



**JenksIncRealty**

# Fork Shoals Rd. & Hwy 418 Corner Tract

- Tract Size:** 26.21 Acres
- Price:** \$850,000  
**Will Subdivide!** Price per acre for smaller parcel to be determined based on layout.
- Zoning:** R-S (Call listing agent about rezoning)
- Utilities:** Water, gas and power on site.
- TID #:** 0577040100103 & part of 0586010100600 (New Tax ID# currently being recorded)
- Tract Location:** From I-385: Take Fairview Road Exit off of I-385. Turn right onto Hwy 418. Lot is at the first traffic light.  
From Hwy 25: Go South on Hwy 25 to Ware Place. Turn left on Hwy 418. Lot is at the intersection of Fork Shoals Road and Hwy 418.  
From I-185: Turn South onto Fork Shoals Road. Go past West Georgia Road. Lot is at the next intersection with a traffic light.
- Remarks:** This is an excellent corner tract less than a mile from a new middle school being built on Fork Shoals Road. Hwy 418 is a traffic corridor connecting Hwy 25 to I-385 & Fairview Road. Fork Shoals Road is a great north-south route that gives access to West Georgia Road, Greenville and the Southern Connector.

**Offered by: Jenks Patrick**  
**864-506-0416**  
**[www.jenksincrealty.com](http://www.jenksincrealty.com)**



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25+Acres offered at \$1.1M • Owner will Subdivide



**864-506-0416**

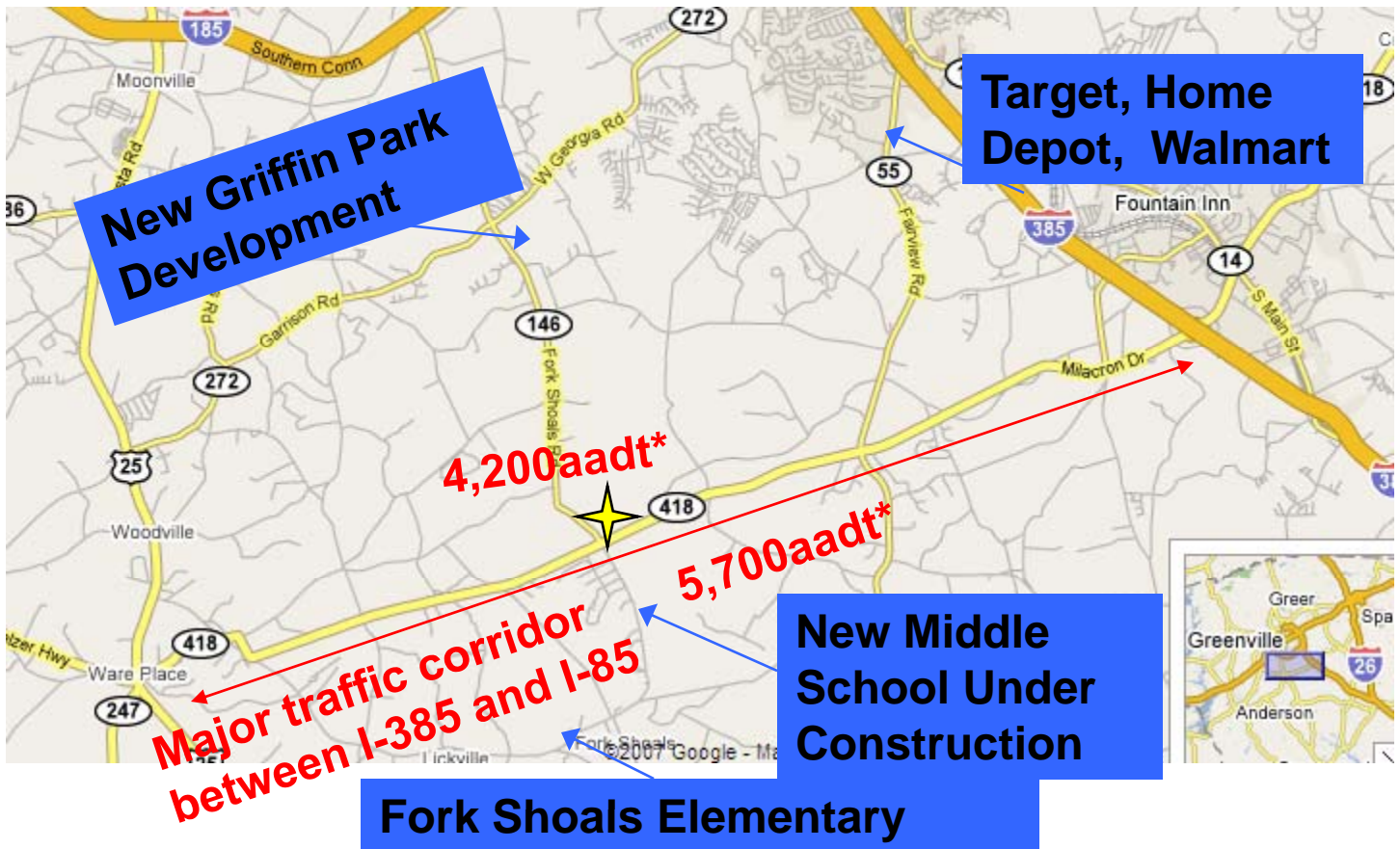
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## Property Location Overview



- Traffic light intersection located less than 1 mile north of New Middle School
- Reedy River located 1200' from back property line.
- Easements exist on property, but these areas can still be used for road, water retention, landscaping, access, parking, etc.

\*Average Annual Daily Traffic

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