



**\$1,147,500**

## 0 EMANUEL CHURCH ROAD

<https://vizorealty.com>

ATTENTION DEVELOPERS AND BUILDERS! Great opportunity in the growing Three Fountains area! This 4.59 acre tract is ideal for many uses. Zoned ID and with water and sewer available, the possibilities are endless. Incredible location within close proximity of Columbia Metro airport. High visibility with over 11,600 VPD and +/- 180 feet of road frontage on Emanuel Church Road. 2 curb cuts already in place. Shopping center with multiple tenants next door along with McDonald's on the corner and Dollar General on the other side. Owner is willing to sell outright but will entertain a ground lease or build to suit. Seller is motivated and will entertain all offers! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- Commercial
- LOTS AND ACREAGE
- ACTIVE



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## Basics

**Date added:** Added 2 days ago  
**Category:** LOTS AND ACREAGE  
**Status:** ACTIVE  
**MLS ID:** 597985  
**Price Per Acre:** \$250,000

**Listing Date:** 2024-12-04  
**Type:** Commercial  
**Lot size, acres:** 4.59 acres  
**TMS:** 006796-01-011

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## Building Details

**Water:** Available

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## HOA Info

**HOA:** N

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## Listing Courtesy Of

**Listing Office:** Southern Visions Realty I LLC

**Listing Agent:** Stephanie, Couch

