

# Clemson Development Opportunity

## Frontage Road & Azalea Drive

Clemson, SC



### OFFERING SUMMARY

Sale Price: \$1,495,000

Lot Size: ± 4.58 Acres

Market: Clemson

Zoned PD - Planned Development  
(Office Park)

### PROPERTY OVERVIEW

SVN Blackstream is pleased to present this ±4.58 AC site for purchase with multiple access points and optimal visibility to Tiger Boulevard (±21,400 VPD) and Old Greenville Highway (±18,800 VPD). Clemson is an incredible market for residential and retail development. While only ±17,000 residents call Clemson home year-round, the increase in student activity from August through May, has helped fuel large commercial developments. Most recently, an \$80 million, ±5 AC development has been proposed for a Lake Hartwell village that would consist of ±322 residential units ranging from studios to five-bedroom apartments, ±14,000 square feet of restaurant space, ±8,000 square feet of retail, a six-story parking garage and a boardwalk along the lake.

### PROPERTY HIGHLIGHTS

- Prime visibility to Tiger Boulevard and Old Greenville Highway
- ±2.5 miles from large 5.1 AC development proposed on Lake Hartwell. Proposal includes ±322 residential units ranging from studios to five-bedroom apartments, ±14,000 square feet of restaurant space, ±8,000 square feet of retail, a six-story parking garage and a boardwalk along the lake with over 500 feet of frontage
- Will need to compensate for portion of parcel that sits in a flood zone [see attached photo]

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# Current PD Site Plan [Office Park]



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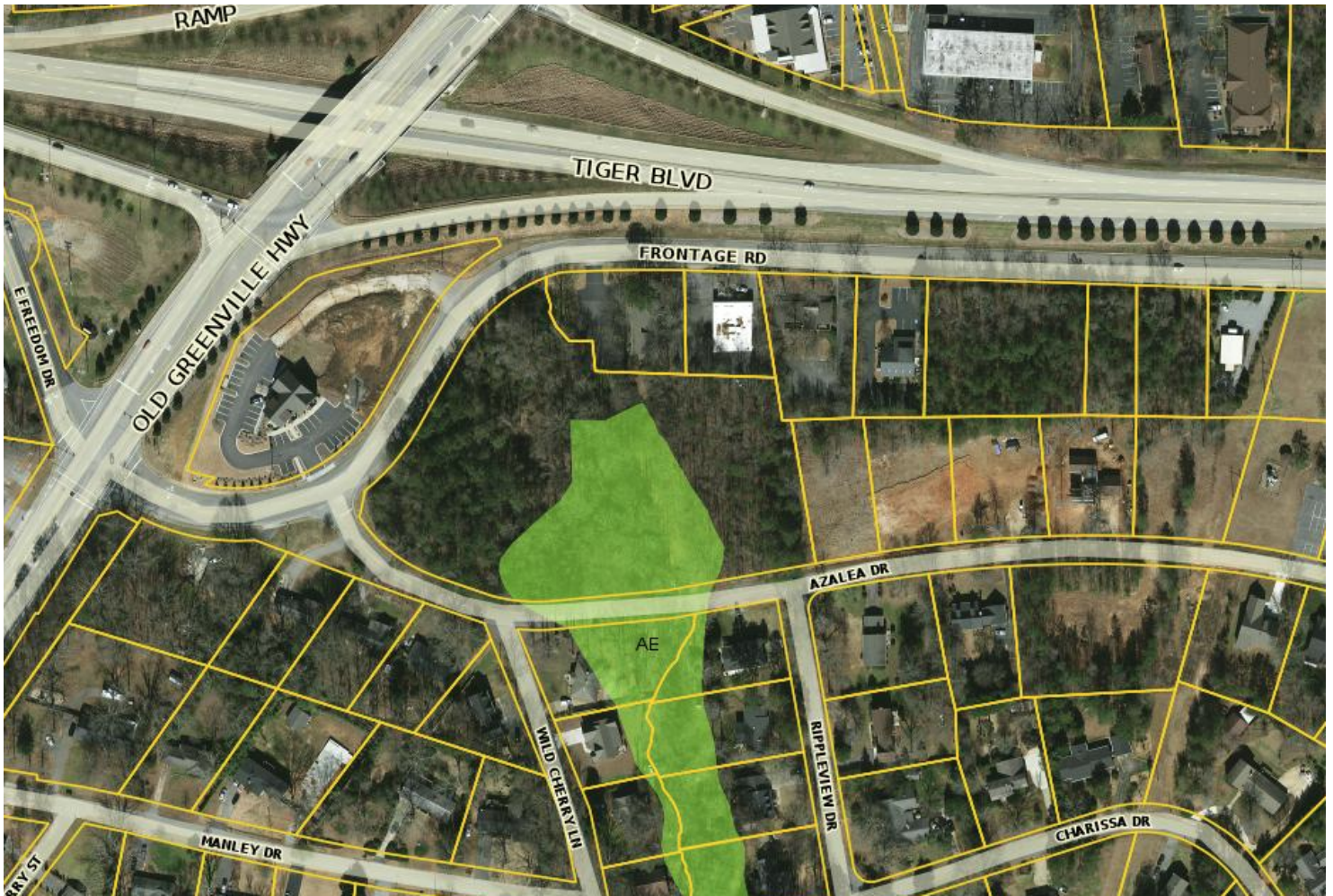
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# Property Flood Zone



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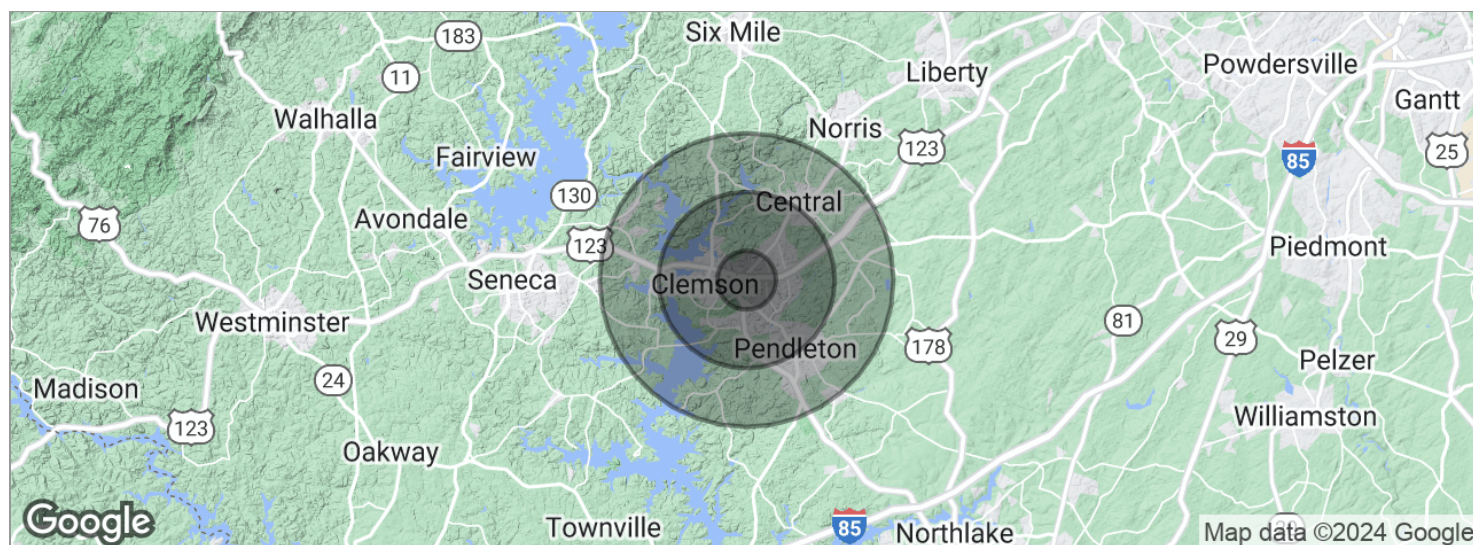
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# Clemson Demographics Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,324	16,705	30,149
Median age	30.7	30.2	30.9
Median age [Male]	27.2	27.2	28.2
Median age [Female]	37.0	35.1	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,329	6,767	12,400
# of persons per HH	2.5	2.5	2.4
Average HH income	\$64,373	\$59,374	\$55,298
Average house value	\$214,283	\$214,556	\$213,864

\* Demographic data derived from 2020 ACS - US Census

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