



Property Type:
Former Textile Mill

Price:
\$3,200,000.00

Land Size:
(+-) 23.79 Acres

Building Size:
Textile Mill Office:
4000 s.f.

Total Warehouse Space:
72,000 s.f.

Upper Warehouse
(3) 5,000 s.f. units
(1) 7,000 s.f. unit with
office & restroom

Lower Warehouse
Upper 38,000 s.f.
Lower 12,000 s.f.

Area Features:
Doodle Trail
Downtown Pickens

Access:
Hwy 183
Woodrow Street
Railroad Street
Doodle Trail

Utilities:
Duke Energy
Pickens Water & Sewer
Fort Hill Natural Gas

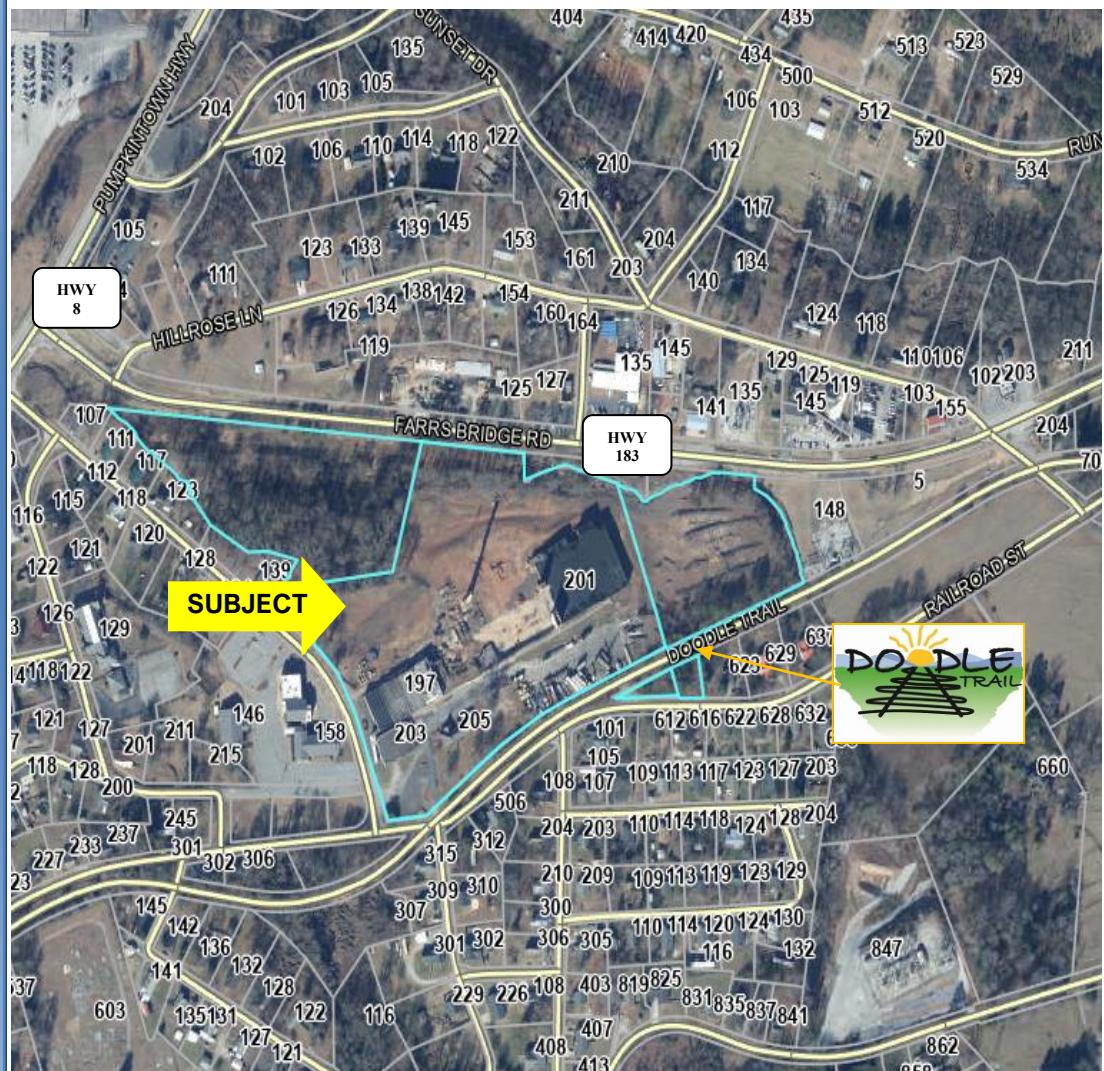
Zoning:
Pickens County
Industrial

Tax Map:
4191-09-15-9596
4191-09-15-6824

AVAILABLE FOR SALE

Pickens Textile Mill Site

203 Woodrow St.
Pickens, SC 29671



This property may Qualify for the following South Carolina Tax Credits:

- South Carolina Textiles Communities Revitalization Act (2008, 2013, 2016 and 2018)
<https://www.scstatehouse.gov/code/t12c065.php>
- South Carolina Abandoned Buildings Revitalization Act (2013, 2015 and 2018)
<https://www.scstatehouse.gov/code/t12c067.php>
- South Carolina Historic Rehabilitation Incentives Act (2002, 2015 and 2017)
- South Carolina Solar Investment Tax Credit (ITC)

M.S. Shore Company, Inc.
904 N. Church St.
Greenville, SC 29601

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Phone (864) 235-3898

Fax (864) 235-0448

msshore@msshore.com

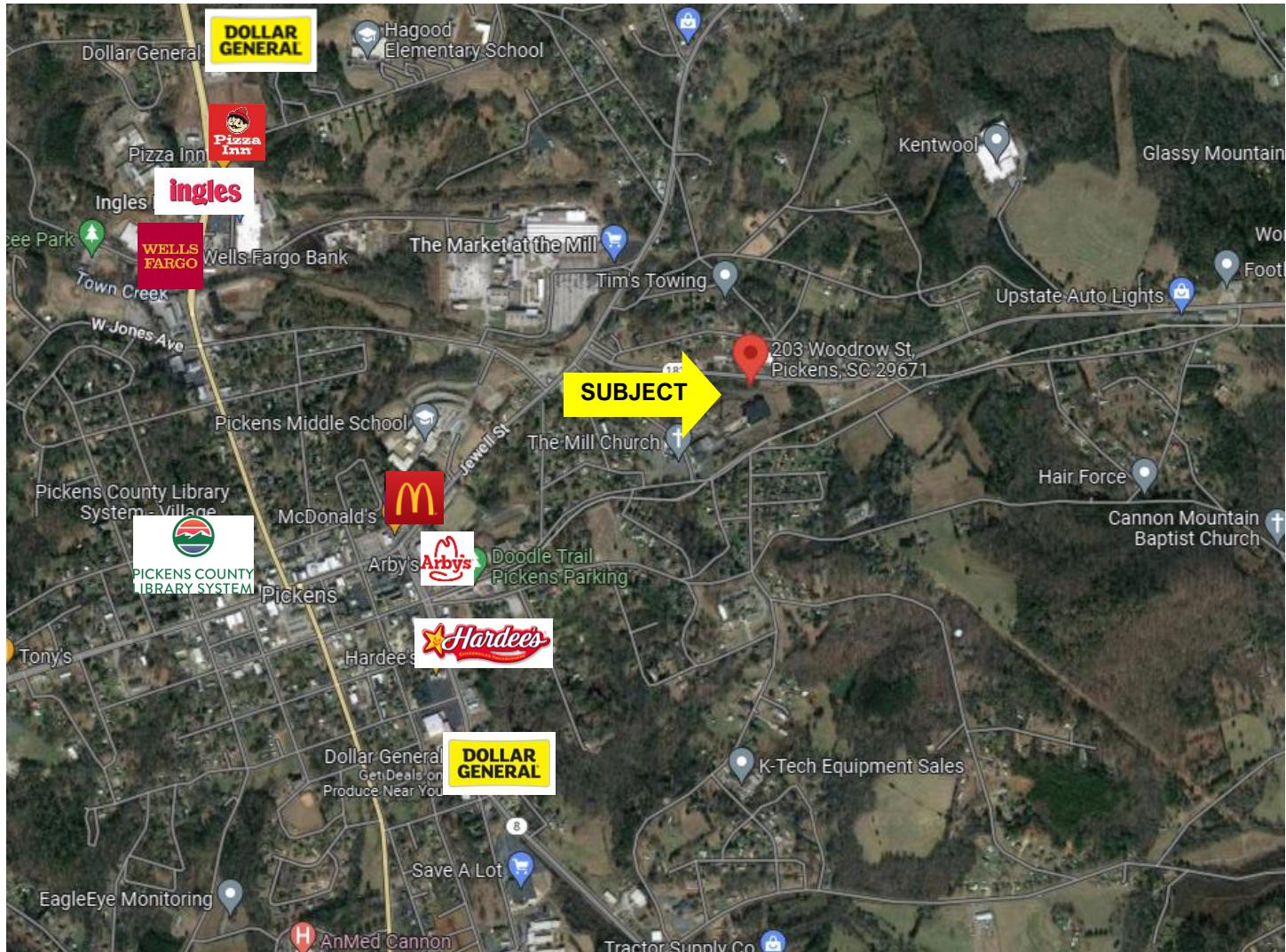


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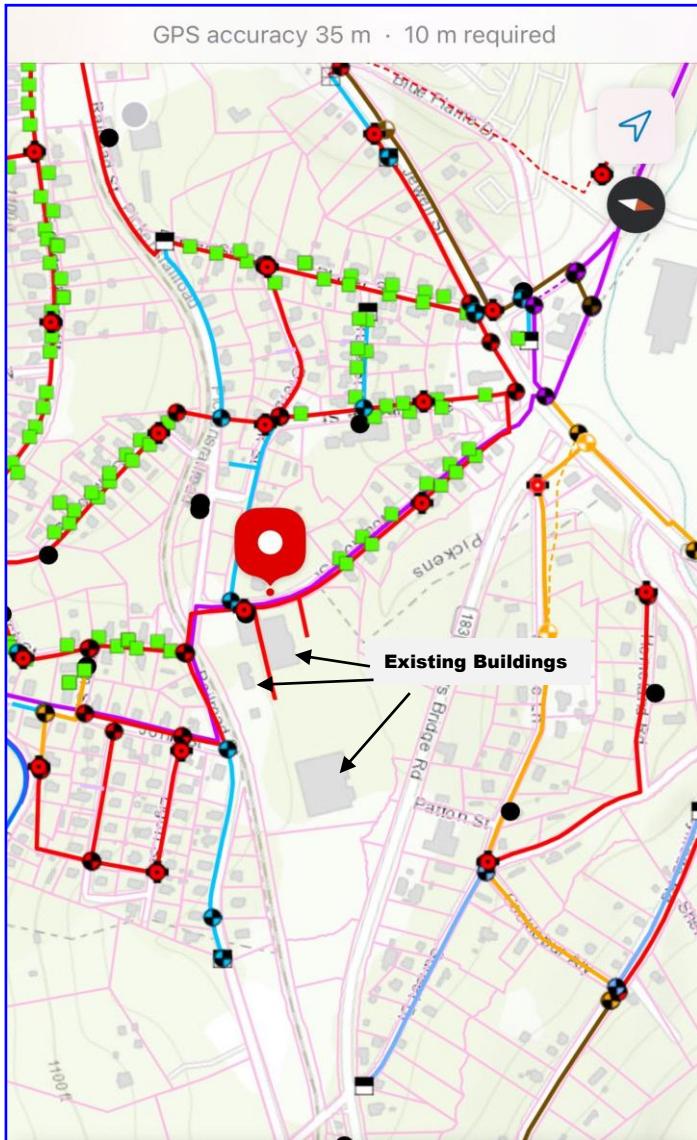


Topo & Stream Map





Water Line Map

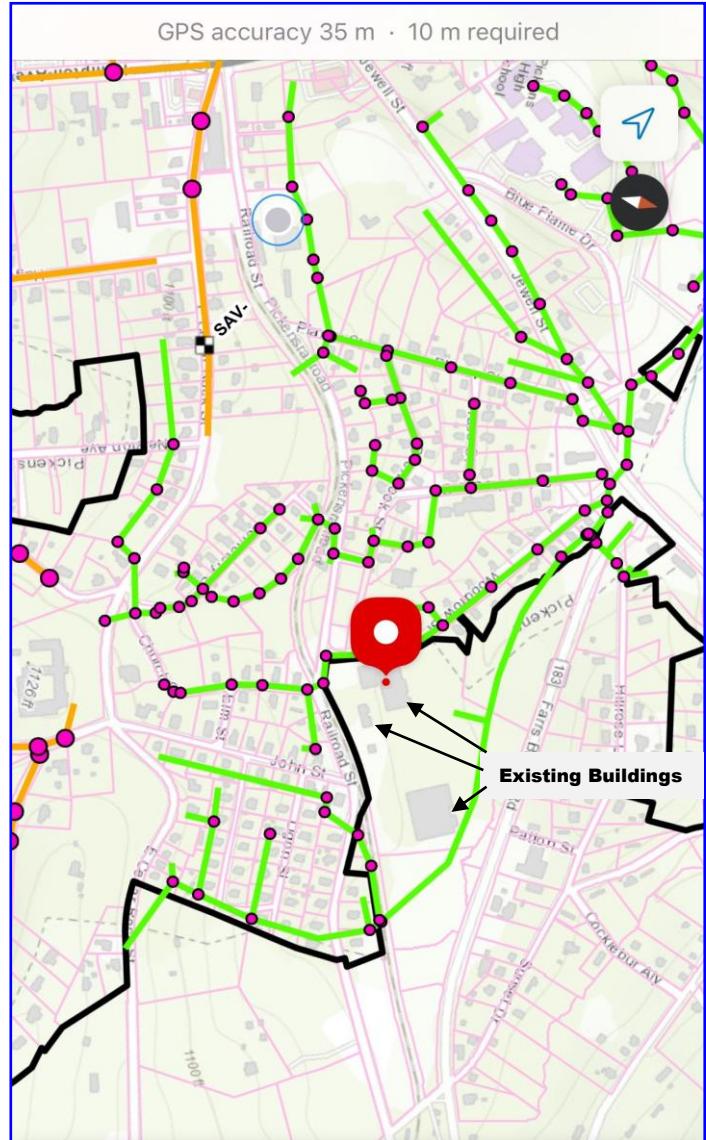


Legend

Red Line: 6" PVC Water Line

Purple Line: 12" Cast Iron Water Line

Sewer Line Map



Legend

Green Line: 8" Main Sewer Line

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SHORE
M.S. SHORE COMPANY, INC.

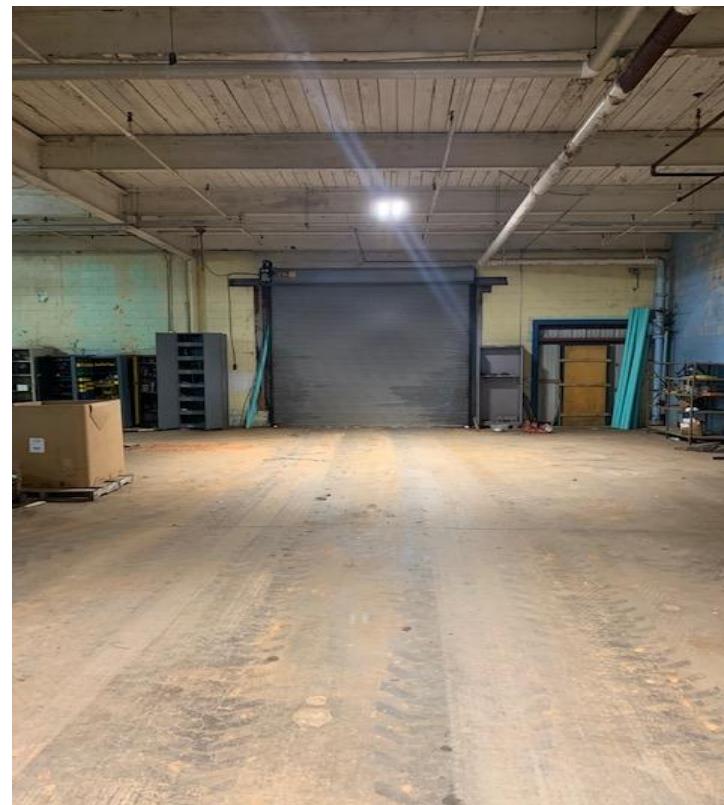
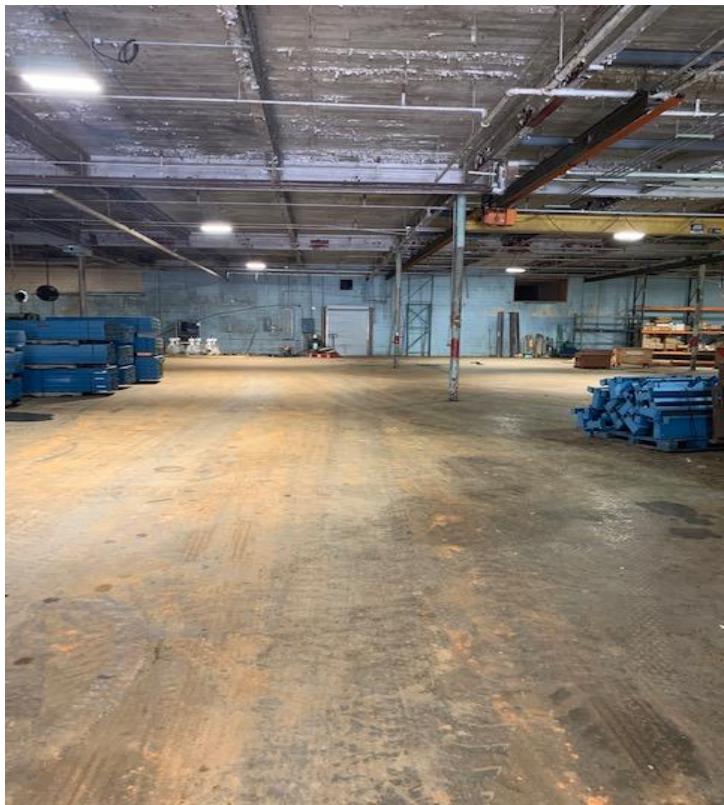




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Historical Photo – Building Demolished



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Trade Area Report

Pickens, SC 29671

Criteria Used for Analysis

Median Household Income
\$51,153

Median Age
44.9

Total Population
19,026

1st Dominant Segment
Southern Satellites

Consumer Segmentation

Life Mode	Rustic Outposts	Urbanization
What are the people like that live in this area?	Country life with older families in older homes	Where do people like this usually live?

Rural
Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments	Southern Satellites	Rooted Rural	Salt of the Earth	Heartland Communities	Rural Bypasses
% of Households	2,205 (29.0%)	2,110 (27.8%)	1,381 (18.2%)	660 (8.7%)	565 (7.4%)
% of Pickens County	12,973 (24.8%)	2,944 (5.6%)	4,257 (8.1%)	5,649 (10.8%)	1,008 (1.9%)
Lifestyle Group	Rustic Outposts	Rustic Outposts	Cozy Country Living	Cozy Country Living	Rustic Outposts
Urbanization Group	Rural	Rural	Rural	Semirural	Rural
Residence Type	Single Family ; Mobile Homes	Single Family ; Mobile Homes	Single Family	Single Family	Single Family ; Mobile Homes
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.6	2.41	2.52	2.35	2.43
Median Age	41.2	46.2	45	43	41.4
Diversity Index	50.1	35.1	28.3	41.1	63.2
Median Household Income	\$60,700	\$53,700	\$72,300	\$53,700	\$41,400
Median Net Worth	\$163,200	\$155,200	\$231,300	\$127,100	\$69,800
Median Home Value	\$201,100	\$170,600	\$220,300	\$135,700	\$112,100
Homeownership	80.9 %	82.3 %	85.4 %	72 %	72.6 %
Employment	Professional or Services	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Services	Services or Professional
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Go hunting, fishing . Own a pet dog.	Do-it-yourself mentality . Go hunting, fishing.	Spending time with family is their top priority . Outdoor sports and activities.	Motorcycling, hunting, and fishing are popular . Support their local community.	Religion and faith are central in their lives . Enjoy the outdoors, gardening, hunting and fishing.
Financial	More concerned about cost rather than brand	Avoid using the Internet for financial transactions.	Prefer to conduct business in person	Stick to community banks and low-risk investments	Income is supplemented with Social Security and SSI's
Media	Obtain most of their information from TV	Listen to faith-based radio, gospel music	Satellite dishes and high speed internet through DSL	Trust TV and newspapers more than any other media	Rely on television to stay informed
Vehicle	Own 1 or 2 vehicles likely a truck	Own, maintain cars, ATVs	Own truck, ATV	Own domestic truck, SUV	Prefer trucks to sedans

Pickens, SC 29671: Economic Comparison

Average Household Income

29671

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



■ 2023

■ 2028 (Projected)

Median Household Income

29671

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



■ 2023

■ 2028 (Projected)

Per Capita Income

29671

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



■ 2023

■ 2028 (Projected)

Average Disposable Income

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This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



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