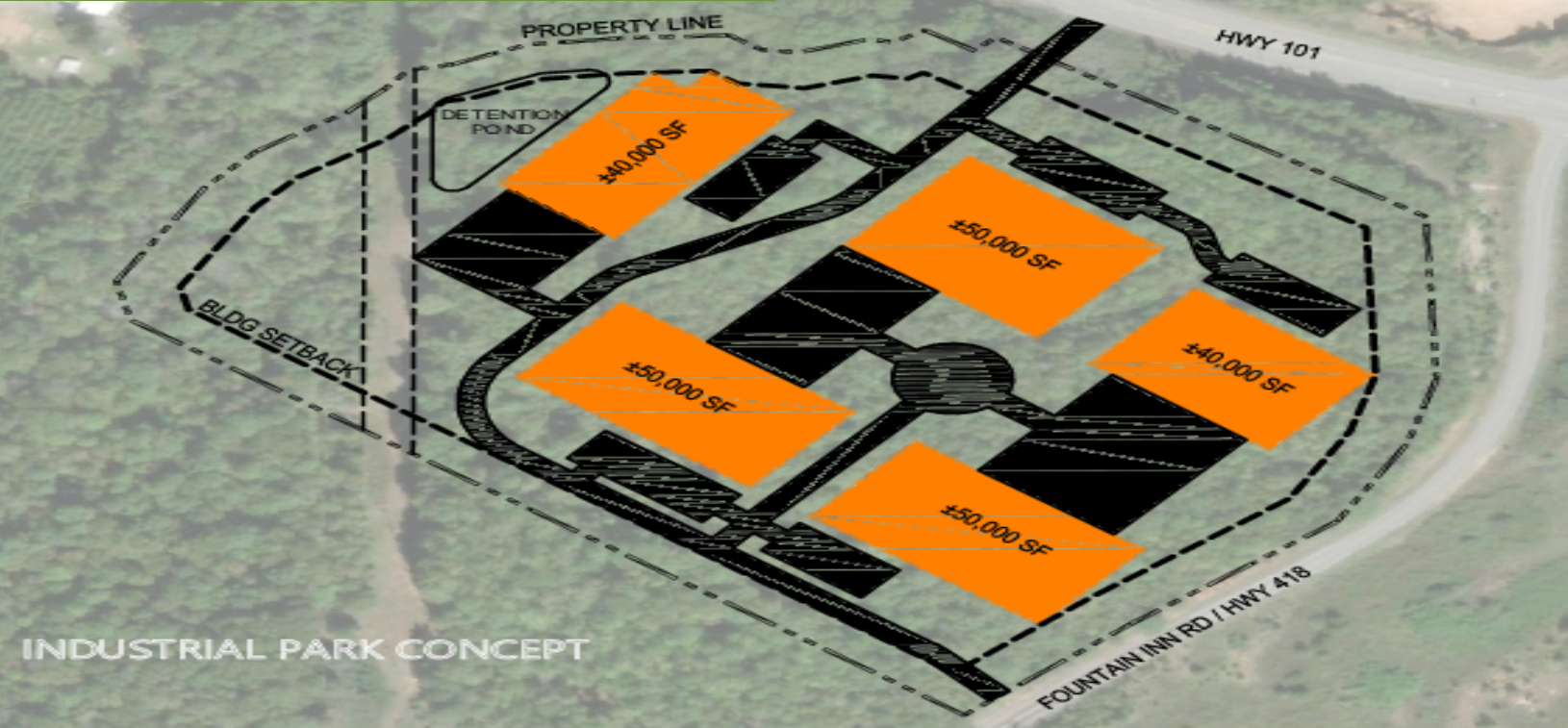
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