



\$ 375,000



449 HI Cotton Ln, Springfield, SC 29146

- » MLS #: 24019147
- » Land | Lot: 46.2 acres
- » More Info: 449HICottonLnSpringfield.IsForSale.com



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Prime 46-Acre Commercial Opportunity in Historic Springfield, SC Welcome to Springfield, South Carolina, where historic charm meets limitless investment potential. Strategically located just 45 miles from Columbia, SC, and Augusta, GA, and a mere 25 miles from Aiken and Orangeburg, this 46-acre property offers an incredible opportunity for commercial development and business expansion in a thriving region. Nestled between the North and South forks of the Edisto River, this fertile farmland is primed for diverse commercial uses. Featuring key improvements, this property is ready for transformation to suit your investment needs. Property Features: 40x60 Hay Shed (2012) - Includes 50-amp electric service and water supply, easily adaptable for equestrian use, storage, or commercial ventures. Spacious 45'x63' Workshop - Equipped with a 12'x45' overhang shed and pens, 220-amp wiring, and a 150-breaker service, offering ample space for business operations, manufacturing, or agricultural enterprises. Why Invest in Springfield, SC? Springfield is a vibrant, growing community offering a wealth of attractions, including: Nature Preserves & State Parks - Perfect for outdoor enthusiasts and eco-tourism. Local Art Galleries & Museums - Rich cultural experiences showcasing South Carolina's heritage. Botanical Gardens & Lavender Farms - Scenic beauty and agricultural opportunities. Sports Facilities & Farmers Markets - Engaging

