

FOR SALE

Oswego Highway
Sumter, SC



PROPERTY OVERVIEW

These tracts comprise approximately +/- 92 acres and offer an exceptional opportunity for development, investment, or recreational use. Conveniently located less than one mile from the intersection of Highway 378 and South Pike East/ North Pike East, the property provides excellent accessibility while maintaining the privacy and space desired for a variety of uses. Whether you're seeking land for residential development, outdoor recreation, hunting, or long-term investment, these tracts offer tremendous potential in a growing area.

SALE PRICE: \$10,000/acre

LOT SIZE: +/- 92 Acres

PROPERTY HILIGHTS

- Ideal for residential development, recreational use, hunting, investment, etc.
- Convenient location with easy access while maintaining privacy
- Consists of 3 lots: 51.52 acres, 29 acres, and 11.55 acres
- Can be sold separately

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	8	33
Total Population	5	22	90
Average HH Income	\$114,789	\$114,789	\$111,310



COLDWELL BANKER
COMMERCIAL
CORNERSTONE



Jack Osteen - *CSHIP*

EXPERIENCE

- ✓ 10 + years
- ✓ B.A. in Political Science,
Minor in Business
University of South Carolina
- ✓ CBC Circle of Distinction
Award Winner

SPECIALTY

- ✓ General Commercial
- ✓ Senior Housing

CONTACT

803.468-1010 | josteen@cbccornerstone.com



Jay Davis - *CCIM, SIOR | President*

EXPERIENCE

- ✓ 30 + years
- ✓ B.S. in Business Administration
with a major in Real Estate
University of South Carolina

SPECIALTY

- ✓ General Commercial
- ✓ Tax Appeals
- ✓ DOT Right-of-Way

CONTACT

803.934.6597 | jdavis@cbccornerstone.com



Heather Tickel - *Director of Operations*

EXPERIENCE

- ✓ 10 + years
- ✓ Licensed Agent
- ✓ B.S. in Business Administration
with Minor in Marketing & Sales
University of South Carolina

SPECIALTY

- ✓ General Commercial
- ✓ Administration
- ✓ Operations

CONTACT

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