

2.077 Acres for Sale or Build-to-Suit



# ► Hwy 9 Commercial Land

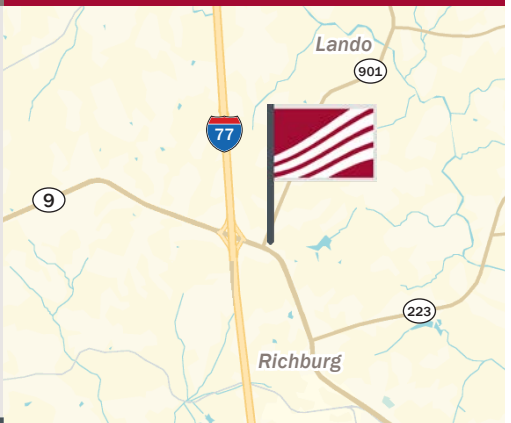
Highway 9 at Edgeland Road, Richburg, SC 29729



## Land Available

## For Sale

- Property is located .25 miles from the northbound I-77 on-ramp at the Highway 9/I-77 interchange (Exit 65)
- Water and sewer are located within the adjacent road right of ways
- The Property is currently zoned General Commercial in Chester County, which allows for most commercial uses
- Giti Tire opened a 1.7 million square foot tire plant in 2017 which is located approximately 1 mile from the Property
- E&J Gallo Winery (the largest wine producer in the country) has a new facility east of the Property on Highway 9, bringing 500 new jobs to the area



## Pricing

\$400,000 Per Acre

### Traffic Counts (2022)

SC 9 (Lancaster Hwy) (Near Edgeland Rd)	10,800
I-77 (Near Exit 65, Lancaster Hwy)	46,400

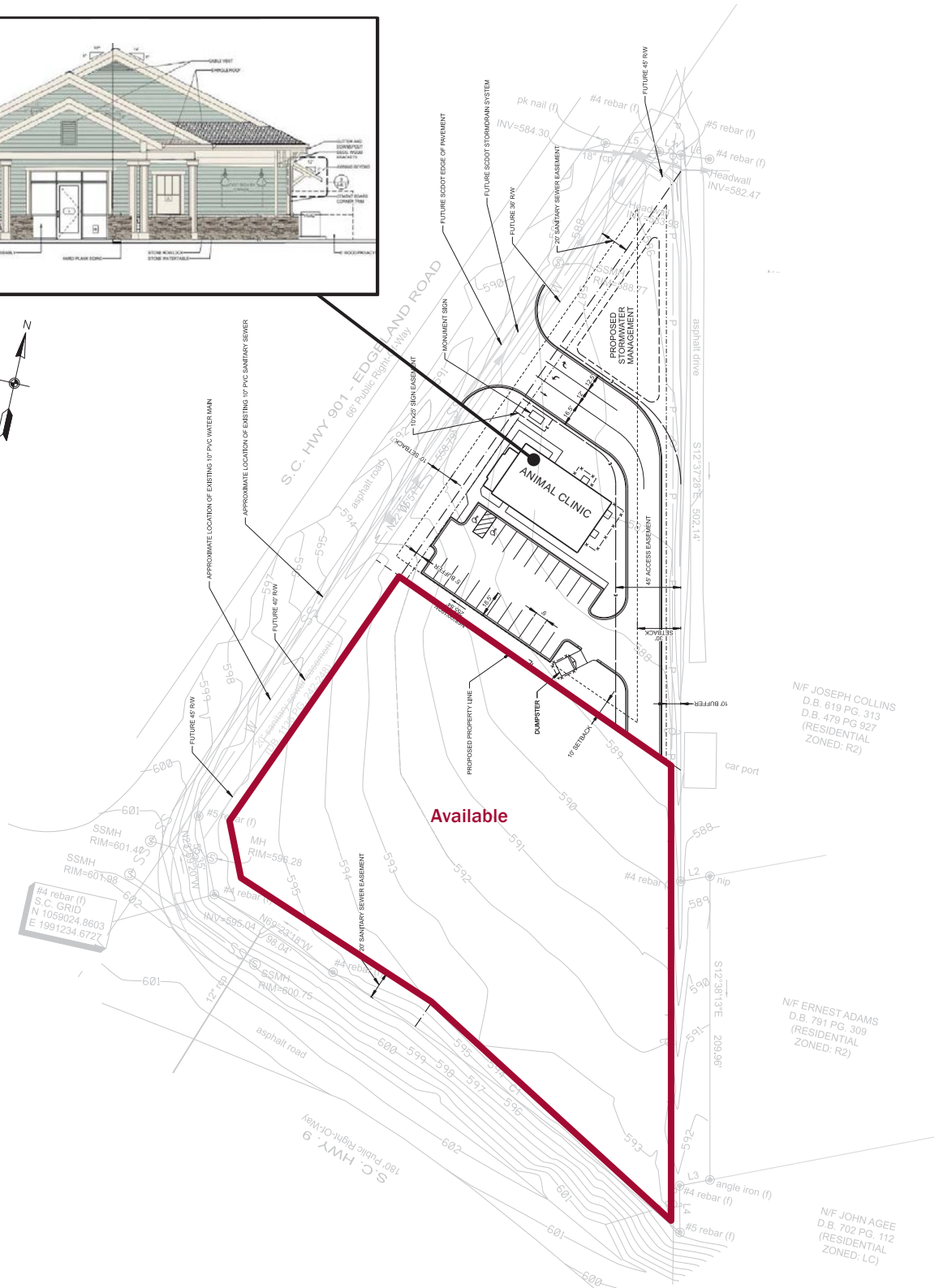
## ► Contact

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**Clark Alcorn**  
704.367.5005  
calcorn@mpvre.com

# Survey

## Hwy 9 Commercial Land Highway 9 at Edgeland Rd, Richburg, SC 29729



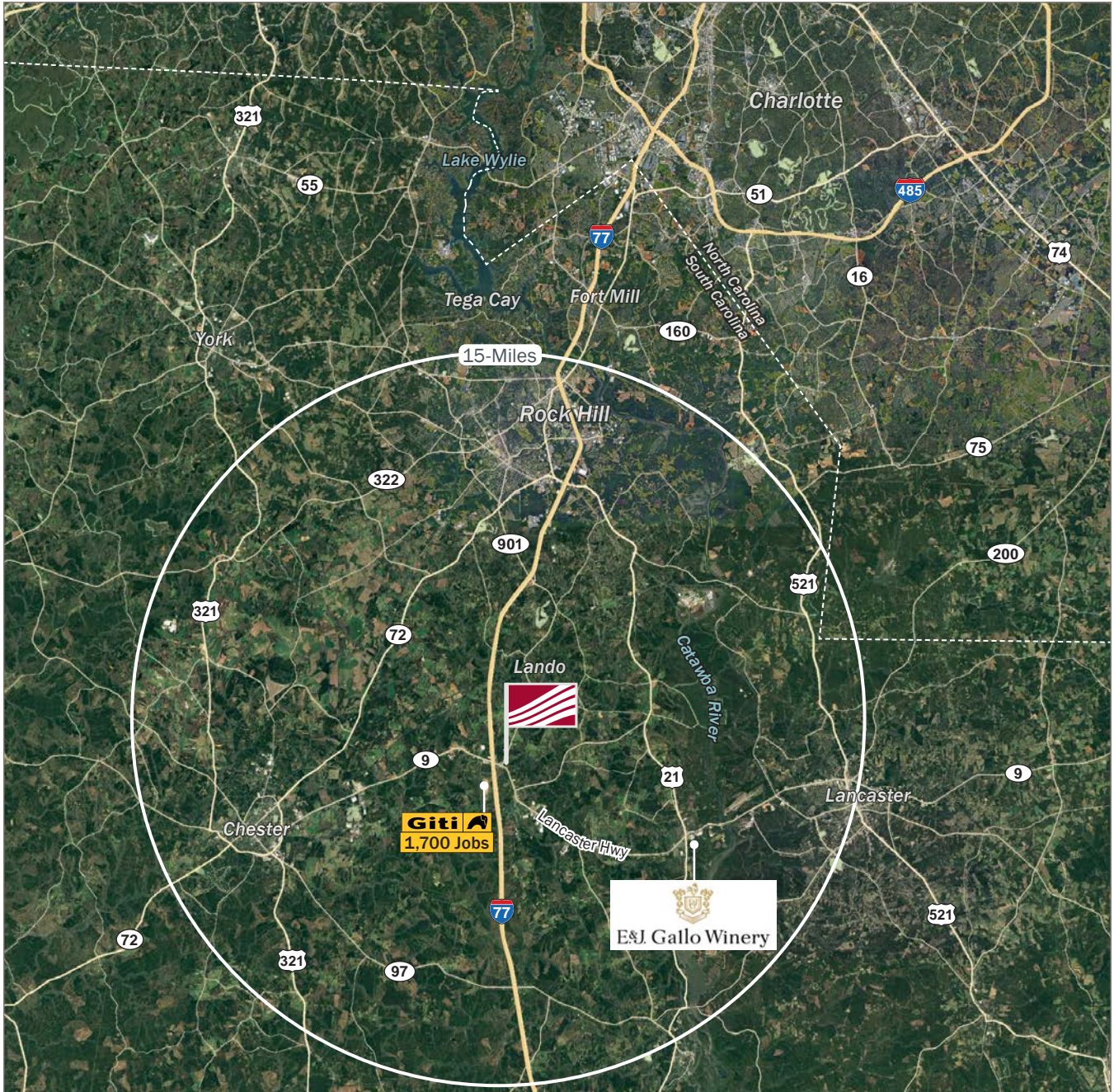
# ► Location Aerial

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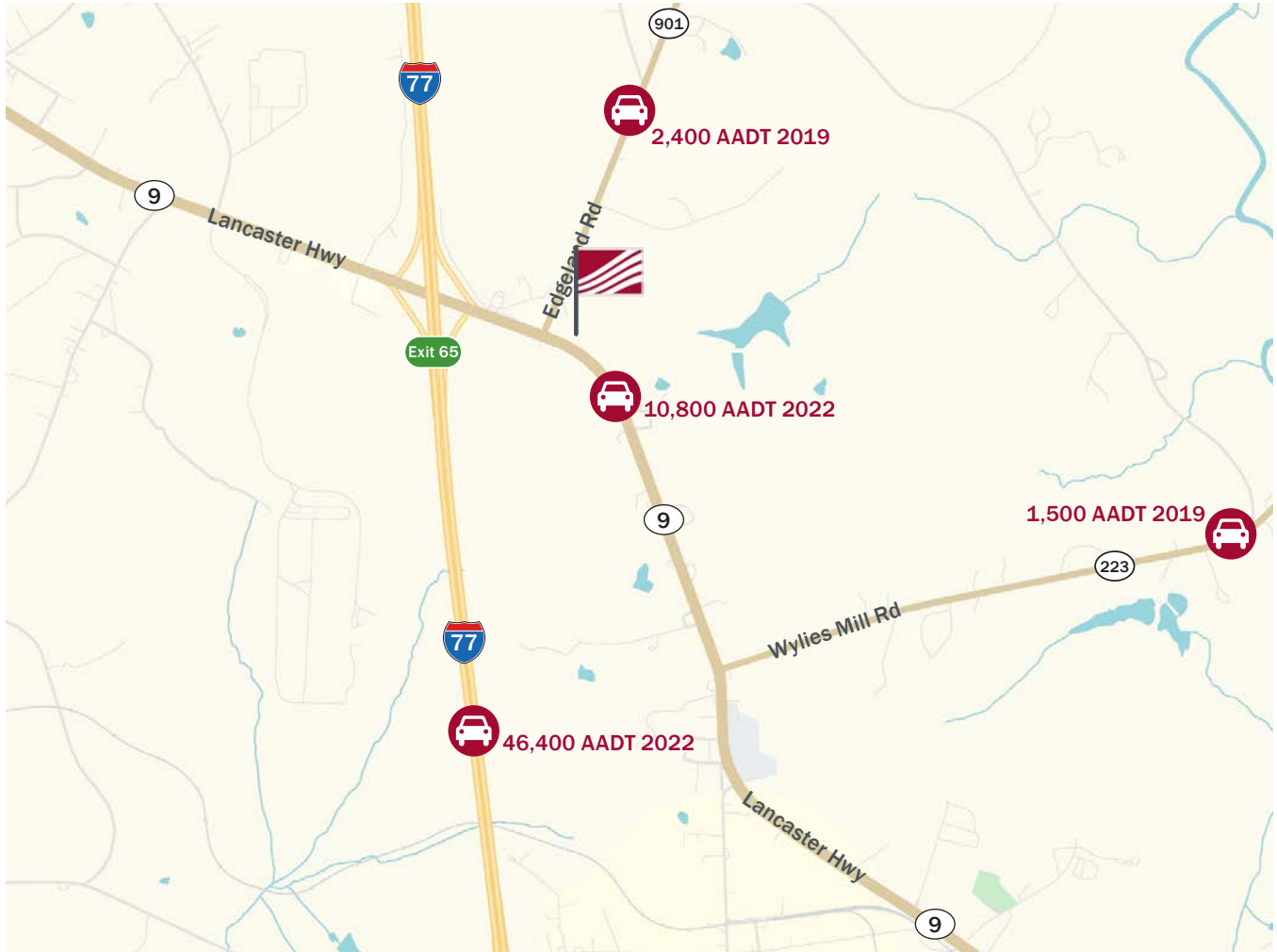
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# Traffic Counts

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Source: SCDOT

# ► Giti Tire USA

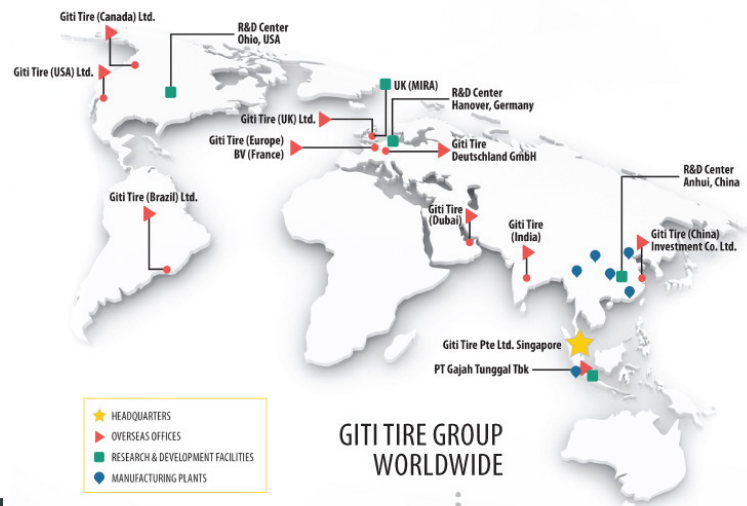
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**Construction is underway for the first of two 1.8 million square foot buildings.**

Headquartered in Singapore, Giti Tire is a global tire company fully integrated across R&D, manufacturing, and distribution. Giti Tire serves consumers in over 130 countries around the world.

Committed to integrity, business ethics, and transparency, Giti Tire has had 20 years of sustainable growth, always being respectful of the environment and the people who live in it.



**32,000** OVER 32,000 EMPLOYEES FROM 20 DIFFERENT COUNTRIES

- The 1,100+ acre site is located in Chester County, South Carolina.
- The facility will combine a state-of-the-art manufacturing facility and distribution center.
- The project is expected to create 1,700 new jobs over the next 10 years.
- The first manufacturing facility in North America for Giti Tire, this is Giti's 9th tire manufacturing plant globally.
- The new facility will produce PCR/LT tires for the replacement market and automakers in North America.

