

# BATTERY PARK

Exit 19 @ Clemson Boulevard and Welpine Road

Anderson, South Carolina

10.5 +/- Commercial Acres Available

## MASTER DEVELOPER

Charter Capital Corporation

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# BATTERY PARK

Anderson, South Carolina

Planned Mixed-Use Development

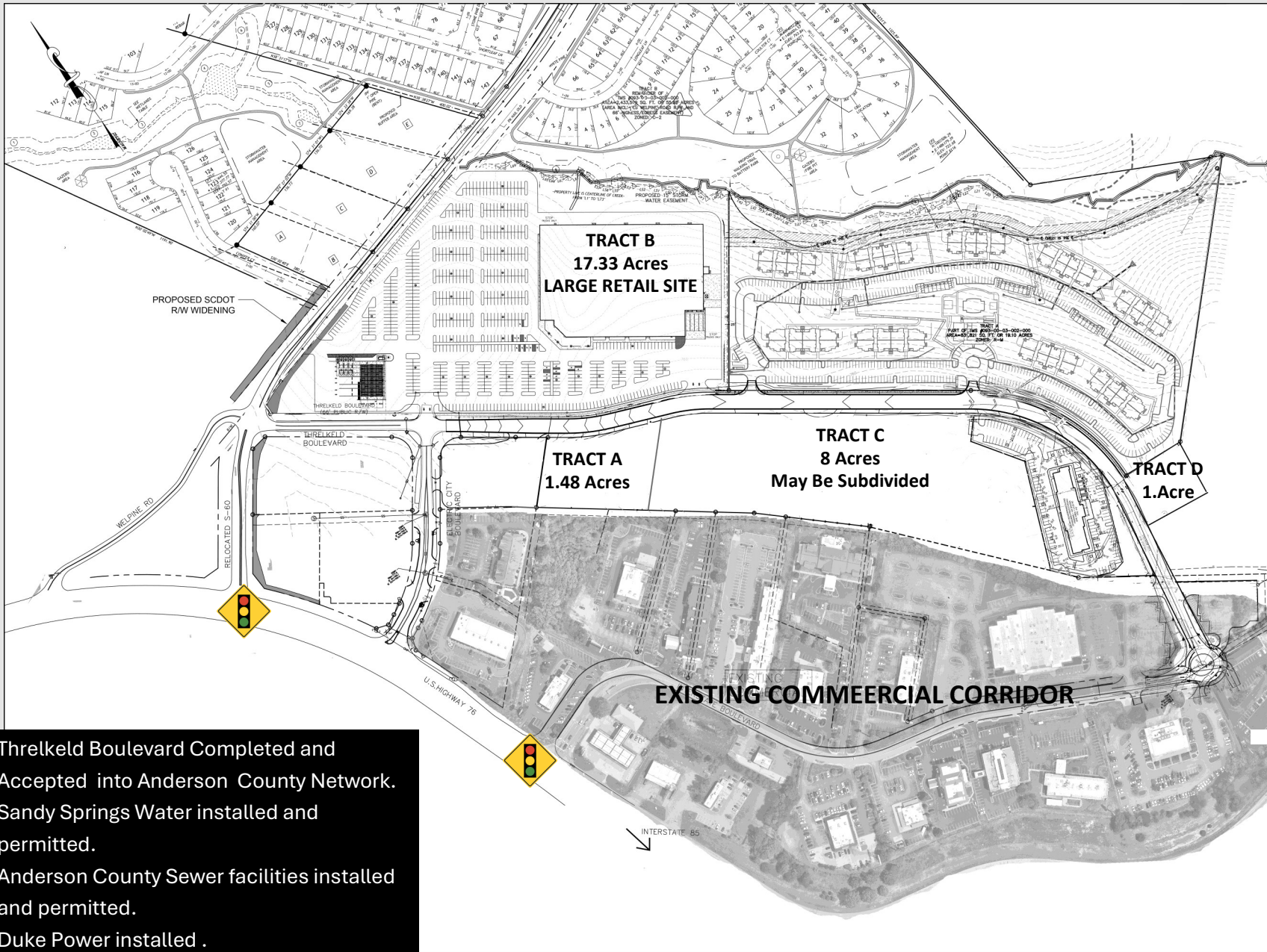


- Existing Commercial Corridor:**
- 13 Restaurants
  - 8 Hotels
  - Movie theatre
  - Fuel Station
  - Retail

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Anderson, South Carolina

Preliminary Site Plan



DATE	SCALE
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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM DRAIN
	RIPRAP
	RETAINING WALL

**ELECTRIC CITY  
PLUMBING EXTENSION**  
ANDERSON SOUTH CAROLINA

<b>PRELIMINARY PLAN 4</b>			
DRAWN	MTH	DATE	1-24-2023
DESIGN	CAC	HORIZONTAL SCALE	1" = 120'
APPROVED	CAC	VERTICAL SCALE	1" = 120'
GRAPHIC SCALE			
JOB NO.	19171	SHEET NO.	
DRAWING NO.	<b>C-101</b>	SHEET NO.	1 of 1

- Threlkeld Boulevard Completed and Accepted into Anderson County Network.
- Sandy Springs Water installed and permitted.
- Anderson County Sewer facilities installed and permitted.
- Duke Power installed .

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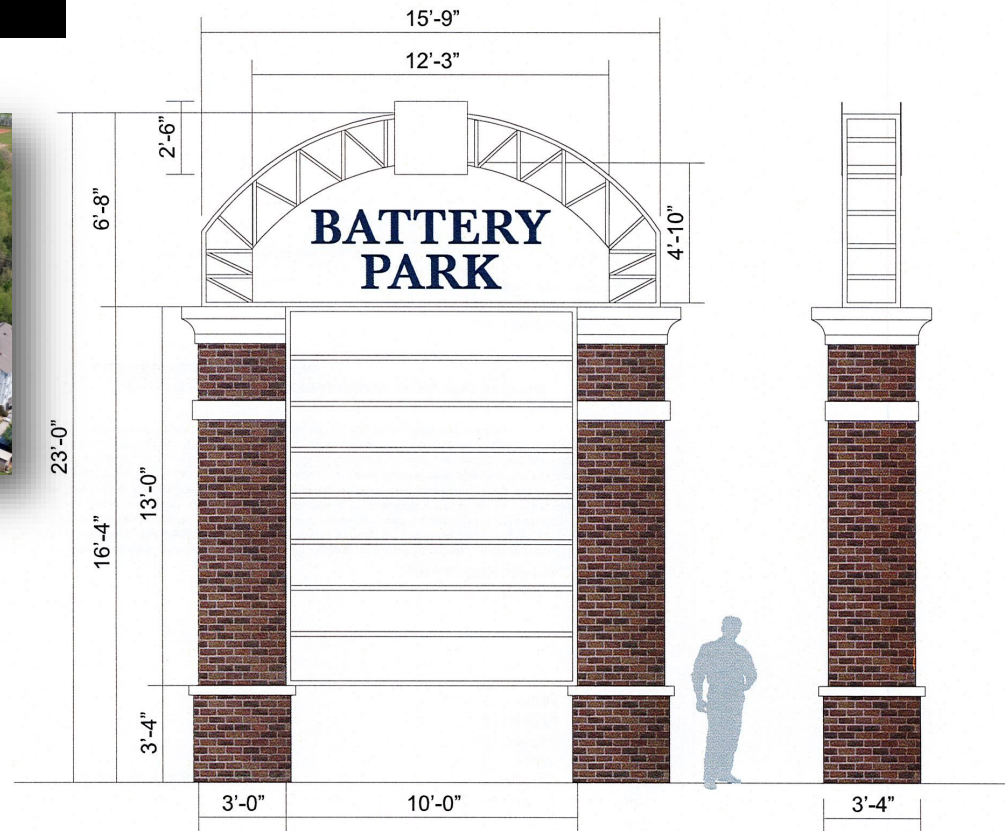
Signage Rights Available on Clemson Blvd.



SCDOT approved location for Battery Park Monument Sign on Clemson Blvd.



*PROPOSED ELEVATION SIZE & PLACEMENT ILLUSTRATION IS APPROXIMATED  
All Sizes & Exact Placement To be Field Verified Survey Required  
Shown For illustration / Concept*



PMS 534c (3630-297) Blue

White

Proposed:  
D/F Internally Illuminated Monument Sign  
Main I.D. - Int. Illuminated w/Routed & Backed Faces  
Tenants - Int. Illuminated Cabinet w/Flat Faces  
Cabinets Painted White  
Brick By Others

# BATTERY PARK

Anderson, South Carolina

Residential Growth

## TOTAL RESIDENTIAL UNITS UNDER DEVELOPMENT WITHIN 5 MILES OF SITE

1,669 confirmed / 2,279 including proposed

**Villages at White Pine by Meritage**  
153 Lots - Completed



**The Streams at Battery Park**  
264 Units—Completed



### Approved and Coming Soon:

Royal American Apartment (240 High-End Apartments)

The Landings at 620 (336 Luxury Apartments and 70 Lots)

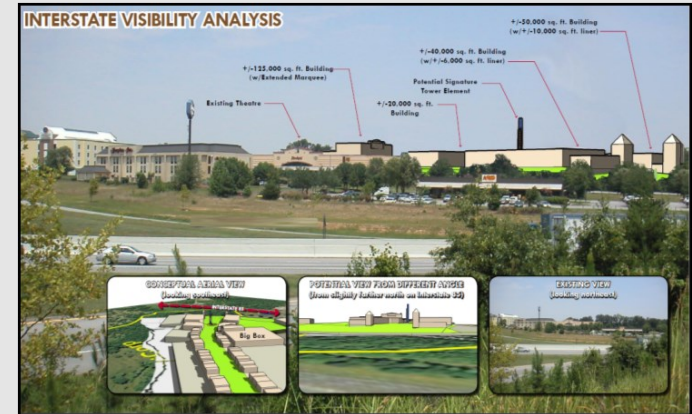


# BATTERY PARK

Anderson, South Carolina

## Property Highlights

- Tax Map Numbers: 93003002, 93003027, 930003030, 930003017
- 2023 Traffic Counts: 30,500 TPD Clemson Boulevard / 54,500 TPD I-85
- Monument Signage Rights Available at new lighted intersection of Welpine Road and Clemson Boulevard.
- Zoned C-2
- All Utilities to Site
- Easy Access to Interstate (0.2 miles to I-85)



## LOCATION

- Anderson is conveniently located in Upstate South Carolina, almost equidistant between New York and Miami
- Located on the I-85 corridor between Atlanta, GA and Charlotte, NC
- 20 minutes from Greenville, SC, 45 minutes from Spartanburg, SC, and an hour from Asheville, NC

## COMMERCE

- More than 200 manufacturers in the county, including 20 international companies
- The top major industries in Anderson include manufacturers of automotive products, metal products, industrial machinery, plastics, and textiles.
- Anderson is home to AnMed Health System which employs over 3,400 people and has 695 beds.

## QUALITY OF LIFE

- Nicknamed "The Electric City," the city hosts a variety of festivals and block parties in its Downtown each year.
- Anderson is home to institutions like - Anderson University, Clemson University, Tri-County Technical College and Southern Wesleyan University
- Anderson County has over 84,000 acres of lakes with 1,500 miles of shoreline.

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Anderson, South Carolina

Location Highlights

## LAKE HARTWELL

"Hartwell has 56,000 acres of water with 962 miles of shoreline, 85 recreation areas and 21 swim beaches. It is one of the most-visited lakes in the country."

- Greenville News



## CLEMSON UNIVERSITY

Situated on 1,400 acres in Upstate South Carolina and is the second-largest university in student population in South Carolina.

