

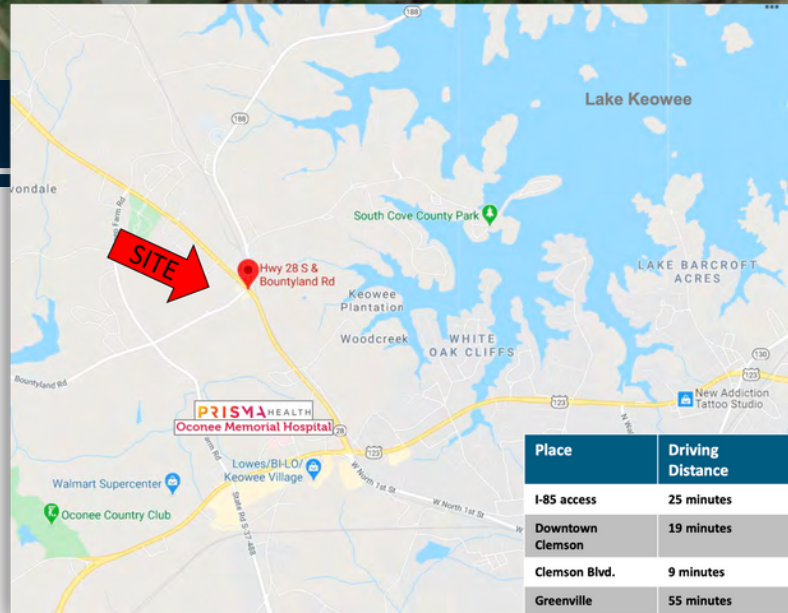
SC HWY. 28 AND BOUNTYLAND ROAD. SENECA, SC 29672



Asking Price
\$1,450,000

PROPERTY FEATURES

- County: Oconee
- Zoning: Unzoned
- Utilities: All utilities on site
- Size: 7.24+/- Acres
- Traffic Counts: Hwy. 28 –20,700 VPD
- Demographics: Bountyland Road –6,600 VPD
- Population 1,340 (1 Mile) 16,058 (Lake Keowee area)
- Avg. HH Income \$88,402 (1 Mile) \$81,669 (Lake Keowee area)
- Potential Uses: Grocery, Retail, Medical, Self Storage, Multi-Family
- Pricing: \$1,450,000



Bobby Barreto

D: 864-679-3635 | C: 864-561-4031
 bbarreto@windsoraughtry.com
 www.windsoraughtry.com



Michael Spiers

D: 864-679-3634 | C: 864-360-1417
 mspiars@windsoraughtry.com
 www.windsoraughtry.com

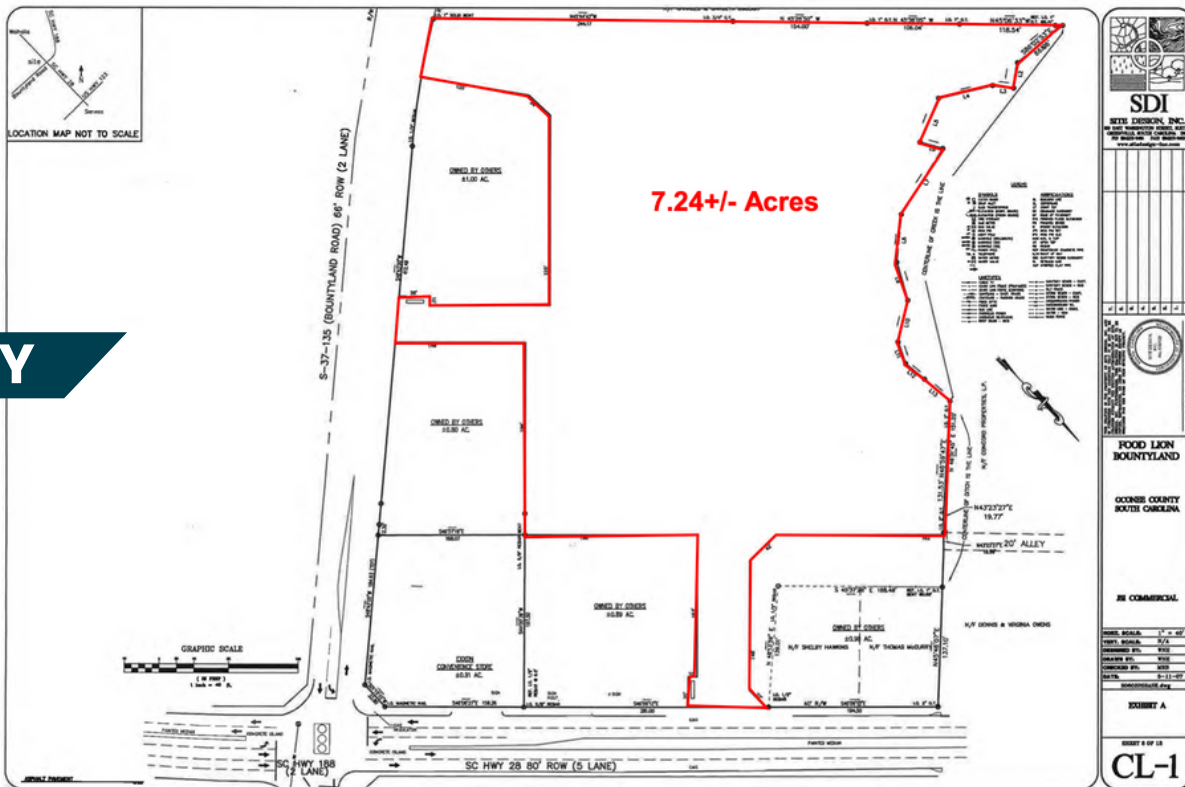


ABOUT SENECA

The largest city in Oconee County, Seneca is situated in the northwestern corner of South Carolina in the foothills of the Blue Ridge Mountains. Seneca's historic downtown District includes the Episcopal Church of the Ascension, now headquarters of the Blue Ridge Arts council and Ram Cat Alley, a pedestrian-friendly block of one-of-a-kind shops, restaurants and festivals.

Fishing the lake waters (Lakes Hartwell, Keowee and Jocassee all are within a short driving distance), visiting the state and county parks or canoeing and kayaking on the scenic Chattooga River are great recreational adventures year round. Favorably positioned between Atlanta, Georgia, and Greenville, South Carolina, just minutes away from Clemson University, Seneca and Oconee County have gained national acclaim for its natural beauty, quaint towns, antique shopping and as a favorite destination for history buffs and outdoor enthusiasts alike.

Airport Access	Port Access	Highway Access	Rail Access
<p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> 50 non-stop daily departures 16 major cities and 19 major airports across the US Allegiant Air American Airlines Delta Frontier Airlines Southwest Airlines United Airlines <p>Oconee County Regional Airport</p>	<p>Inland Port Greer</p> <ul style="list-style-type: none"> 55 miles from the City of Seneca 121,600 rail lifts in 2018 6.4% growth from 2017 <p>Port of Charleston</p> <ul style="list-style-type: none"> 243 miles from the City of Seneca 2.3 M TEUs handled in 2018 6.4% growth from 2017 	<p>Interstates</p> <ul style="list-style-type: none"> I-85 <p>Highways</p> <ul style="list-style-type: none"> US-76 US-123 SC-11 SC-28 	<p>Rail Providers</p> <ul style="list-style-type: none"> Norfolk-Southern



SURVEY



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