

Wilson Kibler
COMMERCIAL REAL ESTATE



**1390 Gap Creek Rd,
Lyman, SC**



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Investment Overview



\$75,000

Per Acre

Property Highlights

- 1390 Gap Creek Road, Lyman SC
- ±72.09 Acres
- Spartanburg County
 - TMS# - 5-10-00-013.00
 - TMS# - 5-10-00-013.01
- Utilities
 - Electricity - Duke Power
 - Natural Gas - CPW
 - Water - SJWD
 - Sewer - Access to sewer is close by
 - Town of Lyman Public Works to potentially serve sewer access
- Unzoned Spartanburg County
- 290' of road frontage
- Lays mostly flat



Demographics

Population

1-Mile	2,712
5-Miles	64,201
10- Miles	248,212

Avg. Household Income

1-Miles	\$88,865
5-Miles	\$76,541
10-Miles	\$92,385

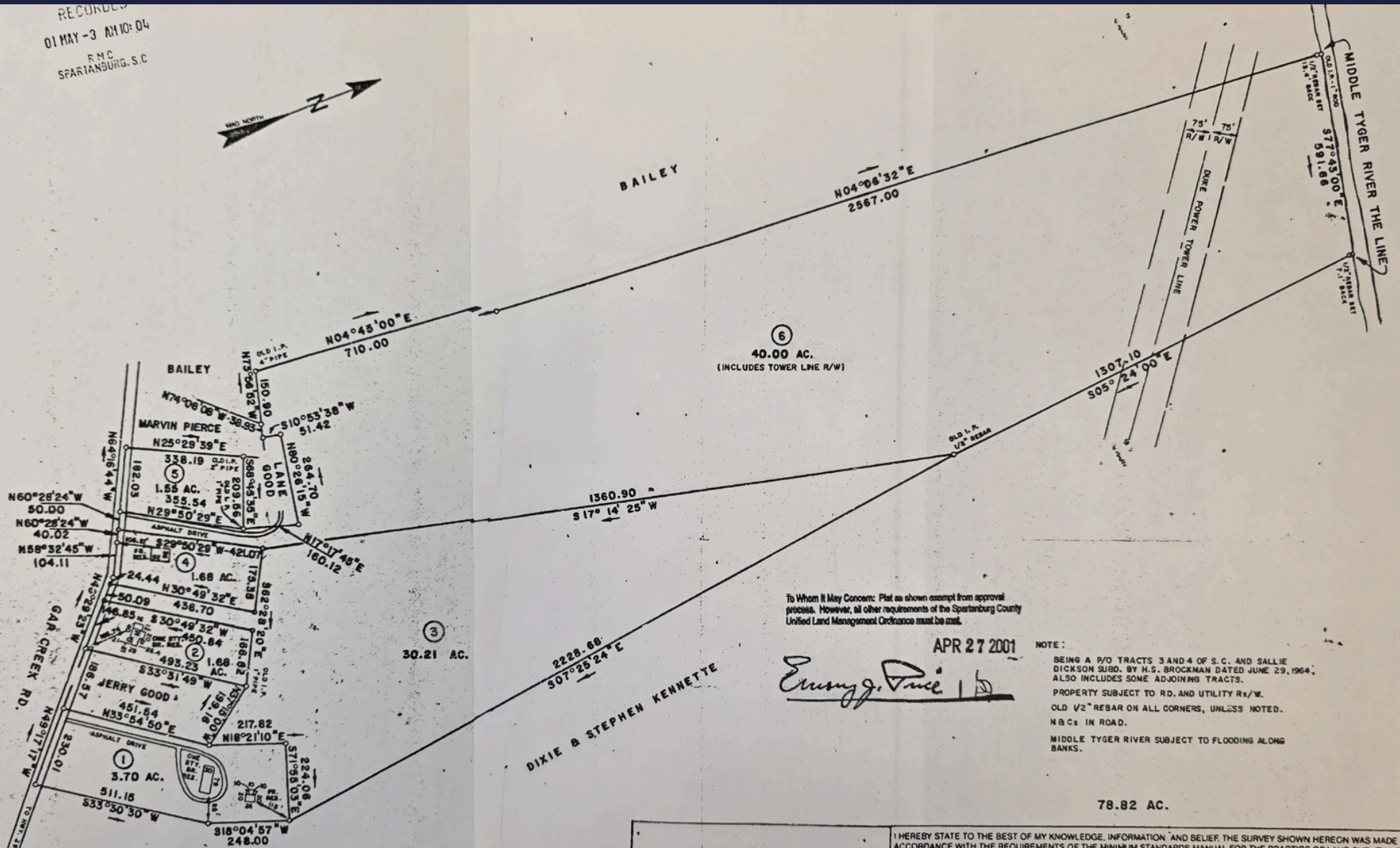
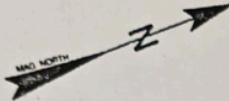
Parcel Outline



Property Survey



RECORDED
01 MAY -3 AM 10:04
R.M.C.
SPARTANBURG, S.C.



To Whom It May Concern: Plat as shown exempt from approval process. However, all other requirements of the Spartanburg County Unified Land Management Ordinance must be met.

APR 27 2001

Ernest J. Price

NOTE:

BEING A P/O TRACTS 3 AND 4 OF S.C. AND SALLIE DICKSON SUBD. BY H.S. BROCKMAN DATED JUNE 29, 1964, ALSO INCLUDES SOME ADJOINING TRACTS.

PROPERTY SUBJECT TO RD. AND UTILITY R/S/W.

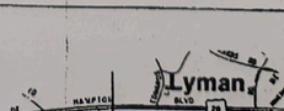
OLD V2" REBAR ON ALL CORNERS, UNLESS NOTED.

N.B.C.s IN ROAD.

MIDDLE TYGER RIVER SUBJECT TO FLOODING ALONG BANKS.

78.82 AC.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED. THE BUILDING(S) OR WALL(S) SHOWN HEREON DO NOT ENCR OACH ON THE ADJACENT PROPERTY EXCEPT AS SHOWN. I HEREBY STATE THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7500 AS SHOWN HEREON AND THE AREAS WERE DETERMINED BY THE D.M.D. METHOD OF CALCULATION OR BY COMPUTER. (THIS PROPERTY) IS NOT IN A FLOOD HAZARD AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP.



Retail Map



Drive Time

Location

Spartanburg	29 Minutes
Greenville	32 Minutes
I-85	13 Minutes
GSP Airport	15 Minutes