

Offering Memorandum



±1.04 Acres on Clemson Blvd in Anderson, SC



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105 Stephens Rd | Anderson, SC



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105 Stephens Rd | Anderson, SC

Investment Summary



Offering Price: \$1,300,000

Location



105 Stephens Rd
Anderson, SC
29621

Acreage



±1.04 Acres
±140 ft Frontage
on Clemson Blvd

Tax Map ID



93-07-03-007

Market



Anderson,
South Carolina

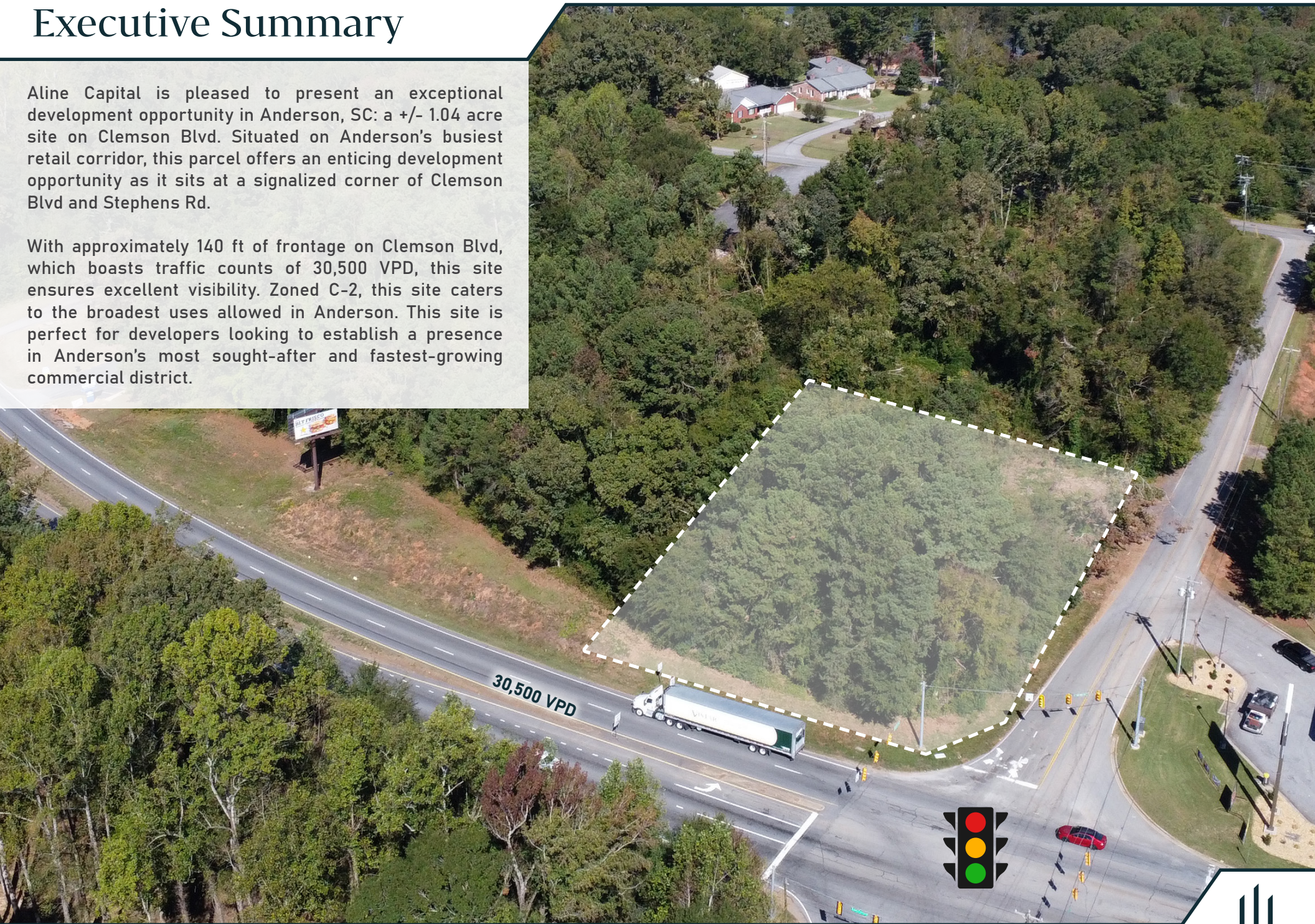


105 Stephens Rd | Anderson, SC

Executive Summary

Aline Capital is pleased to present an exceptional development opportunity in Anderson, SC: a +/- 1.04 acre site on Clemson Blvd. Situated on Anderson's busiest retail corridor, this parcel offers an enticing development opportunity as it sits at a signalized corner of Clemson Blvd and Stephens Rd.

With approximately 140 ft of frontage on Clemson Blvd, which boasts traffic counts of 30,500 VPD, this site ensures excellent visibility. Zoned C-2, this site caters to the broadest uses allowed in Anderson. This site is perfect for developers looking to establish a presence in Anderson's most sought-after and fastest-growing commercial district.



105 Stephens Rd | Anderson, SC

Investment Highlights



±1.04 Acres



**±140 Feet of Frontage
on Clemson Blvd**



**30,500 Vehicles
Per Day**



**Signalized Corner
with Turn Lanes**



**Less than 1 Mile
Interstate 85**



**Parcel Zoned
C-2**



Subject Property



105 Stephens Rd | Anderson, SC

Area Map

Starbucks
McDonalds
Microtel inn
Cracker Barrel
Outback
Hooters
Regal Starlight

AJ's Bar & Grill

Fuddruggers

Scrooges Spirits

Days Inn

Lake Hartwell

Skateland USA
Stringer Animal Hospital

America's Home Place

La Bella Vita
SURGE Staffing
Miracle Ear
Ultra Pet
Reads
Uniforms

Subject Property

Zips Carwash

Keller Williams
KC Automotive
Wake N Bake
Ralph Hayes
Toyota
Lost Sailor Studio

Anderson Ford Discount Tire

Walmart

Homegoods Kohls

Popeye's Chicken Chilis

Mavis Tire
Best Buy
Big Air
Lowes
Crumbl Cookies
Holiday Inn

HOBBY LOBBY
DOLLAR TREE
ROSS STORES, INC.
Party City
BIG LOTS!
OLD NAVY

Piedmont Chrysler
Piedmont Honda

105 Stephens Rd | Anderson, SC

Location Summary

Anderson, SC embodies a vibrant blend of southern charm and modern growth, making it an attractive setting for both businesses and residents. As part of the Upstate region of South Carolina, Anderson is strategically located with easy access to I-85, facilitating seamless connections to key markets like Atlanta, GA, and Charlotte, NC. The city is renowned for its commitment to fostering economic development while preserving the unique character and community spirit for which it is known.

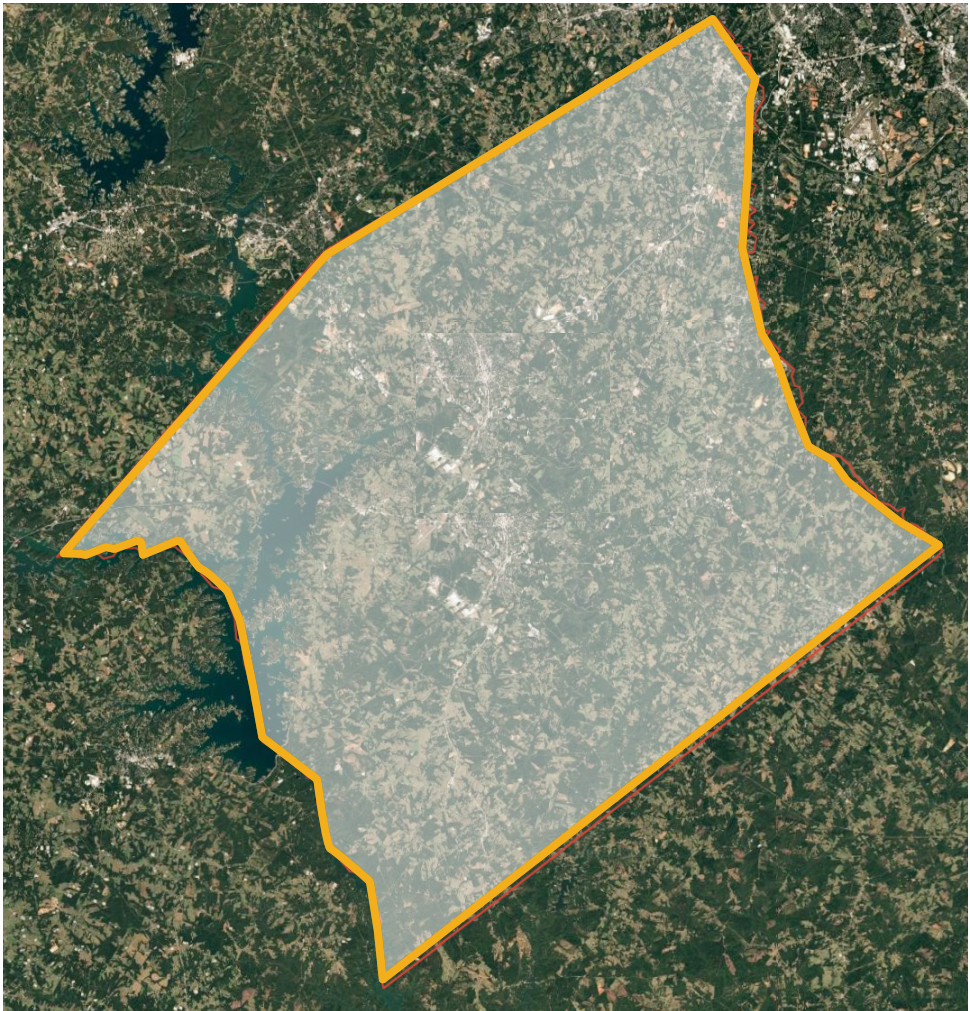
Anderson County is home to a diverse economy, driven by industries including manufacturing and healthcare. Additionally, the area boasts an appealing quality of life with ample recreational facilities, cultural attractions, and highly regarded educational institutions. Coupled with a growing population and a pro-business environment, Anderson stands out as a destination of choice for real estate investment and development.



105 Stephens Rd | Anderson, SC

Demographics

Radius	1 mile	5 Mile	10 Mile
Population			
2020 Population	3,568	55,100	121,598
2024 Population	3,700	56,550	128,460
2029 Population Projection	3,960	60,404	137,753
Households			
2020 Households	1,643	22,678	48,740
2024 Households	1,699	23,242	51,590
2028 Household Projections	1,819	24,846	55,406
Annual Growth 2010-2023	0.7%	0.9%	1.5%
Income			
Avg Household Income	\$77,874	\$75,824	\$73,052
Median Household Income	\$58,076	\$58,885	\$55,895



128,460

Residents within 10 Miles of Site

1.5%

Anderson's Projected Annual

\$58,885

Median Household Income

\$75,824

Avg Household Income

105 Stephens Rd | Anderson, SC



About Anderson

Location and Geography

Anderson, South Carolina offers a charming blend of natural beauty and small-town allure. One of its most significant geographical highlights is its proximity to Lake Hartwell, a sprawling reservoir that covers approximately 56,000 acres and stretches over the South Carolina-Georgia border. This lake is a cornerstone for recreation in the area, attracting both locals and visitors who enjoy boating, fishing, and water sports. Additionally, Anderson is positioned near the scenic Blue Ridge Mountains, enriching the landscape with rolling hills and lush greenery. The city's location provides a perfect balance between tranquil lakeside living and access to vibrant city activities.

Cultural Heritage

Anderson boasts a rich cultural heritage characterized by its Southern charm and hospitality. Known as "The Electric City," Anderson was one of the first cities in the Southeast to have an unlimited supply of electric power, thanks to the hydroelectric power plant on the Seneca River. The city's historic downtown area is a testament to its vibrant past, featuring preserved architectural gems and hosting a variety of cultural events and festivals that celebrate its history and community spirit.

Economy and Industry

Anderson's economy is diverse and robust, anchored by a strong manufacturing and healthcare presence. The city benefits from a well-established manufacturing base, including automotive suppliers and advanced manufacturing operations such as Bosch, Electrolux, and Techtronic Industries (TTI), which collectively support thousands of jobs and reinforce the region's role in precision manufacturing and global supply chains. The healthcare sector is also a major economic driver, led by AnMed Health, one of the area's largest employers and a critical provider of regional medical services. Education further strengthens the local economy, with Anderson University playing a key role in workforce development, talent retention, and community engagement.

Top Employers



The Exciting Growth of Anderson, South Carolina

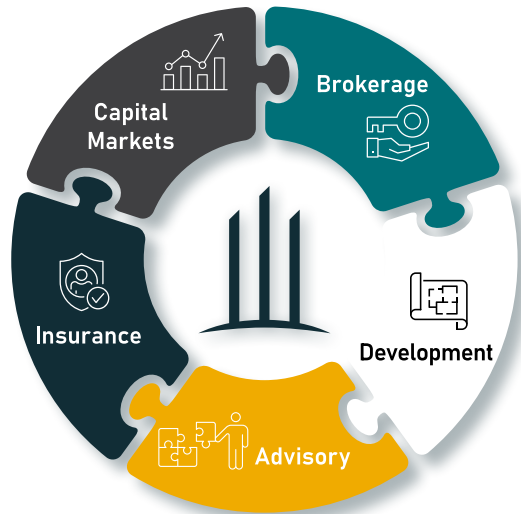
Anderson, South Carolina is on the rise, experiencing a sustained wave of growth driven by meaningful corporate investment and job creation. Once viewed as a quieter Upstate market, Anderson has evolved into a dynamic business hub attracting advanced manufacturing, distribution, and industrial employers. Recent investments—including Smurfit Kappa's \$68 million facility, Advanced Metalworks' \$10.5 million expansion, and Eastern Engineered Wood Products' \$18.7 million operation—highlight the market's accelerating economic momentum.

This growth is reinforced by Anderson's strategic location along the I-85 corridor and its ability to support large-scale employers such as Techtronic Industries (TTI), which employs more than 1,500 workers locally across manufacturing, innovation, and distribution functions. As new businesses enter the market, they are reshaping the local landscape while driving demand for housing, retail, dining, and services that enhance overall quality of life.

With strong collaboration between local leadership, employers, and the community, Anderson has become increasingly associated with opportunity and long-term upward mobility. Its continued expansion reflects a resilient, investment-ready market—positioning Anderson not just as a place of growth, but as a destination for durable economic success and thriving enterprises.



The Aline Ecosuite™ A Revolution in Commercial Real Estate



Aline Capital has developed a revolutionary Commercial Real Estate ecosystem that sets us apart from traditional brokerages. With Aline, you get so much more than just a broker. On top of our industry-leading brokerage services, we offer cutting-edge capital markets services, professional advisory, experienced insurance services, full-spectrum property development, and project management, all under one roof.

Our ecosystem is designed to advocate on the side of real estate investors or sellers, and provide them with a trustworthy and even-handed resource to ensure that they receive service on a level that was previously impossible. Experience a new level of service in commercial real estate by contacting us at alinecapital.com.

Debt and Equity Options

As an independent advisor we look at the entire market to ensure you are getting the best solution to help you achieve your end goal.



Analyze



Advise



Negotiate



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Insurance Options

With our investment expertise, our trusted Advisors are able to offer a unique insurance experience with each acquisition.



**Risk
Review**



**Annual
Review**



**Customized
Package**



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Disclaimer & Disclosure

This Offering Memorandum does not constitute an offer to sell the Property. Neither any Potential Purchaser nor Seller will be bound to a contract of sale unless and until both parties sign and deliver it. Seller reserves the right at any time, in its sole discretion and without notice to any person, to: (a) change any of the terms of the potential sale of the Property; (b) withdraw the Property from the market; (c) accept or reject any offers; (d) terminate discussions with any Potential Purchaser; or (e) sell all or any portion of the Property to any other person. No liability will attach to the undersigned, Seller or any other party for failure to receive, review or respond to any offer or for any other matter in connection therewith. While any information contained in this flyer is derived from sources that are believed to be reliable, neither the undersigned nor Seller can or does guarantee that such information is accurate, and that information is provided without representation or warranty.

Prospective Purchasers should consult legal counsel with respect to the zoning and development potential of the Property, and with other consultants of Potential Purchaser's choice with regard to all aspects of the Property, including without limitation its physical and legal condition, the presence or absence of hazardous materials, its compliance with the Americans With Disabilities Act, and other matters that may affect its value, desirability and/or utility. Unless otherwise agreed in writing by Seller and its broker, (a) Prospective Purchaser's broker shall look solely to its client for the payment of any real estate commission, fee or other compensation for that broker's services, and (b) Seller and its broker shall not be liable for the payment of any such real estate commission, fee or other compensation.

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