

# LANGSTON BLACK

REAL ESTATE, INC.

## LAND FOR SALE

SIGNALIZED INTERSECTION  
OF HWY 101 AND HWY 417

3481 HWY 417, WOODRUFF

2.85+- ACRE PARCEL

**SITE**

REIDVILLE FIRE  
DEPARTMENT  
STATION #2



- PUBLIC WATER AND NATURAL GAS AVAILABLE
- UNZONED IN SPARTANBURG COUNTY
- TAX MAP 4-06-00-026.00, 074.01 & 092.00

**\$1,600,000**

FOR MORE INFORMATION CONTACT  
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**LANGSTON BLACK**  
REAL ESTATE, INC.

P.O. BOX 2167  
GREER, S.C. 29652  
BUS: 864-848-9070

015

[www.langston-black.com](http://www.langston-black.com)

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.  
(LANGSTON-BLACK SITE #015)

- 0.3+- MILE FROM BAUSCH HEALTH DISTRIBUTION CENTER
- 0.7+- MILE FROM MICHELIN DISTRIBUTION CENTER
- 1.6+- MILES FROM HWY 146
- 2.8+- MILES FROM HWY 296
- 5.9+- MILES FROM I-85 (EXIT 60)
- 7.4+- MILES FROM HWY 290



2022 TRAFFIC COUNTS:  
 HWY 101 (STATION 247): 10,800 VPD  
 HWY 417 (STATION 338): 7,100 VPD





