ALL FIELDS DETAIL



MLS #	1592319
Class	Lots/Land
Type	Acreage
Area	010
Subdivision	None
Listing Price	$300,000
Address	540 Shelby Highway
City	Gaffney
State	SC
Zip	29341
Status	Active
Sale/Rent	For Sale

Type Property Commercial



DIRECTIONS

Directions From I-85, take Exit 96 (Shelby Hwy / SC-18). Property is located at approximately 540 Shelby Hwy, immediately adjacent to the 7-Eleven. Look for sign.

GENERAL

County	Cherokee	**Showing**	Other
Tax ID Number	116-00-00-021.001	**Contact # for Appts/Questions**	864-499-7767
Approx # of Acres	0.86	**Agent**	Jonathan Minerick - Off: 888-400-2513
Price Per Acre	$348,837.21	**Listing Office 1**	Homecoin.com - Off: 888-400-2513
Elementary School	Other	**Brokerage License ID**	25530
Middle School	Other	**Days On Market**	1
High School	Other	**Cumulative DOM**	1
Associated Document Count	0	**Agent Hit Count**	12
Picture Count	1	**Client Hit Count**	0
Geocode Quality	Street Intersection or Segment Match	**Original Price**	$300,000
IDX Include	Y	**Listing Type**	Exclusive Agency - MLS Entry-Only Listing
VOW Include	Yes	**Listing Date**	5/20/2026
VOW Address	Yes	**Input Date**	5/20/2026 10:34 AM
VOW Comment	Yes	**Price Date**	5/20/2026
VOW AVM	Yes	**Local Logic**	Yes
Status Date	5/20/2026	**Input Date**	5/20/2026 10:34 AM
HotSheet Date	5/20/2026	**Floor Plans Count**	0
Update Date	5/21/2026		
On Internet	Yes		
Update Date	5/21/2026 9:20 AM		
Homestead	No		

FEATURES

PROP DESCRIPTION
Other/See Remarks

LOCATION
Corner

ROAD FRONTAGE
Interstate Frontage
Paved Road

TOPOGRAPHY
Level

COVENANTS
None

RESTRICTIONS
No Restrictions

WATER
Public Available

SEWER
Public Available

AMENITIES INCLUDE
None

SHOWING
Vacant
No Appointment Required
Show Anytime

SPECIAL FINANCES
None

DOCS ON FILE
None

MISCELLANEOUS
Will Consider Dividing

ADDITIONAL FEES
None

FINANCIAL

Total Taxes	$160.95	**Tax Year**	2025
Tax Rate(4%/6%)	6	**Rollback Taxes**	No
In City	N	**HOA (Y/N)**	N
Short Sale (Y/N)	N	**Foreclosure (Y/N)**	N
Auction (Y/N)	N		

MEMBER REMARKS

Member Remarks Per Seller: MLS entry only. Inform support@homecoin.com of accepted offer & closing. For questions or showings or offers call/text 864-499-7767 or email exit96land@gmail.com. Public utilities are believed to be available, as evidenced by the recently developed commercial activity on adjacent parcels. buyer to verify - Zoning to be verified by buyer. Buyer to verify utility availability, connections, and zoning classification prior to closing.

REMARKS

Remarks PRIME COMMERCIAL/INVESTMENT OPPORTUNITY — HIGH-GROWTH I-85 CORRIDOR. Exceptional opportunity to own 0.86 acres of vacant land at Exit 96 off Interstate 85 (Shelby Hwy/SC-18) in rapidly growing Gaffney, SC. Positioned adjacent to a brand-new 7-Eleven and approximately 15 minutes from Catawba Two Kings Casino, this high-visibility parcel offers excellent potential for retail, drive-thru, restaurant, hospitality, or commercial development. Located along a major travel corridor between the Charlotte metro and the Greenville-Spartanburg region, the property benefits from approximately 60,000 vehicles per day on I-85, with projections reaching 85,000 by 2027. The site is also near the $415 million Cherokee Commerce Center 85 industrial park, bringing major employers, workforce growth, and continued commercial expansion to the area. Cherokee Speedway is approximately 5 minutes away, further contributing to regional traffic and activity. This parcel offers immediate interstate access and visibility in an area experiencing significant public and private investment, including recent I-85 interchange improvements by SCDOT. Public utilities are believed to be available. Whether you are an investor, developer, or business owner seeking a strategic foothold in one of the fastest-growing corridors in the Carolinas, this property presents a rare opportunity to capitalize on the area's ongoing growth and momentum.

DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2026. This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.