

SALE

DEVELOPMENT OPPORTUNITY

157 Zion School Road Easley, SC 29642



AVAILABLE
SALE PRICE

+/-46 ACRES
\$35,000/ACRE

Sammy DuBose
864 250 6836



COLDWELL BANKER
COMMERCIAL
CAINE

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OFFERING SUMMARY

Sale Price:	\$35,000 / acre
Lot Size:	+/-46 Acres
Market:	Greenville/Spartanburg
Submarket:	Outlying Pickens County

PROPERTY OVERVIEW

+/-46 Acres for Sale

PROPERTY HIGHLIGHTS

- Within close proximity to Easley High School (+/-0.5 mile)
- Convenient to Calhoun Memorial Hwy. retail corridor
- Sewer available (annexation into the City of Easley required)
- Surrounding area consists of residential neighborhoods
- 2023 Traffic Count: 12,300 VPD (SC Hwy. 8)
- Pickens County Tax Map No. 5018-91-4762

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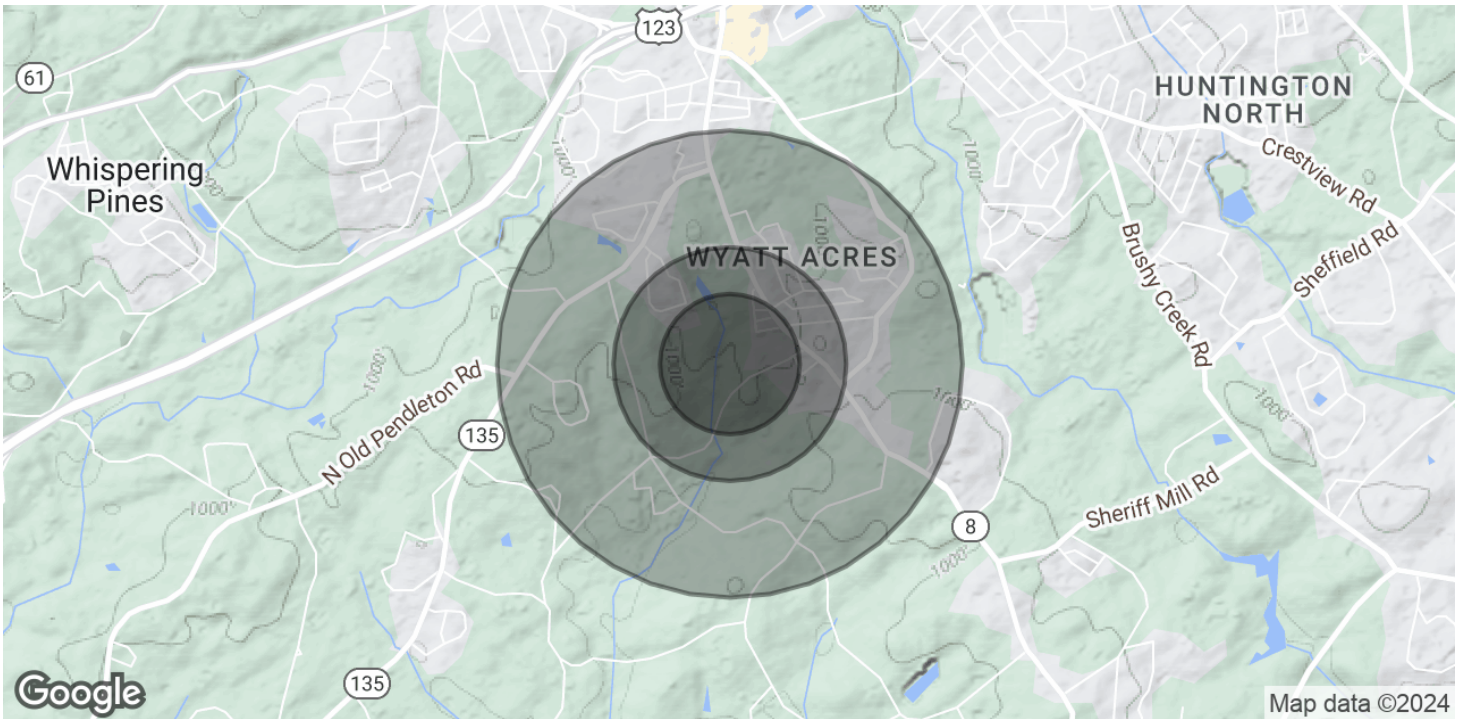


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	257	1,206	3,155
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	98	462	1,218
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$66,731	\$67,006	\$68,597
Average House Value	\$244,436	\$245,474	\$237,373

Demographics data derived from AlphaMap

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