

633 Saco Lowell Rd

61.5-3.3 Acre Unzoned Land Lots in Easley, SC
29640

BLACKSTREAM COMMERCIAL REAL ESTATE

EXCLUSIVELY PRESENTED BY:

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Blackstream Commercial Real Estate

Greenville , SC

<https://www.blackstreamcre.com/>

INVESTMENT SUMMARY

Blackstream Commercial Real Estate is pleased to offer for sale six unzoned land parcels ranging from 61.60 to 3.3 acres with sewer, located at 633 Saco Lowell Rd, Easley, SC 29640. (Non-Contiguous, separate parcels). This property presents a strong opportunity for residential development on a tract that previously included a pond, which has since been removed. The cleared land now offers a more efficient and usable layout for future residential planning. These parcels present flexible development opportunities with a total of up to 128.49 acres available. This is an excellent opportunity for investors or developers seeking land in a growing market with strong visibility and accessibility.

PROPERTY SUMMARY

Lot Size (total)	128.49 AC
Parcel ID	See Below
Zoning Type	Unzoned
County	Pickens

PROPERTY HIGHLIGHTS

- Sewer Available

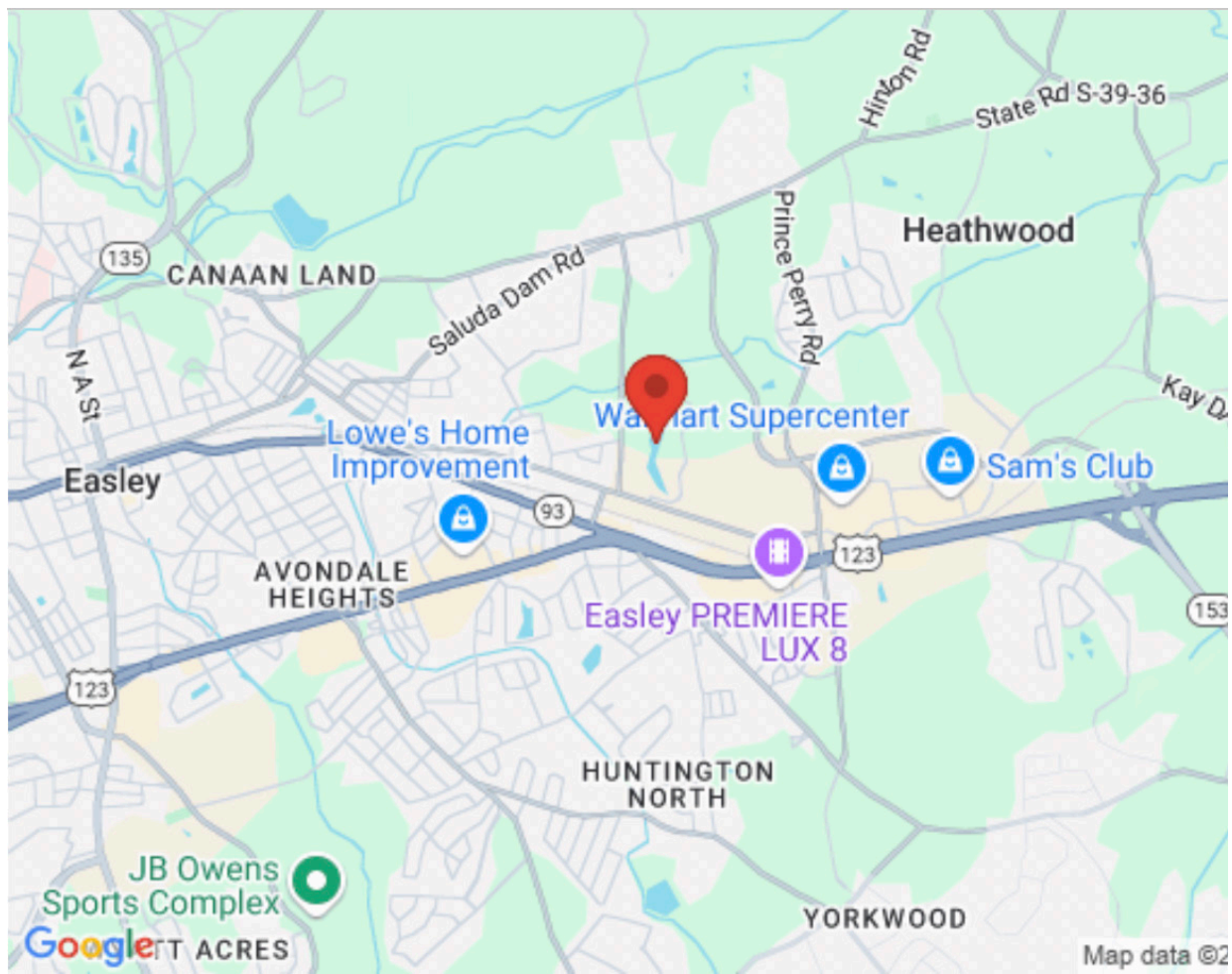
Lot Details:

- Lot 1 – 61.50 AC, Parcel ID: 5039-13-04-8790
- Lot 2 – 3.30 AC, Parcel ID: 5039-13-03-7489
- Lot 3 – 8.03 AC, Parcel ID: 5039-09-05-9442
- Lot 4 – 8.04 AC Parcel ID: 5039-09-05-6912

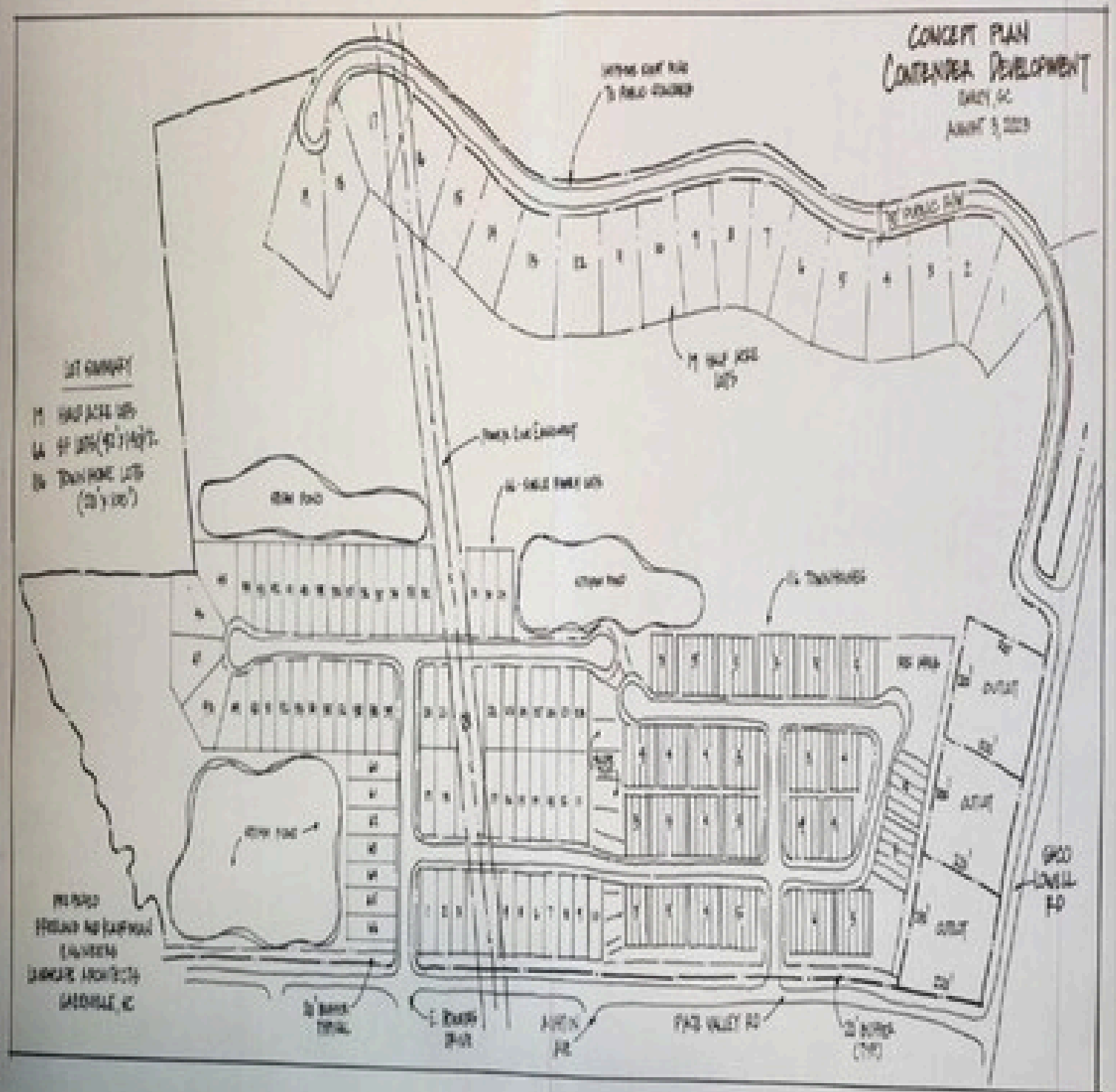
Lots 1–4 are contiguous and can be assembled for larger-scale development.

- Lot 5 – 23.00 AC, Parcel ID: 5039-14-33-0670
- Lot 6 – 24.62 AC, Parcel ID: 5039-10-35-6128

Lots 5-6 are located across the street from each other. Separate from Lots 1–4.



SITE PLAN



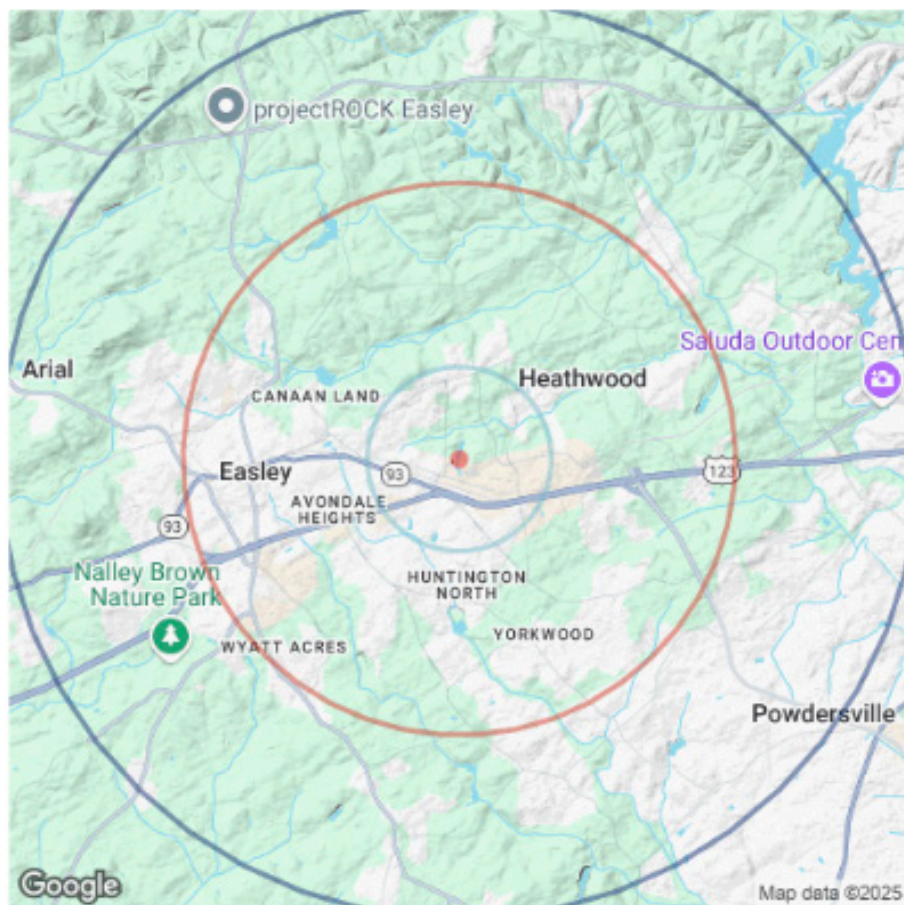
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,336	21,215	43,795
2010 Population	2,522	23,632	49,172
2024 Population	2,863	28,044	57,731
2029 Population	2,982	29,809	60,252
2024-2029 Growth Rate	0.82 %	1.23 %	0.86 %
2024 Daytime Population	5,020	31,047	54,092

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	958	8,574	16,956
2010 Total Households	1,090	9,678	19,140
2024 Total Households	1,281	11,990	23,122
2029 Total Households	1,349	12,938	24,477
2024 Average Household Size	2.23	2.32	2.48
2024 Owner Occupied Housing	733	8,365	17,424
2029 Owner Occupied Housing	793	9,064	18,738
2024 Renter Occupied Housing	548	3,625	5,698
2029 Renter Occupied Housing	556	3,874	5,739
2024 Vacant Housing	88	840	1,814
2024 Total Housing	1,369	12,830	24,936

DEMOGRAPHICS

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	134	899	1,769
\$15000-24999	100	946	1,740
\$25000-34999	117	1,225	2,236
\$35000-49999	176	1,800	3,258
\$50000-74999	241	2,013	4,162
\$75000-99999	131	1,421	3,073
\$100000-149999	217	2,321	4,353
\$150000-199999	75	577	1,125
\$200000 or greater	91	787	1,406
Median HH Income	\$ 59,420	\$ 61,668	\$ 63,060
Average HH Income	\$ 87,544	\$ 87,400	\$ 86,150



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BLACKSTREAM COMMERCIAL REAL ESTATE and it should not be made available to any other person or entity without the written consent of BLACKSTREAM COMMERCIAL REAL ESTATE. Information was obtained VIA CREBUILDER.

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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