

±10.0 ACRES | B-3 GENERAL COMMERCIAL

1624-1626 EAST PALMETTO STREET | FLORENCE, SC 29506



240± FT E. PALMETTO FRONTAGE | 800+ FT OLD MARS BLUFF FRONTAGE

2 E. PALMETTO CURB CUTS + 1 ROBIN HOOD CURB CUT

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±10.0 AC

Marketed site area

B-3

Reported zoning

17,400

2024 AADT

3

Curb Cuts

COMMERCIAL DEVELOPMENT OPPORTUNITY

High-visibility commercial acreage with multi-road access

Two contiguous parcels on East Palmetto Street / US 76 offer approximately 10 acres of commercial-positioned land, strong daily traffic, an existing 1,104-SF building, and owner-reported access across multiple frontages. Contact Poston Realty for pricing and transaction terms.

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EXECUTIVE SUMMARY

Investment overview

The site combines highway visibility, flexible access geometry, and enough depth for a range of commercial site plans. Its strongest differentiators are the reported curb cuts on East Palmetto Street and Robin Hood, the long Old Mars Bluff Road edge, and the ability to control both addressed parcels as one marketing opportunity.

PROPERTY DETAIL	CURRENT MARKETING POSITION
Addresses	1624 and 1626 East Palmetto Street, Florence, SC 29506
Tax map numbers	90129-14-010 and 90129-14-012
Marketed site area	±10.0 acres / 436,437 SF on supplied aerial; survey required
Reported zoning	B-3 General Commercial; East Highway 76 Corridor Overlay applies
Road exposure	East Palmetto Street / US 76, Old Mars Bluff Road, and Robin Hood access
Traffic	17,400 vehicles per day - SCDOT 2024 AADT segment
Existing improvement	1,104-SF warehouse/commercial building on parcel 90129-14-010; 1950 record year
Availability	Contact broker for pricing, structure, and terms

Why the site stands out

- **Approx. +/- 240 feet** of East Palmetto frontage with two large curb cuts.
- **A third curb cut** is reported on Robin Hood, providing another access point to evaluate.
- **More than 800 feet** of frontage is reported along Old Mars Bluff Road, with site depth reaching approximately 640 feet.
- **US 76 carries** 17,400 AADT on the N. Williamson Road-to-Freedom Boulevard segment.
- **The combined geometry** can support conceptual planning for larger-format commercial users, service businesses, re-tail/showroom activity, or a phased multi-tenant layout - subject to approvals.

SITE AND ACCESS

Aerial and parcel orientation



Supplied mapping exhibit dated August 10, 2026. Red outline and dimensions are illustrative and are not a survey.

SITE FEATURE	OWNER-SUPPLIED / RECORD DETAIL
East Palmetto frontage	Approximately 240± feet; two large curb cuts reported
Robin Hood access	One curb cut reported; verify road name, frontage, and permitting
Old Mars Bluff frontage	More than 800 feet reported
Maximum depth	Up to approximately 640 feet
Site circulation	Older marketing noted room for large semi-truck movement; civil design required
Water	County water reported; meter, line size, capacity, and sewer must be confirmed

Parcel and address confirmation

TAX MAP	ADDRESS	NOTES
90129-14-010	1624 E. Palmetto St.	Reported B-3; 1,104-SF building; 54,402-SF lot record
90129-14-012	1626 E. Palmetto St.	Second addressed parcel; larger acreage component

LOCATION AND DEVELOPMENT

Commercial corridor context

The property fronts East Palmetto Street / US 76 east of central Florence. The corridor connects toward Freedom Boulevard / US 301 / SC 327 and continues east toward Marion and the Grand Strand. The site is also positioned near Florence Regional Airport, downtown Florence, rail activity, and established commercial and industrial-service users.

HIGHWAY EXPOSURE	REGIONAL ACCESS	COMMERCIAL SCALE
17,400 AADT on the relevant 2024 SCDOT US 76 segment.	Convenient connection toward US 301 / SC 327 and eastern regional markets.	Approximately 10 acres gives users room to evaluate phased or multi-building plans.

Illustrative user profiles

Potential concepts below are marketing ideas only. Florence County Planning must confirm that a proposed use is allowed under B-3 and the corridor overlay before site design or leasing commitments.

- Retail or showroom user seeking highway identity and multiple access points
- Commercial service or trade-oriented business needing outdoor maneuvering area
- Office / flex commercial campus with phased buildings and shared access
- Vehicle or equipment-oriented commercial concept, subject to use and display standards
- Food service, convenience, or neighborhood-serving commercial concept, subject to utilities and access review
- Multi-tenant commercial layout that preserves future expansion acreage

Development strengths and constraints

STRENGTHS	ITEMS TO RESOLVE
Strong traffic and highway frontage	Boundary, frontage, and acreage survey
Multiple owner-reported access points	SCDOT / County access permits and curb-cut status
Long secondary-road edge and deep site	Utilities, drainage, floodplain, wetlands, and stormwater
B-3 commercial positioning	Written zoning / overlay use and setback confirmation
Existing 1,104-SF building	Building condition, code status, and reuse feasibility

Recommended next move

Commission a boundary / ALTA survey and a preliminary civil concept using the confirmed access points. That one step will reconcile acreage, test building and truck circulation, and give County Planning and utility providers a concrete plan to review.

DUE DILIGENCE AND CONTACTS

Key verification items

#	WORKSTREAM	VERIFY BEFORE COMMITMENT
1	Survey / title	Confirm parcel boundaries, total acreage, legal access, easements, encroachments, and road frontage.
2	Access	Verify each curb cut, ownership or control of access, SCDOT permits, sight distance, and truck geometry.
3	Zoning	Obtain written B-3 and Highway 76 Corridor Overlay confirmation, including uses, setbacks, buffers, signage, and outside storage.
4	Utilities	Confirm water, sanitary sewer or septic path, power, telecom, meter locations, capacities, and tap fees.
5	Site constraints	Evaluate FEMA floodplain, wetlands, drainage, stormwater, soils, environmental condition, and any fill requirements.
6	Improvements	Inspect the 1,104-SF building, code compliance, structural condition, services, and demolition / reuse cost.
7	Economics	Confirm taxes, county jurisdiction, Opportunity Zone eligibility, development costs, and transaction structure with advisors.

Reference sources

- [Florence County Planning Commission minutes - August 27, 2024](#)
- [SCDOT 2024 Florence County average daily traffic report](#)
- [1624 E. Palmetto / parcel 90129-14-010 property record](#)
- [1626 E. Palmetto / parcel 90129-14-012 commercial listing record](#)
- [Poston Realty official website](#)

Broker contact

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