**0A Dreher Shoals Rd, Irmo**
**0A Dreher Shoals Rd**
**Irmo, SC 29063**

**$899,000**
**10.89± Acres**
**Richland County**










**MORE INFO ONLINE:**

**https://www.mossyoakproperties.com/office/mossy-oak-properties-milliken-advisors-realty-group/#rs-office-listings**

## SUMMARY

**Address**
0A Dreher Shoals Rd

**City, State Zip**
Irmo, SC 29063

**County**
Richland County

**Type**
Undeveloped Land

**Latitude / Longitude**
34.106878 / -81.223226

**Acreage**
10.89

**Price**
$899,000

**Property Website**
https://www.mossyoakproperties.com/property/0a-dreher-shoals-rd-irmo-richland-south-carolina/116238/








## PROPERTY DESCRIPTION

0A Dreher Shoals Rd delivers ±10.89 acres zoned RS within the city limits of Irmo. With 14,700 AADT on Dreher Shoals Rd and 28,900 AADT on nearby Dutch Fork Rd, this site sits squarely in the path of progress connecting Irmo, Lexington, and Columbia, three of the region's most active growth markets. All utilities are available on site, making this a shovel-ready opportunity for residential development.

The location speaks for itself: major retailers including Publix, Chick-fil-A, Starbucks, and Walmart are all within 2 miles, giving future residents everyday convenience right around the corner. For those who want more than a commute, Lake Murray is directly across Dreher Shoals Rd, with marinas, waterfront dining, and recreation destinations just minutes away.










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# Locator Map

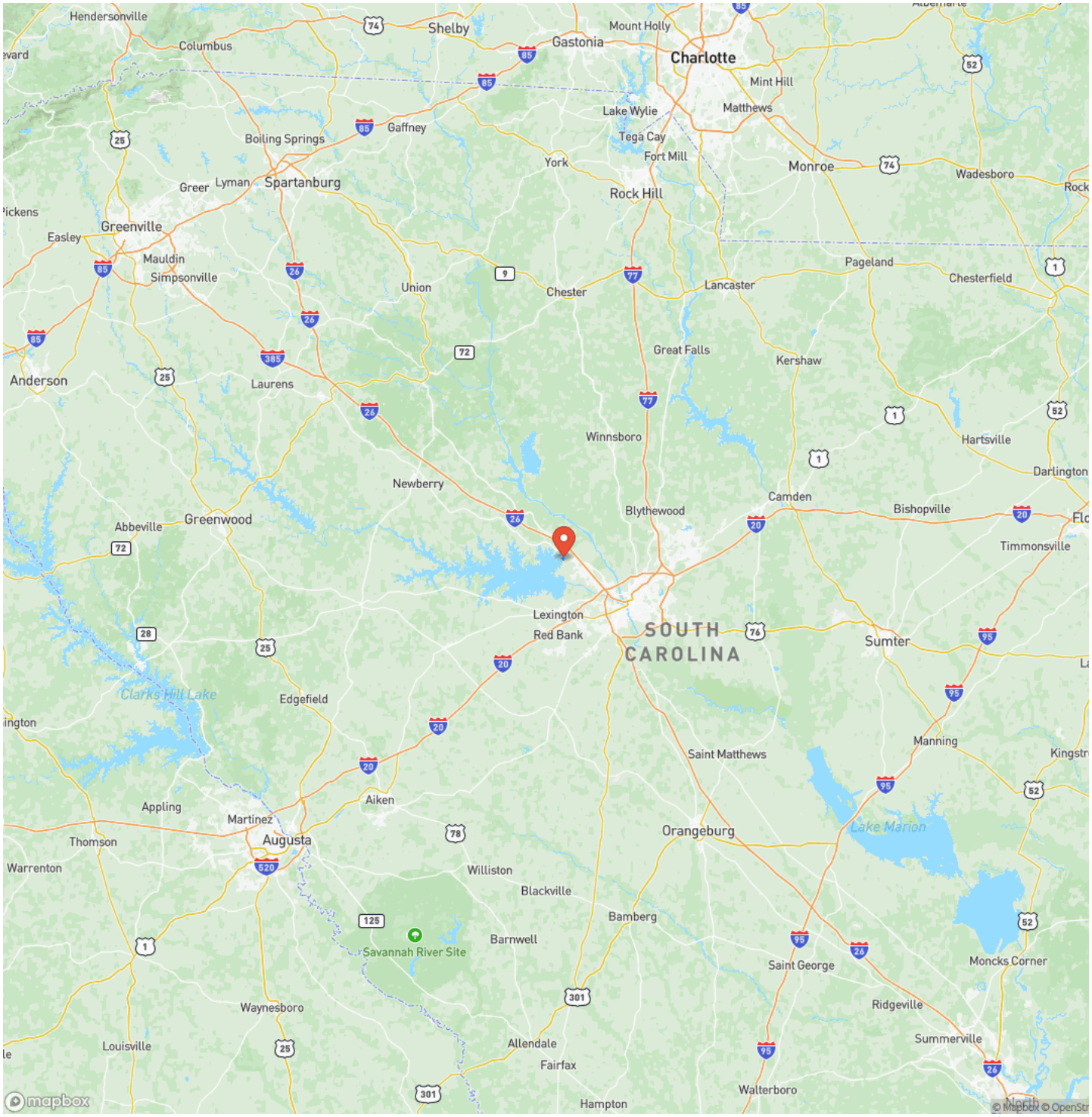





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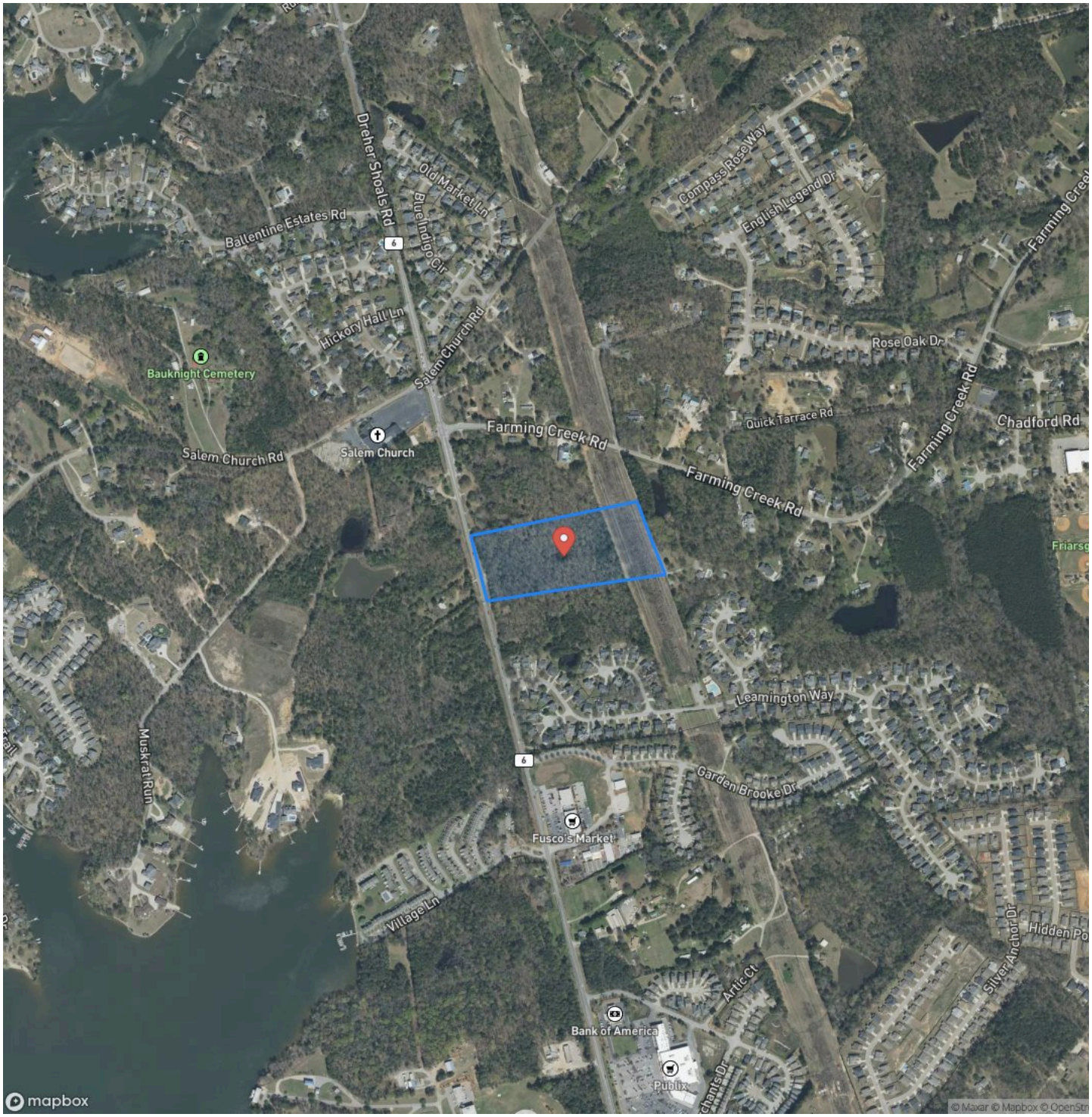





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# Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



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## NOTES

**NOTES**



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**DISCLAIMERS**

"***Property inspections shall be done during daylight hours. Seller and Rural Land Investments in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property."***

**Mossy Oak Properties Milliken Advisors Realty Group**
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