

# SALE

## DEVELOPMENT OPPORTUNITY

Hammond Road Simpsonville, SC 29681



<b>ACREAGE</b>	+/-7.8 ACRES
<b>SALE PRICE</b>	\$85,000/ACRE

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Sale Price

**\$85,000 / ACRE**

### OFFERING SUMMARY

Lot Size: +/-7.8 Acres

Zoning: R-S (Owner will support a higher density zoning)

### PROPERTY HIGHLIGHTS

- Development Opportunity
- Additional land available
- Zoned R-S (Owner will support a higher density zoning)
- 2021 Traffic Count: 21,500 VPD (W. Georgia Rd.)
- Greenville County Tax Map No. 0574020100900

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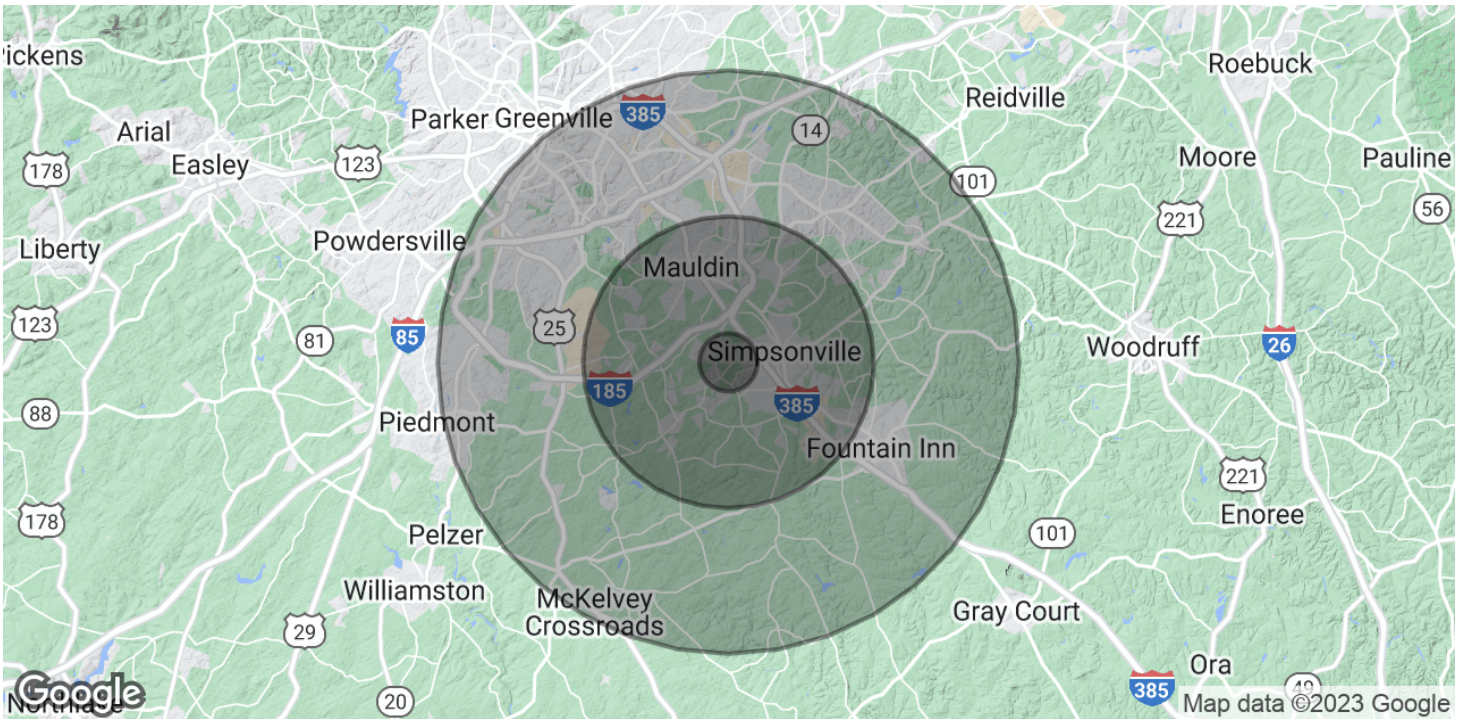


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,445	80,238	237,543
Average Age	35	37.1	37.1
Average Age (Male)	32.8	35.8	35.7
Average Age (Female)	35.9	38.1	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,675	31,038	93,367
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$62,603	\$68,754	\$74,138
Average House Value	\$186,869	\$185,306	\$239,968

\* Demographic data derived from 2020 ACS - US Census

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