

ALL FIELDS DETAIL



MLS # 1470195 **Type Property** Commercial
Class Lots/Land **Lot Size/Acreage** 2 - 5 Acres
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



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	Showing	Other
Tax ID Number	004300-03-114	Contact # for Appts	Show Anytime
Approx # of Acres	2.68	Enable Schedule-It (Y/N)	No
Price Per Acre	\$173,507.46	Agent	Nichole Zales - Cell: 864-843-5919
Elementary School	Other	Agent License ID	88712
Middle School	Other	Listing Office 1	Meares Property Advisors Inc. - Main: 864-947-2000
High School	Other	Brokerage License ID	23129
Associated Document Count	4	Listing Agent 2	Darron Meares - Cell: 864-444-5361
Picture Count	5	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
Geocode Quality	Manually Placed Pin	Cumulative DOM	0
IDX Include	Y	Agent Hit Count	0
VOW Include	Yes	Client Hit Count	0
VOW Address	Yes	Original Price	\$465,000
VOW Comment	Yes	BA	4%
VOW AVM	Yes	SA	0%
Status Date	4/29/2022	TB	4%
HotSheet Date	4/29/2022	Listing Type	Exclusive Right to Sell
Update Date	4/29/2022	Bonus	N
Update Date	4/29/2022 11:08 PM	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

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

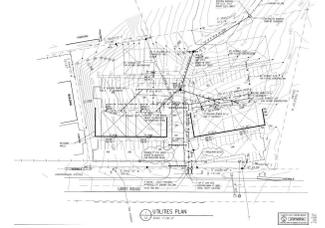
REMARKS

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 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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