



00 S. CATHERINE ST

South Catherine Street, Pickens, SC 29671

JOHN WRIGHT JR., CCIM

President

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 11.92 AC in the City of Pickens with Sewer!
- Price Per Acre: \$40,000
- Zoned General Business District allowing for many different uses!
- 275' +/- on S. Catherine Street!
- 678' on side road allowing for additional access points!
- Located directly beside AnMed Health Cannon Hospital!

OFFERING SUMMARY

Sale Price:	\$476,800
Lot Size:	11.92 Acres
Price Per Acre:	\$40,000.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	989	4,172	8,496
Total Population	2,609	10,579	21,440
Average HH Income	\$60,217	\$73,255	\$69,962



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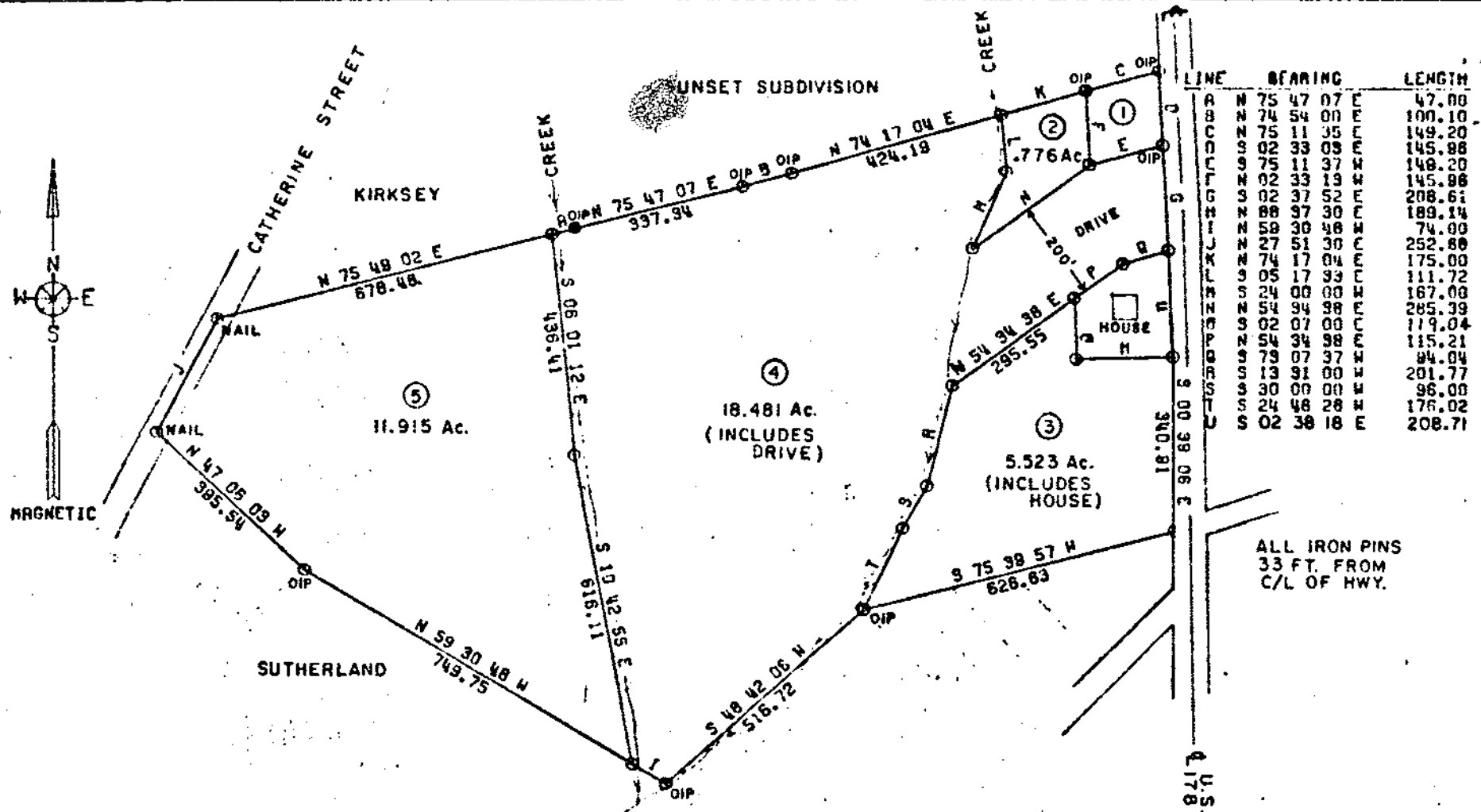


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ADDITIONAL PHOTOS



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- ① PICKENS-TWELVE MILE BAPTIST ASSOC.
- ② TO BE RETAINED BY HENDRICKS
- ③ TO BE PURCHASED BY HOSPITAL
- ④ TO BE PURCHASED BY HOSPITAL
- ⑤ TO BE RETAINED BY HENDRICKS

CLEMSON ENGINEERING SERVICES

ACREAGE-37.184
 PLAT OF UNBALANCED TRAVERSE
 PRECISION OF FIELD SURVEY- 1:19,000
 SCALE 1 IN.=300 FT.

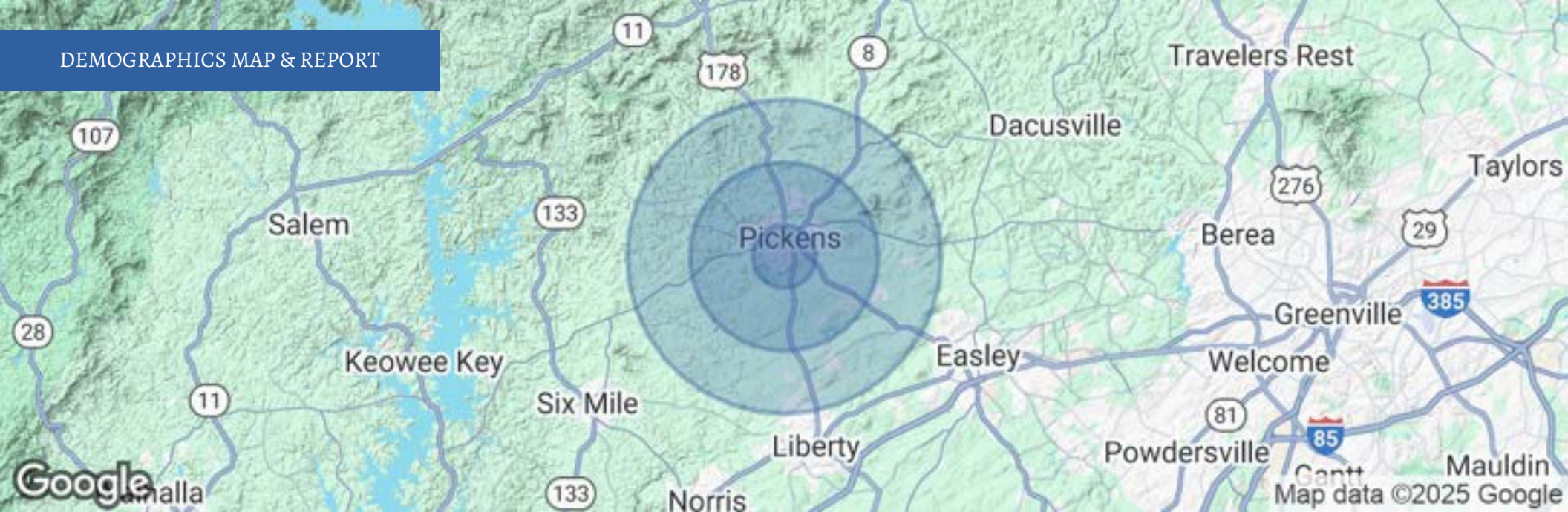
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DATE, JUNE 5, 1979
 STATE OF SOUTH CAROLINA
 COUNTY OF PICKENS
 TOWNSHIP OF PICKENS
 ON U.S. 178

PLAT PREPARED FOR
CANNON MEMORIAL HOSPITAL

ACCURACY CERTIFIED
R. J. Cooper
 R. J. COOPER P.E. 41,946
 PHONE 654-2573

NOTE: ALL CORNERS MARKED BY IRON PINS UNLESS OTHERWISE INDICATED
 FIELD WORK BY HURST-COOPER



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,609	10,579	21,440
Average Age	41	43	42
Average Age (Male)	39	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	989	4,172	8,496
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$60,217	\$73,255	\$69,962
Average House Value	\$204,457	\$238,139	\$246,671

Demographics data derived from AlphaMap



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