



# LAND FOR SALE ±37.86 ACRES

00 HIGHWAY 29 S | Anderson, SC 29621



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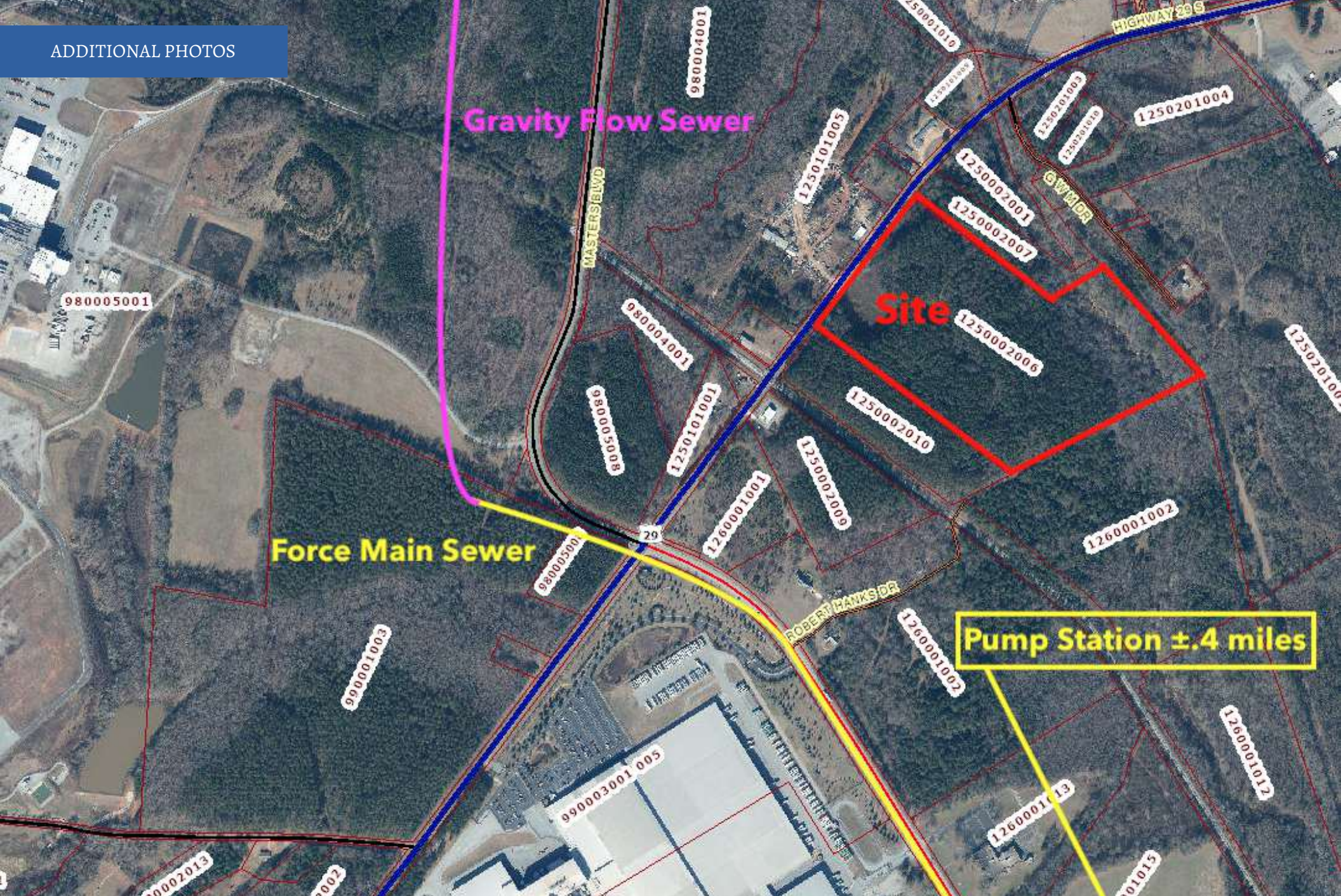


**PROPERTY HIGHLIGHTS**

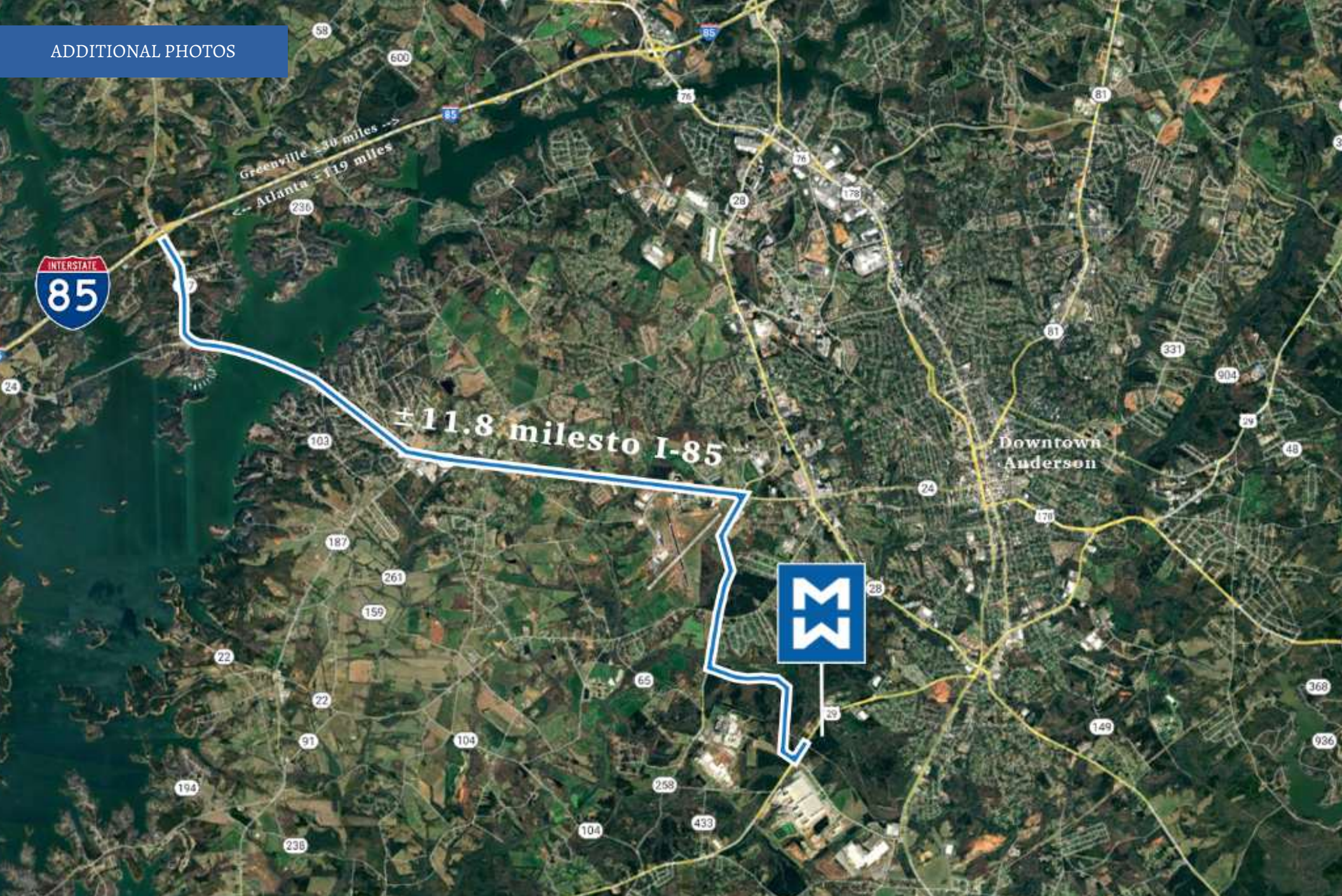
- Asking Price: \$950,000 - \$25,092/AC
- ±37.86 acres - unzoned
- ±911' of frontage on Hwy 29 S
- Minimal grade change - timber still on site
- Water on Hwy 29- City of Anderson Water
- Power-Duke Energy
- Sewer at the intersection of Hwy 29 and Masters Blvd ±.25 miles - Anderson County Waste Water
- Close proximity to major manufacturing - First Quality, Michelin and Pregis
- Tax Map: 1250002006



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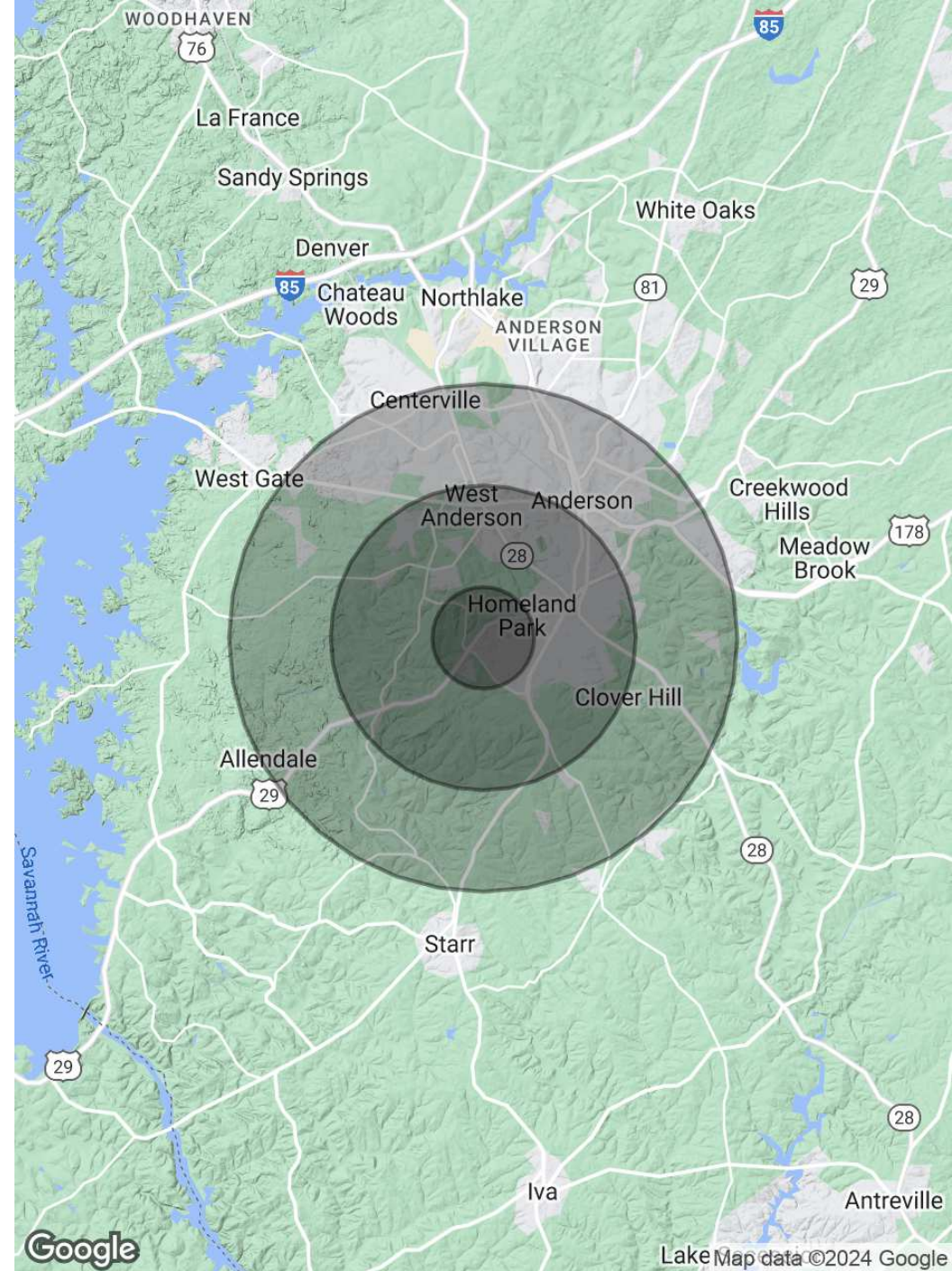
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	803	15,940	49,551
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	332	6,466	19,790
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$52,341	\$49,233	\$58,816
Average House Value	\$127,150	\$137,022	\$179,273

*Demographics data derived from AlphaMap*



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