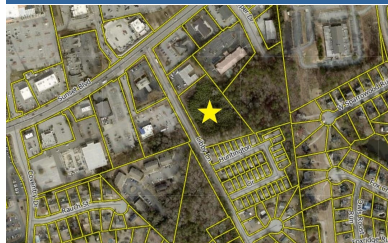


## ALL FIELDS DETAIL



**MLS #** 1470195  
**Class** Lots/Land  
**Type** Commercial Site  
**Area** Other  
**Subdivision** None  
**Listing Price** \$465,000  
**Address** 0 Libby Lane  
**City** Lexington  
**State** SC  
**Zip** 29072  
**Status** Active  
**Sale/Rent** For Sale

**Type Property** Commercial  
**Lot Size/Acreage** 2 - 5 Acres



## DIRECTIONS

**Directions** From I-20, head west on US-378/Sunset Blvd, turn left onto Libby Lane, property is on the left.

## GENERAL

**County** Lexington  
**Tax ID Number** 004300-03-114  
**Approx # of Acres** 2.68  
**Price Per Acre** \$173,507.46  
**Elementary School** Other  
**Middle School** Other  
**High School** Other  
**Associated Document Count** 4  
**Picture Count** 5  
**Geocode Quality** Manually Placed Pin  
**IDX Include** Y  
**VOW Include** Yes  
**VOW Address** Yes  
**VOW Comment** Yes  
**VOW AVM** Yes  
**Status Date** 4/29/2022  
**HotSheet Date** 4/29/2022  
**Update Date** 4/29/2022  
**Update Date** 4/29/2022 11:08 PM

**Showing** Other  
**Contact # for Appts** Show Anytime  
**Enable Schedule-It (Y/N)** No  
**Agent** Nichole Zales - Cell: 864-843-5919  
**Agent License ID** 88712  
**Listing Office 1** Meares Property Advisors Inc. - Main: 864-947-2000  
**Brokerage License ID** 23129  
**Listing Agent 2** Darron Meares - Cell: 864-444-5361  
**Listing Office 2** Meares Property Advisors Inc. - Main: 864-947-2000  
**Cumulative DOM** 0  
**Agent Hit Count** 0  
**Client Hit Count** 0  
**Original Price** \$465,000  
**BA** 4%  
**SA** 0%  
**TB** 4%  
**Listing Type** Exclusive Right to Sell  
**Bonus** N  
**Variable Rate Com** N  
**Listing Date** 4/29/2022  
**Input Date** 4/29/2022 11:08 PM  
**Price Date** 4/29/2022  
**Input Date** 4/29/2022 11:08 PM

## FEATURES

PROP DESCRIPTION	COVENANTS	AMENITIES INCLUDE	DOCS ON FILE
Other	None	None	Site Plan
LOCATION	RESTRICTIONS	SHOWING	Aerial Photo
Other	Other	Vacant	MISCELLANEOUS
ROAD FRONTAGE	WATER	Show Anytime	None
City Street	Public Available	SPECIAL FINANCES	ON INTERNET
TOPOGRAPHY	SEWER	None	Yes
Level	Public Available		ADDITIONAL FEES
			None

## FINANCIAL

<b>Total Taxes</b>	\$9,292.86	<b>Tax Year</b>	2021
<b>Tax Rate(4%/6%)</b>	6%	<b>Rollback Taxes</b>	No
<b>In City</b>	Y	<b>HOA (Y/N)</b>	N
<b>Short Sale (Y/N)</b>	N	<b>Foreclosure (Y/N)</b>	N
<b>Auction (Y/N)</b>	Y	<b>Electric Co.</b>	SCE&G
<b>Gas Co.</b>	SCE&G	<b>Water Co.</b>	City of Lexington

## MEMBER REMARKS

**Member Remarks** PLEASE review associated docs. This property will be offered at public auction Thursday, May 26, 2022, at 12:00 p.m. All pre-auction offers will be submitted and reviewed. This is not a foreclosure; buyer will receive clear title at closing.

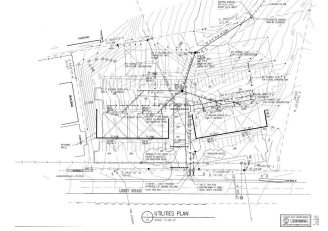
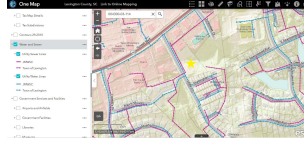
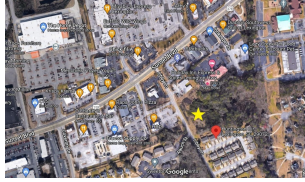
## REMARKS

**Remarks** Approximately 2.68 acres of wooded, commercial land on Libby Lane in a prime Lexington, SC, location! This parcel is situated less than 500 feet from the corner of Sunset Blvd and Libby Lane, where SCDOT Traffic Counts registered 36,600 AADT in 2020. More than 370 feet of road frontage with water and sewer present at the road, and a proposed utilities site plan on file. This parcel is one of the few remaining investment land opportunities along this section of Sunset Blvd. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. All pre-auction offers will be submitted and reviewed. Should an offer be accepted prior to auction, the scheduled auction will be canceled. This property is available for sale only and will be offered at public auction on Thursday, May 26, 2022, at 12:00 p.m. This is not a foreclosure; new owner will receive clear title at closing. Property is selling AS-IS with NO contingencies. \*\*\*\*\*

## SYNDICATION REMARKS

**Syndication Remarks** Listing presented by Meares Property Advisors. Call 864-843-5919 or visit [www.MPA-SC.com](http://www.MPA-SC.com) for more information. Approximately 2.68 acres of wooded, commercial land on Libby Lane in a prime Lexington, SC, location! This parcel is situated less than 500 feet from the corner of Sunset Blvd and Libby Lane, where SCDOT Traffic Counts registered 36,600 AADT in 2020. More than 370 feet of road frontage with water and sewer present at the road, and a proposed utilities site plan on file. This parcel is one of the few remaining investment land opportunities along this section of Sunset Blvd. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. All pre-auction offers will be submitted and reviewed. Should an offer be accepted prior to auction, the scheduled auction will be canceled. This property is available for sale only and will be offered at public auction on Thursday, May 26, 2022, at 12:00 p.m. This is not a foreclosure; new owner will receive clear title at closing. Property is selling AS-IS with NO contingencies. \*\*\*\*\*

## ADDITIONAL PICTURES



## DISCLAIMER

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