

FOR SALE

25+/- ACRES

502 Batesburg Hwy
Saluda, SC 29138

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



25+/- ACRES

502 Batesburg Hwy Saluda, SC 29138

**LAND
FOR SALE**

Executive Summary



Sale Price

\$1,500,000

OFFERING SUMMARY

Available SF:

Lot Size: 25.4 Acres

Price / Acre: \$59,055

PROPERTY OVERVIEW

A 25+/- Acre mixed-use development with access to water and sewer in the historic city limits of Saluda offers a unique opportunity for both investors and the local community. There is ample space to create a diverse mix of commercial, residential, and recreational spaces. This can foster a vibrant, live-work-play environment.

PROPERTY HIGHLIGHTS

- Great location
- Infrastructure advantage with water and sewer availability
- Mixed-use potential
- Long-term investment opportunity



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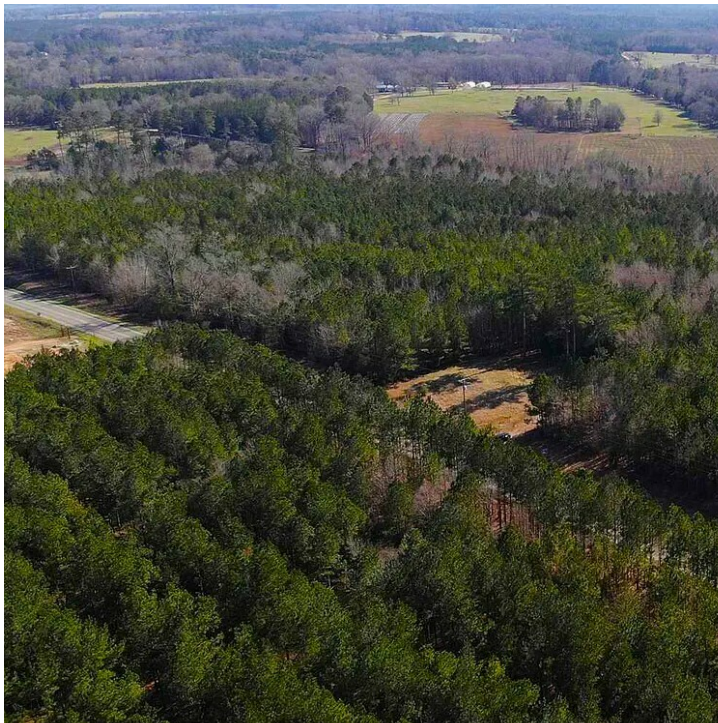


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Aerial Photos



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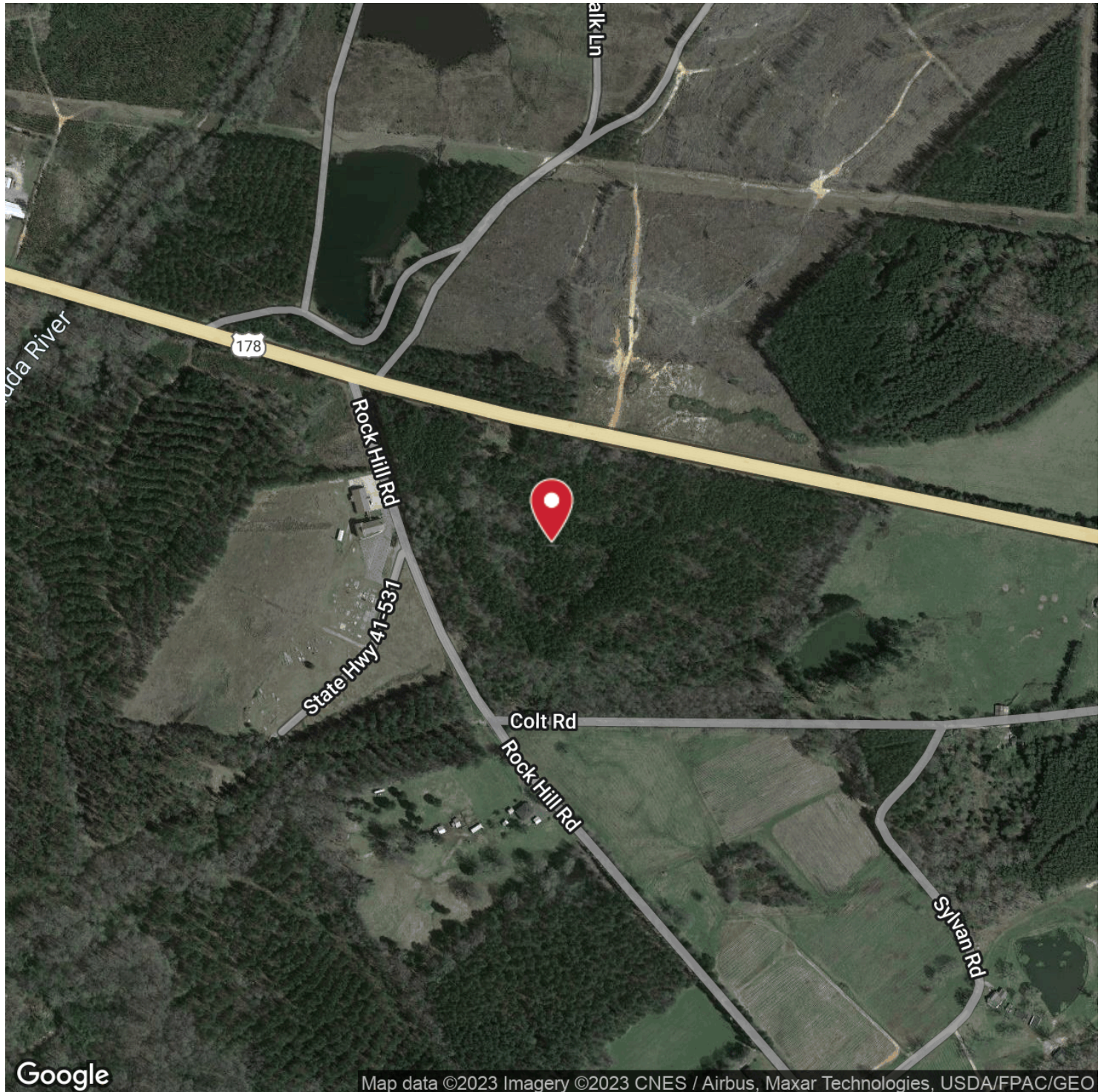


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Location Map



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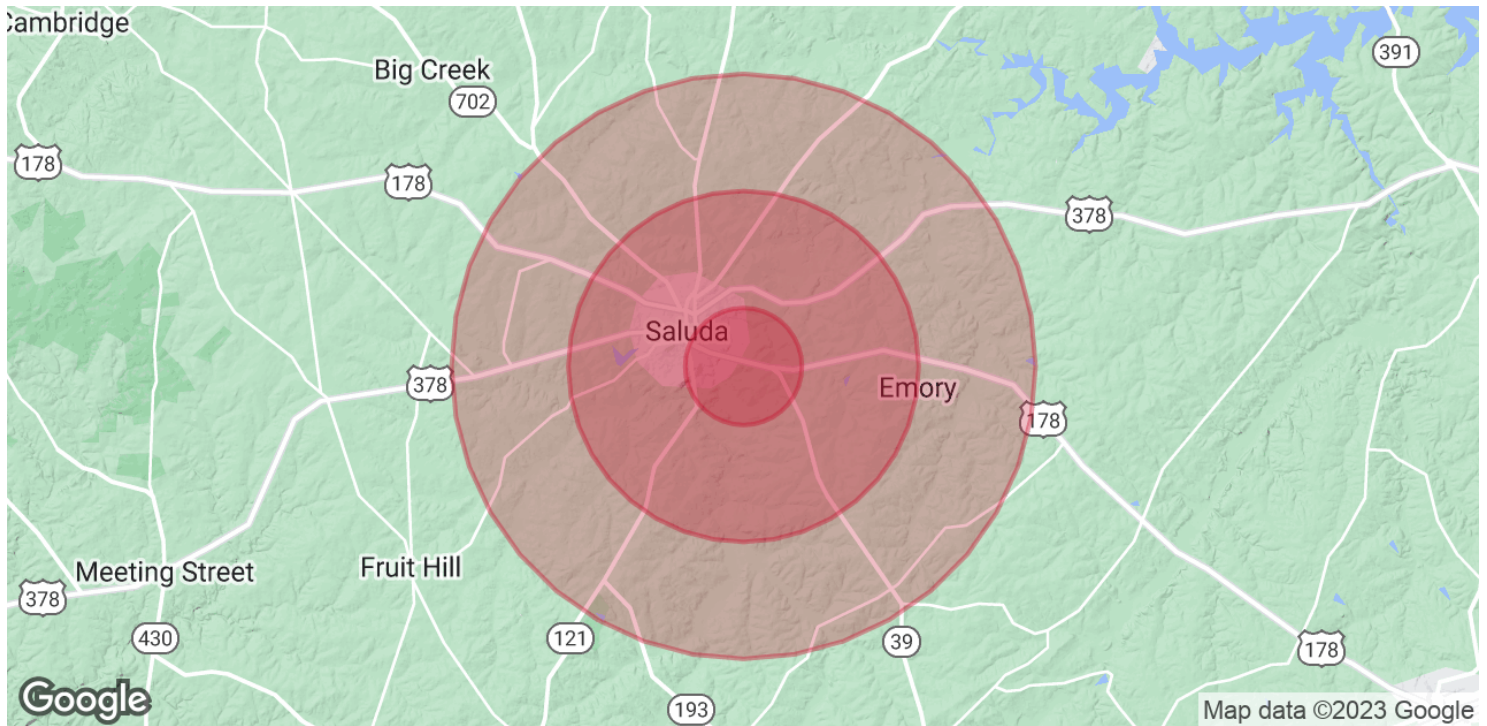


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	227	2,366	5,923
Average Age	36.7	38.1	38.7
Average Age (Male)	37.9	37.2	37.6
Average Age (Female)	37.4	42.6	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	93	957	2,424
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$51,265	\$51,749	\$50,800
Average House Value	\$94,820	\$100,930	\$101,906

* Demographic data derived from 2020 ACS - US Census



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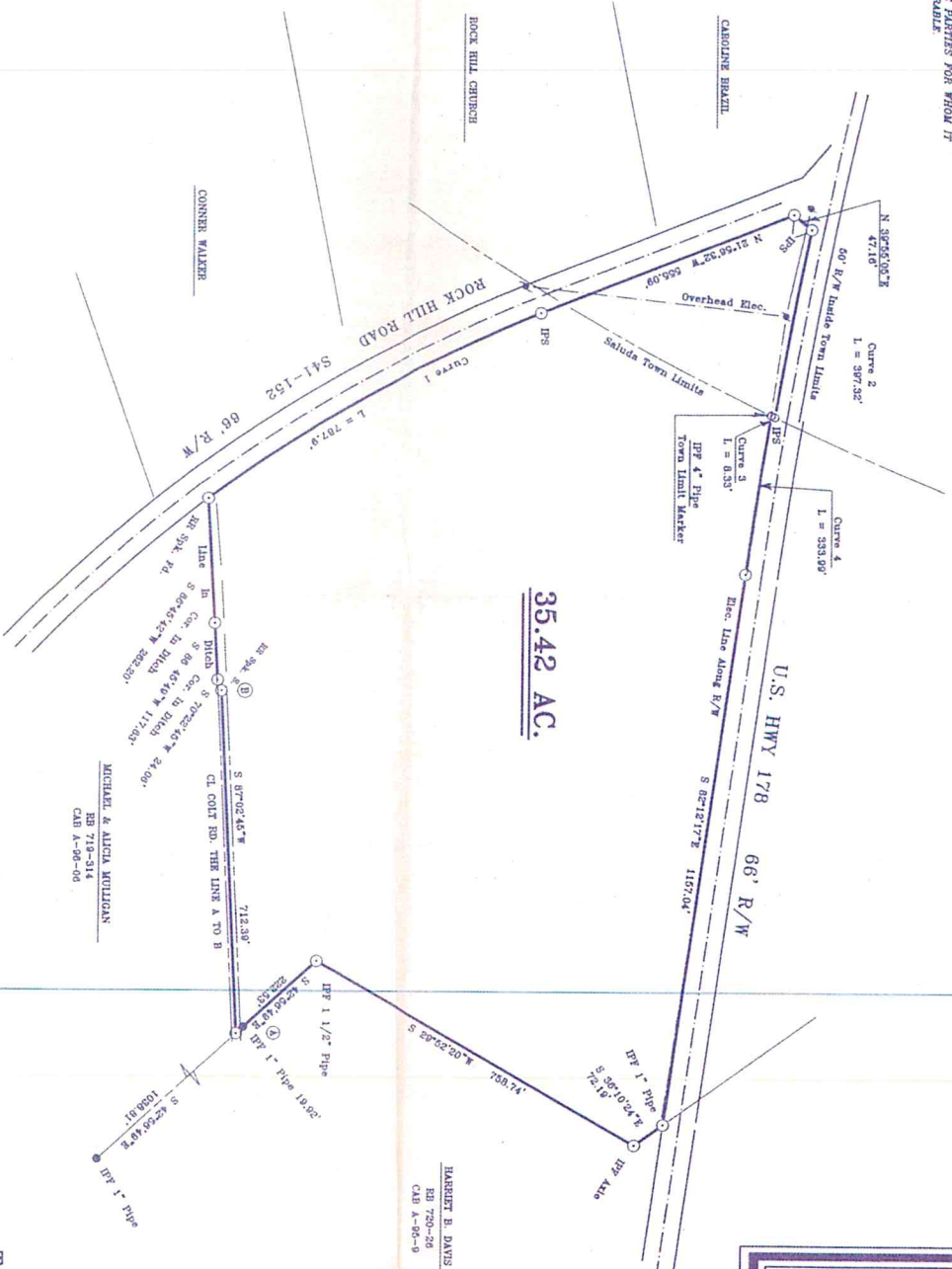
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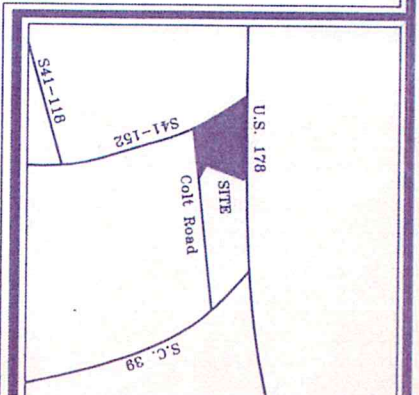


THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, R/W'S AND RESTRICTIONS OF RECORD OR BY ANY OTHER MEANS, AND TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE SEARCH.
THERE MAY BE UNDERGROUND UTILITIES ON THIS PROPERTY THAT ARE NOT VISIBLE AT THE SURFACE THAT ARE NOT SHOWN HEREON.
ALL IP'S ARE 5/8" REBAR UNLESS NOTED OTHERWISE.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
CERTIFICATION OF THIS PLAN IS TO THOSE PARTIES FOR WHOM IT IS PREPARED ONLY, AND IS NOT TRANSFERABLE.
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CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHORDING
Curve 1	2907.25'	308.35'	787.00'	15°31.34'	1°58.14"	785.40'	N 28°42'18" W
Curve 2	10860.24'	188.40'	387.32'	2°05.32"	0°31.36"	387.30'	S 74°23'59" E
Curve 3	10860.24'	187.41'	383.89'	1°43.27'	0°31.34"	383.87'	S 88°41'25" W
Curve 4	10860.24'	187.41'	383.89'	1°43.27'	0°31.34"	383.87'	S 01°16'44" E



35.42 AC.

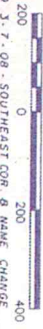


BOUNDARY SURVEY FOR

PAUL SPRINGS SR, PAUL SPRINGS JR., MICHAEL SPRINGS

SALUDA COUNTY SOUTH CAROLINA
NOV. 25, 2002 SCALE: 1"=200'

REF: RB 624 AT 40 - 34.02 AC.
RB 608 AT 221 - 1.39 AC.



REVISED 3-7-08 - SOUTHEAST COR. & NAME CHANGE

TODD SURVEYS INC.
200 DENNY HWY.
SALUDA, S.C. 29138
864-445-7892

I HEREBY STATE THAT 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 CLASS A SURVEY AS SPECIFIED.

[Signature]
3-7-08

HARRETT E. DAVIS
RB 720-28
CAB A-92-6

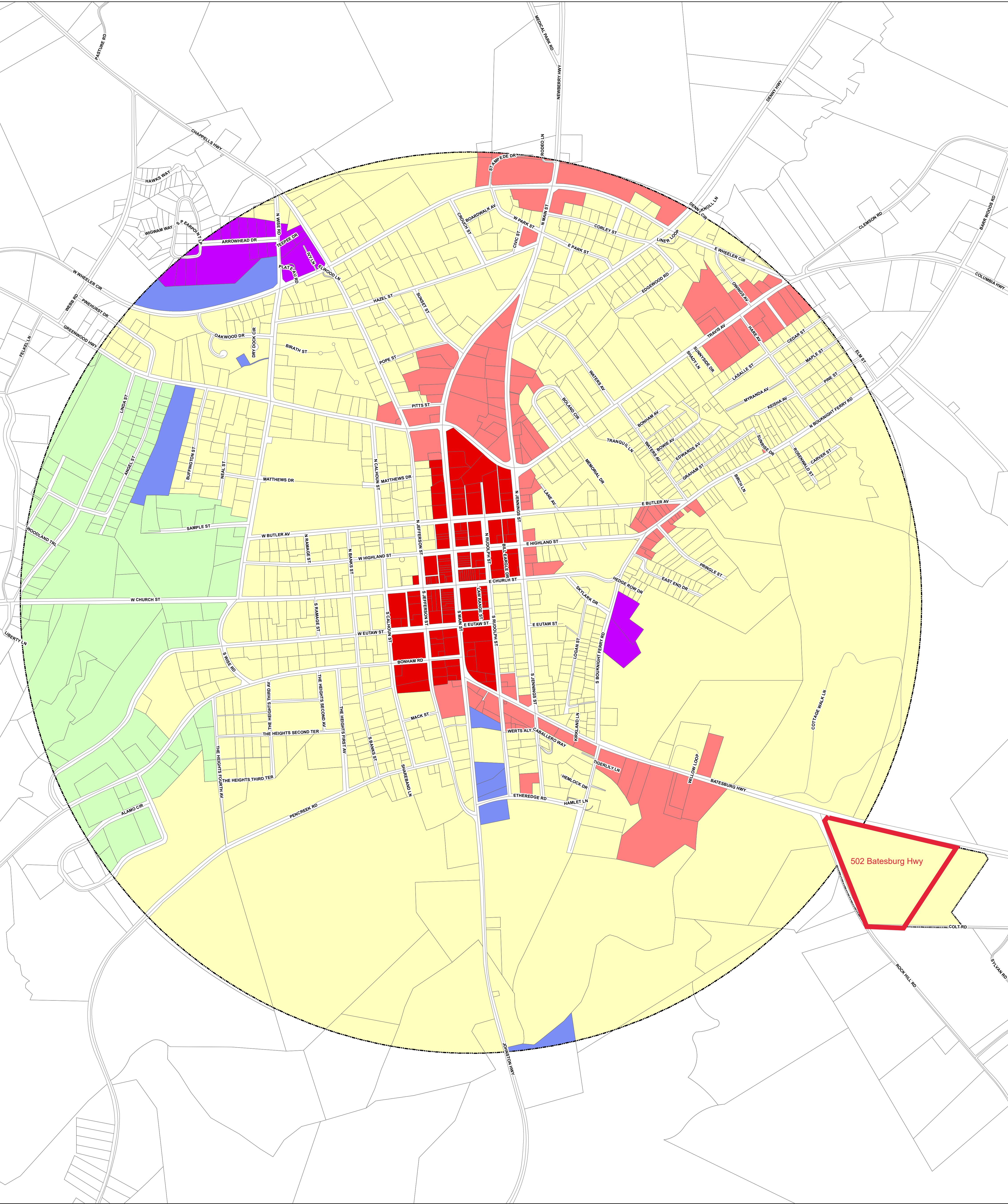
MICHAEL & ALICIA WOLFGANG
RB 719-316
CAB A-90-56

CONNOR WALKER

ROCK HILL CHURCH

CAROLINE BRATH

Town of Saluda Zoning Map



- Legend**
- Streets
 - Town Limits
 - Zoning**
 - Highway Commercial
 - Light Industrial and Office
 - Manufacturing
 - R 10
 - Town Center
 - Traditional Neighborhood Residential

