

Development Opportunity



NEW PROSPECT CHURCH ROAD | ANDERSON, SC 29625

PROPERTY HIGHLIGHTS

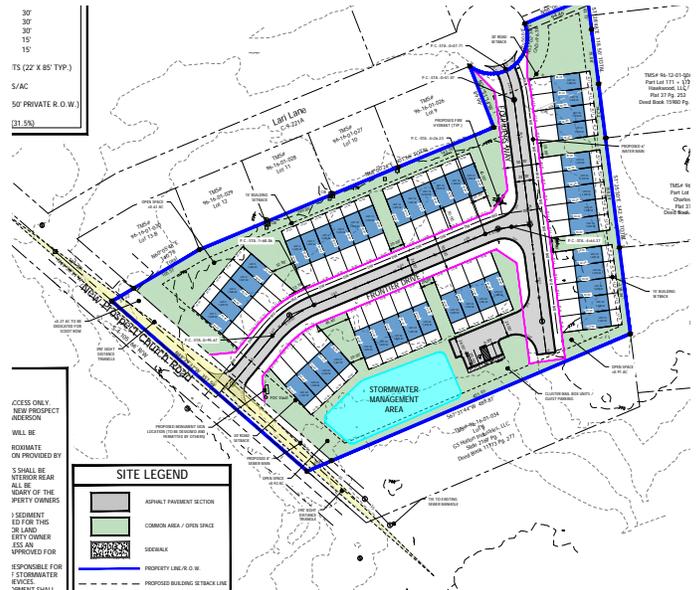
- **SALE PRICE: \$599,000**
- Anderson County TM#: 961601031 & 961601025
- ±4.82 Acres
- Fully engineered civil plan and pre-approved with Anderson County - Available upon request
- Unzoned Property
- 357.5' road frontage on New Prospect Church Rd.
- Utilities available
- Multiple entrances on New Prospect and Lari Lane

ECONOMY & GROWTH

- Anderson County population reached 217,183 residents in 2024 (6.6% growth since 2020) with continued immigration fueling housing and commercial demand
- Employment now exceeds 100,000 workers, reflecting strong economic growth
- Located in the Upstate SC growth corridor between Atlanta and Charlotte along the I-85 industrial corridor
- Convenient to Downtown Anderson retail, dining, and services
- Adjacent to Anderson Regional Airport, providing proximity to regional employment hub

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Plan for 44 Townhomes



DRIVING DISTANCES

CITY OF ANDERSON	±3.2 MILES
LAKE HARTWELL	±5 MILES
INTERSTATE 85	±6 MILES
CITY OF CLEMSON	±19 MILES
CITY OF GREENVILLE	±30 MILES

NAI Earle Furman

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

MAP SET

New Prospect Church Rd | Anderson, SC

Aerial



NAI Earle Furman

4.80 ± Acres
New Prospect Church Rd., Anderson, SC 29625

2020 Infrared



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Topographical Map



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Flood Zones



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National Wetlands Inventory



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Soil Survey



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