

# SALE

## INVESTMENT OPPORTUNITY

Country Club Rd Spartanburg, SC 29302



**REDUCED SALE PRICE**

\$750,000

**ACREAGE**

+/-2 ACRES

---

**Greg Norris**  
864 494 7061

**Tim Satterfield**  
864 415 2373

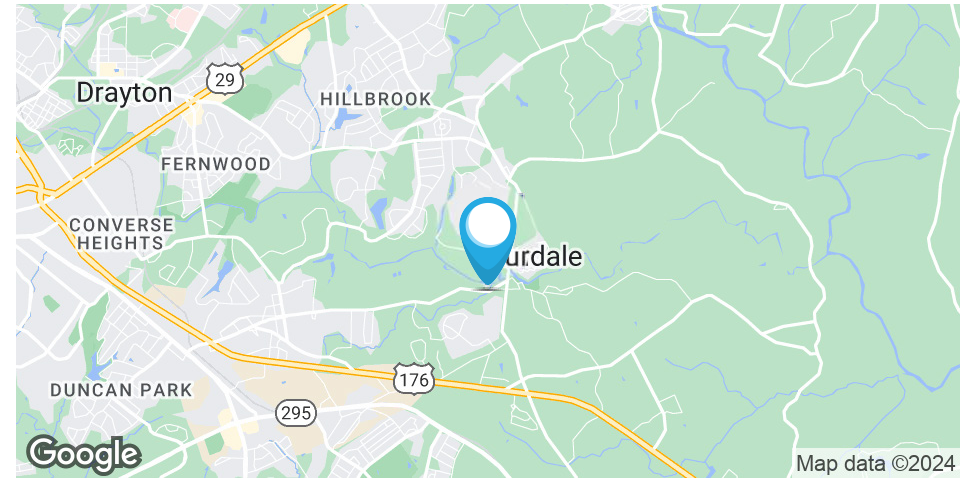


All information deemed reliable, but not guaranteed.

# SALE

## INVESTMENT OPPORTUNITY

Country Club Rd Spartanburg, SC 29302



### OFFERING SUMMARY

Reduced Sale Price:	\$750,000
Lot Size:	+/-2 Acres
Market:	Greenville/Spartanburg
Submarket:	Lower Spartanburg County

### PROPERTY HIGHLIGHTS

- Investment opportunity
- Package includes 4 income-producing houses:
  - 3995 Country Club Rd. (\$1,100/month)
  - 3997 Country Club Rd. (\$1,500/month)
  - 4095 Country Club Rd. (\$950/month)
  - 210 Hilton St. (\$1,400/month)
- Located along the Country Club Road Improvement Area
- Country Club Road will be a cul-de-sac with traffic routed on the new Hilton Street
- New walking/bike trail and historic Glendale Shoals Preserve bordering property
- Additional acreage for possible future development

### OTHER RESOURCES

[Country Club Road Improvement Plan](#)

**Greg Norris**  
864 494 7061

**Tim Satterfield**  
864 415 2373



# SALE

## INVESTMENT OPPORTUNITY

Country Club Rd Spartanburg, SC 29302



210 Hilton St.



3997 Country Club Rd.



3995 Country Club Rd.



4095 Country Club Rd.

---

**Greg Norris**  
864 494 7061

**Tim Satterfield**  
864 415 2373



All information deemed reliable, but not guaranteed.

# SALE

## PROPERTY AERIALS

Country Club Rd Spartanburg, SC 29302



---

**Greg Norris**  
864 494 7061

**Tim Satterfield**  
864 415 2373



All information deemed reliable, but not guaranteed.

# SALE

## GLENDALE SHOALS PRESERVE

Country Club Rd Spartanburg, SC 29302



---

**Greg Norris**  
864 494 7061

**Tim Satterfield**  
864 415 2373



All information deemed reliable, but not guaranteed.

# SALE

## AERIAL MAP

Country Club Rd Spartanburg, SC 29302



**Greg Norris**  
864 494 7061

**Tim Satterfield**  
864 415 2373



All information deemed reliable, but not guaranteed.

# SALE

## DEMOGRAPHICS

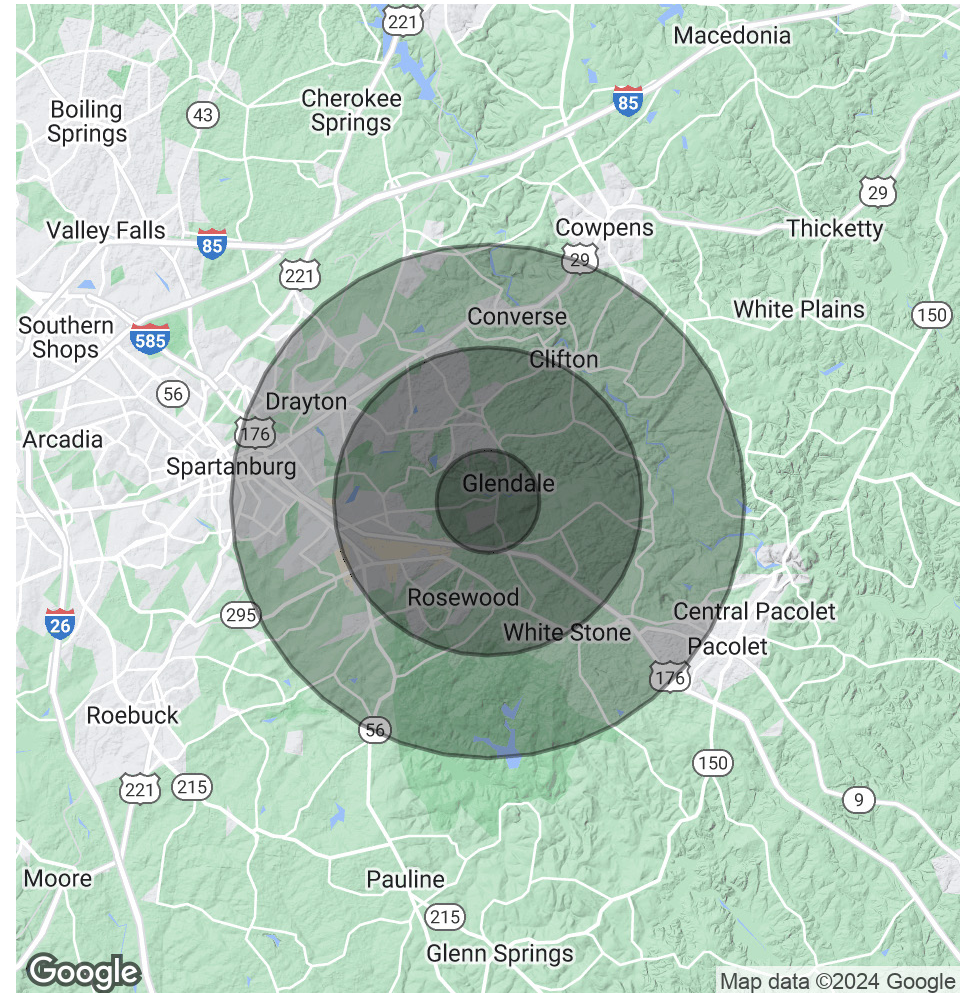
Country Club Rd Spartanburg, SC 29302

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,807	25,844	56,781
Average Age	45.1	41.8	39.8
Average Age (Male)	46.4	38.8	37
Average Age (Female)	43.6	44.1	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,524	12,772	26,624
# of Persons per HH	1.8	2	2.1
Average HH Income	\$90,856	\$70,352	\$56,627
Average House Value	\$248,992	\$192,293	\$152,492

\* Demographic data derived from 2020 ACS - US Census



**Greg Norris**  
864 494 7061

**Tim Satterfield**  
864 415 2373

