

OPPORTUNITY ZONE 329 AC BUILD TO SUIT OR DESIGN BUILD FOR INDUSTRIAL DEVELOPMENT ±1,500,000 SF.² OR CORPORATE/UNIVERSITY CAMPUS

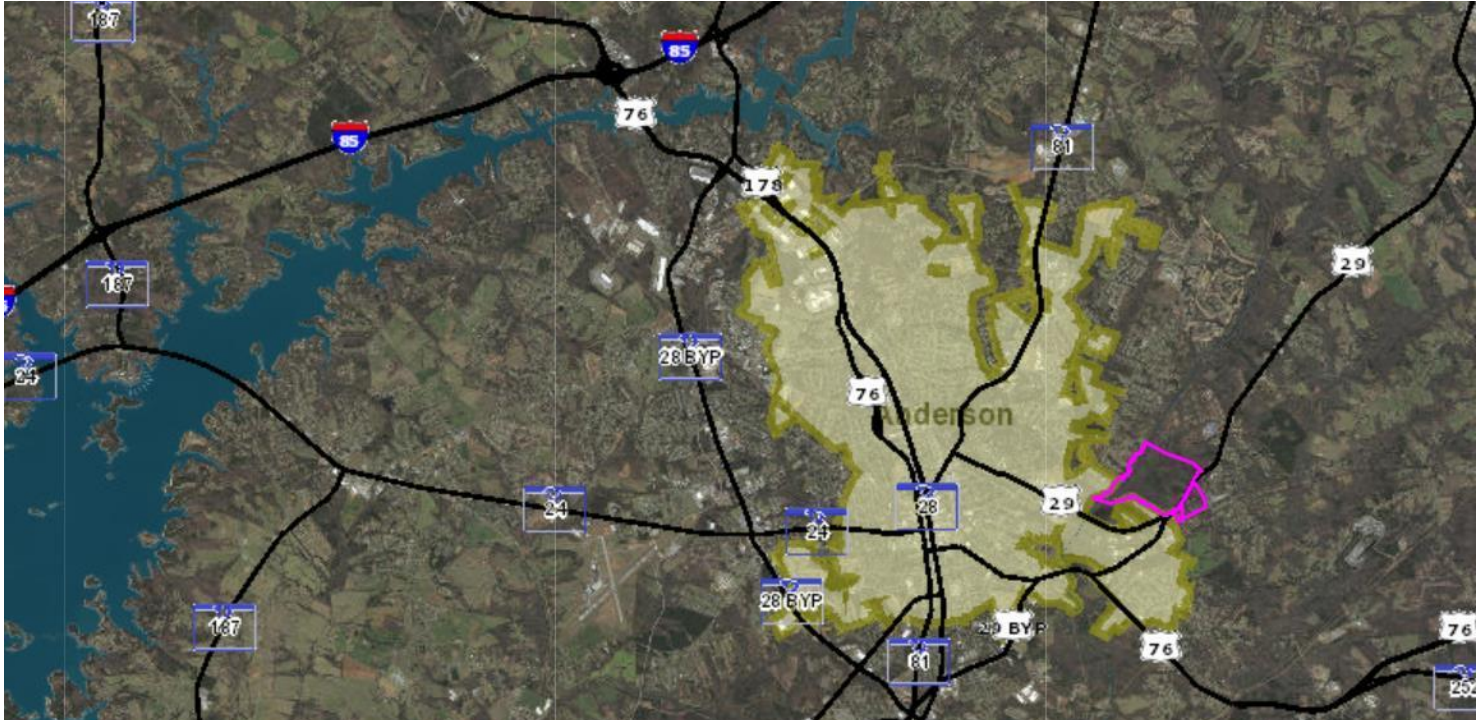
HWY 29 329.49 AC
ANDERSON, SC 29626

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CONCEPTUAL
HIGHWAY 29 INDUSTRIAL
ANDERSON

Property Summary



OFFERING SUMMARY

Sale Price:	\$4,723,000
Lot Size:	329.49 Acres
Zoning:	Unzoned
Market:	Anderson
Price / Acre:	\$16,085.47

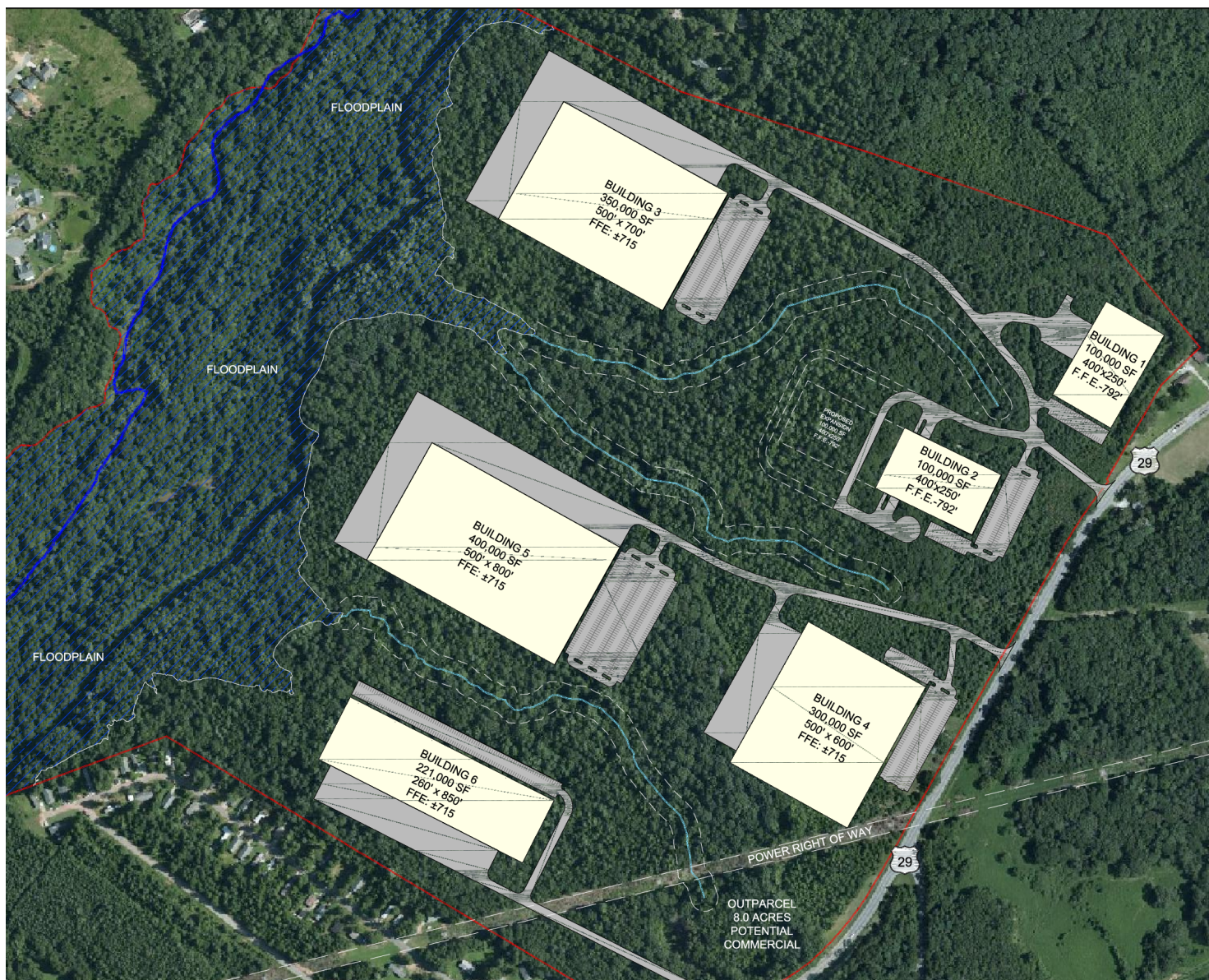
PROPERTY OVERVIEW

Opportunity Zone Land for Build to Suit or Design Build Industrial Development $\pm 1,500,000$ ft.² or Corporate/University Campus on Hwy 29, 7.6 miles south of I-85, 2.25 hours from Atlanta or Charlotte

PROPERTY HIGHLIGHTS

- ± 2.9 miles SE from downtown Anderson, ± 2.5 miles SE from Anderson University, ± 2.8 miles SE from AnMed Health Medical Center
- ± 7.6 miles to First Quality Tissue, ± 7.7 miles to Michelin Starr Manufacturing, ± 7.0 miles to Electrolux.
- ± 7.7 miles to Anderson Regional Airport, 38.7 miles to Greenville-Spartanburg Intl Airport, 135 miles to Hartsfield-Jackson Atlanta Intl Airport, 121 miles to Charlotte Douglas Intl Airport.
- Located on Highway 29, 8.6 miles from I-85, 2 hours 7 minutes to Atlanta, GA, 2 hours 8 minutes to Charlotte, NC.
- Anderson County lies just along I-85 in the northwestern portion of upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options to train and develop a highly skilled workforce

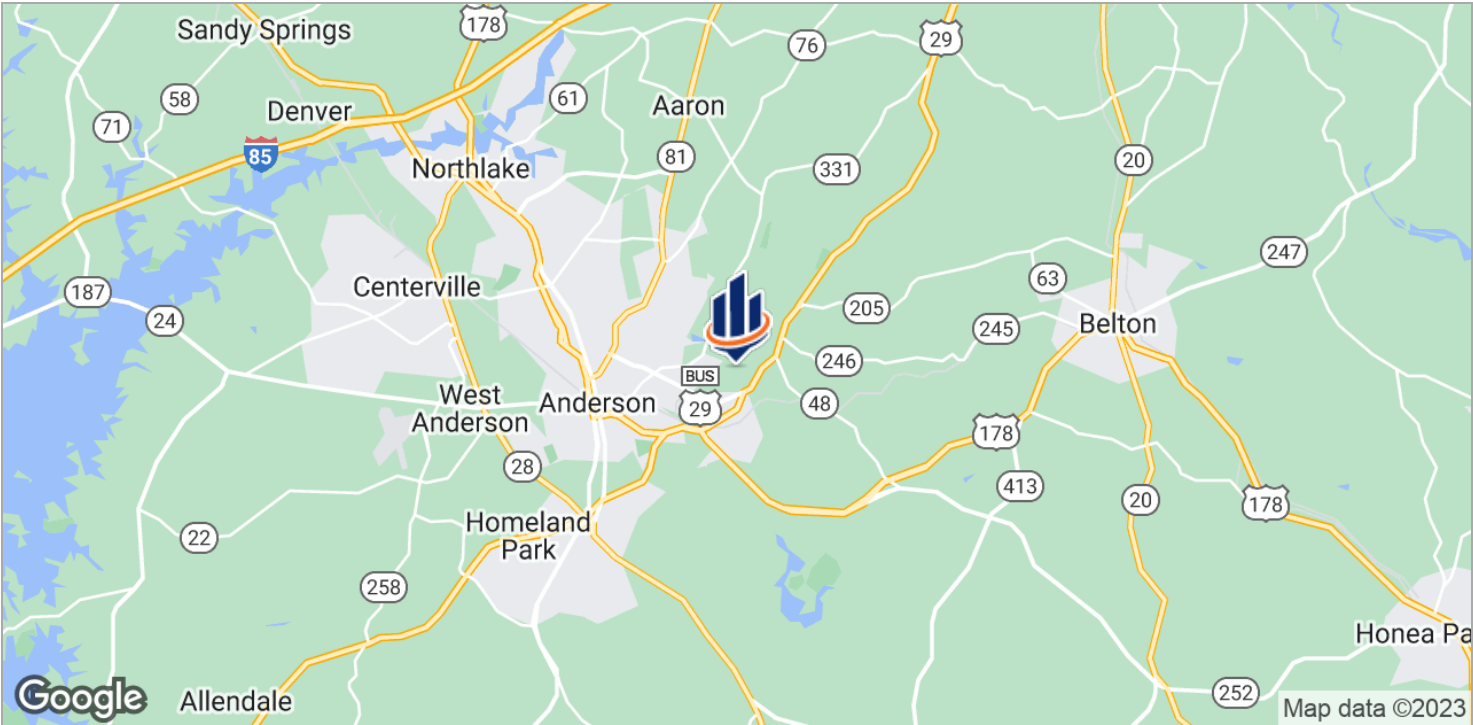
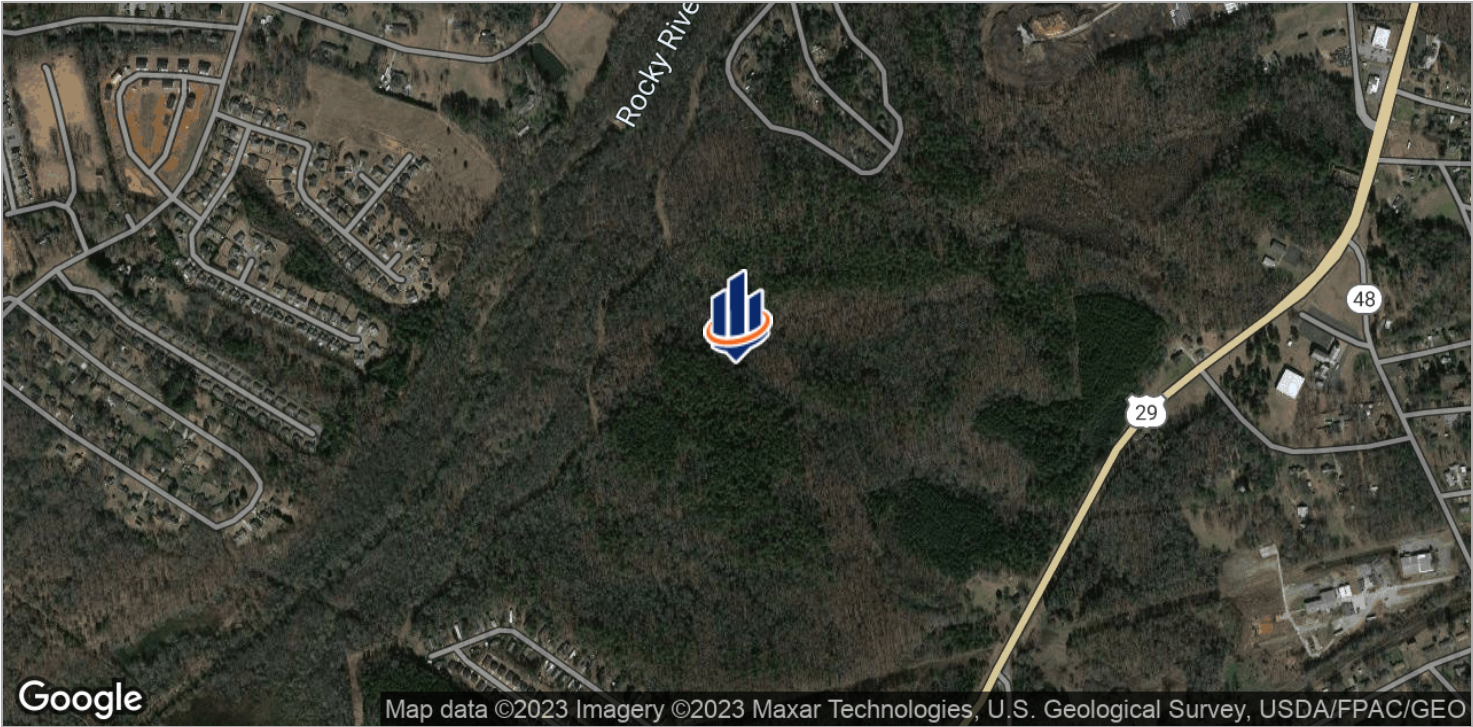
Additional Photos



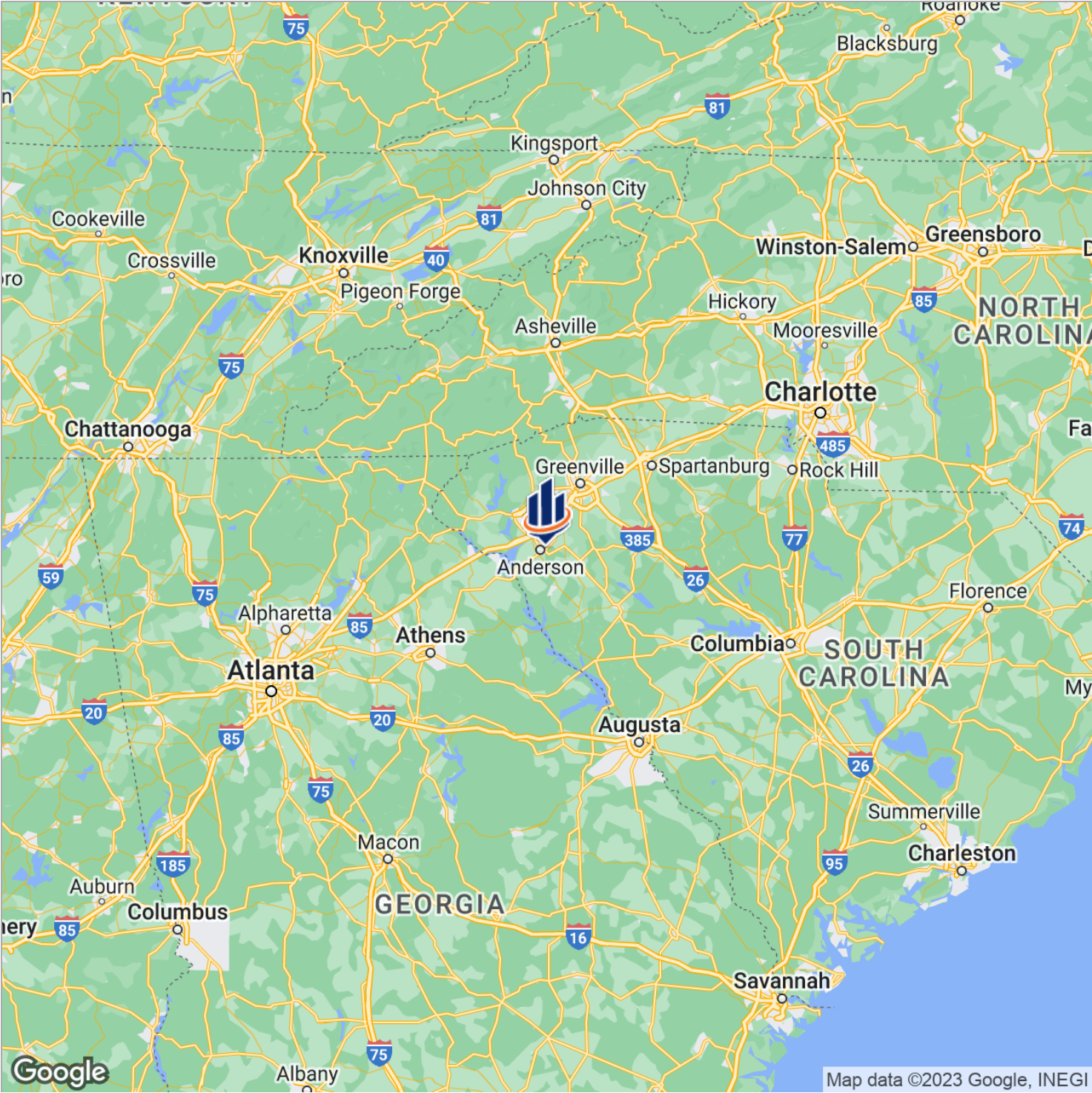
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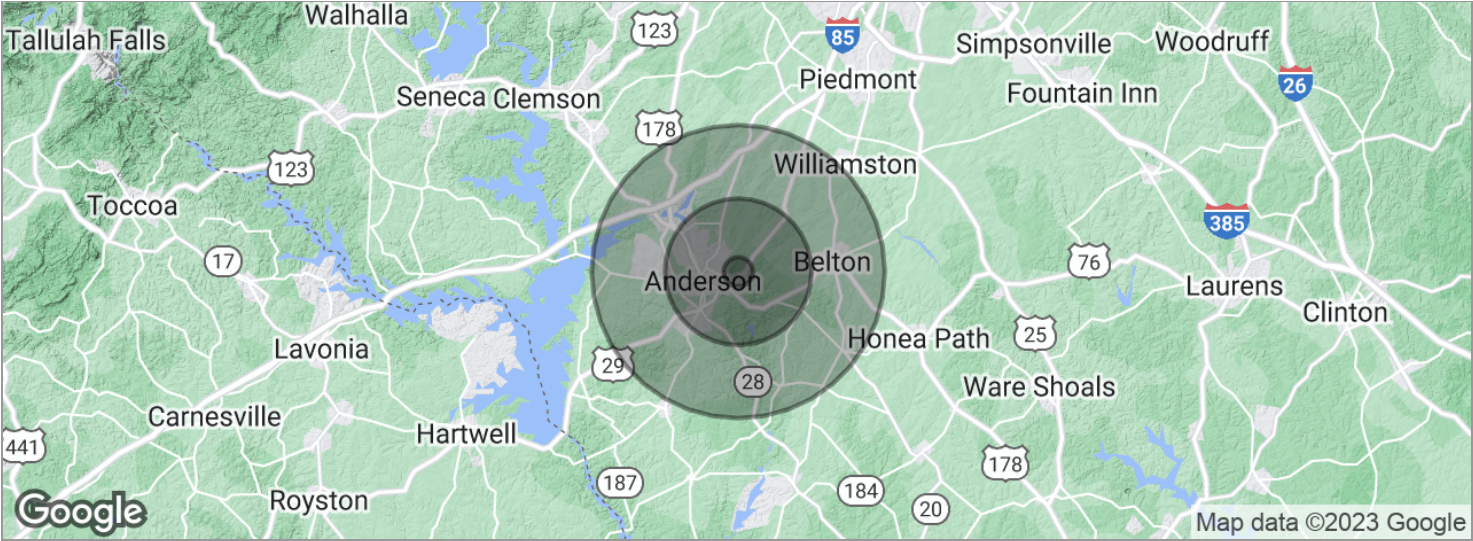
Location Maps



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,271	43,314	110,419
Median age	38.6	37.1	38.5
Median age [Male]	38.2	35.8	37.0
Median age [Female]	39.3	38.2	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	533	17,902	44,102
# of persons per HH	2.4	2.4	2.5
Average HH income	\$39,142	\$39,999	\$52,762
Average house value	\$68,712	\$100,882	\$155,430

** Demographic data derived from 2020 ACS - US Census*