



207 Bellew Carver Rd & 450 Evening Drive

3.91-1.59 Acre Land Lots in Spartanburg, SC 29301

BLACKSTREAM COMMERCIAL REAL ESTATE

EXCLUSIVELY PRESENTED BY:

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Blackstream Commercial Real Estate

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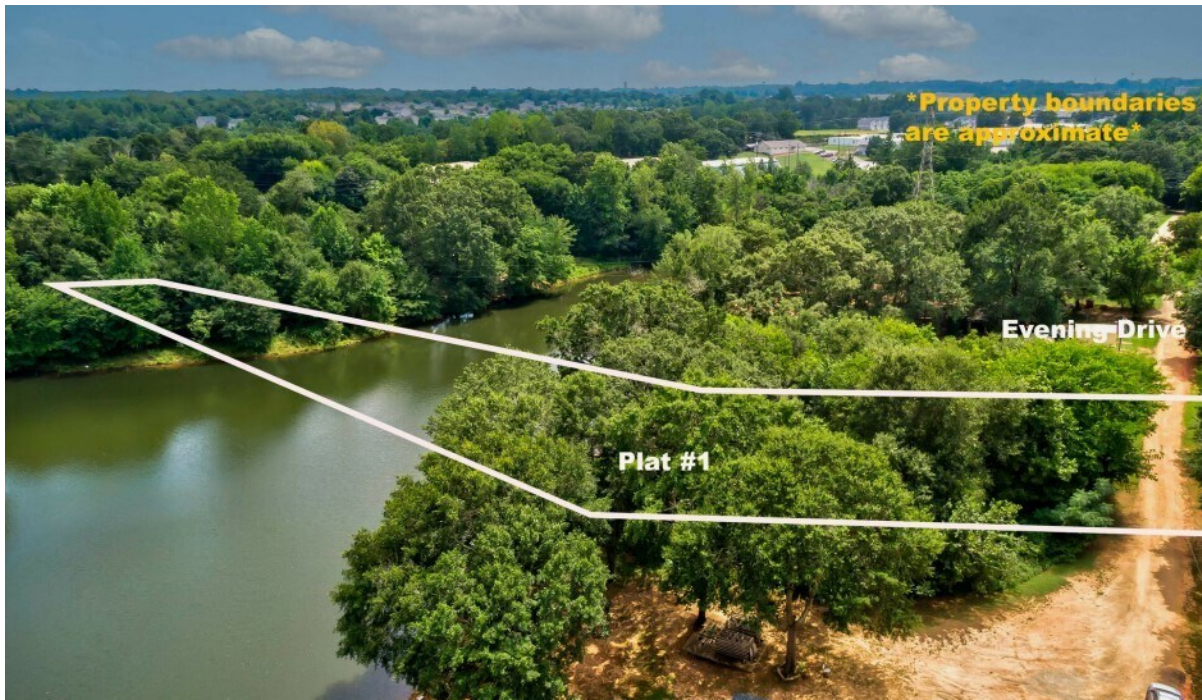
INVESTMENT SUMMARY

Blackstream Commercial Real Estate is pleased to offer for sale residential lots located near the heart of Spartanburg and close to downtown restaurants and other amenities. Barnet Park, Chapman Cultural Center, Converse and Wofford Colleges are all nearby. Easy access to Interstate I-85 and I-26. This lot would be ideal for investment potential or for you to build similar to existing adjacent developments. Sewer is located on the property. Lots can be sold separately.

PROPERTY SUMMARY FOR 207 BELLEW CARVER RD

Lot Size (total)	3.91 AC
Parcel ID	6-17-12-029.08
Zoning Type	Residential
County	Spartanburg

PROPERTY SUMMARY FOR 50 EVENING DRIVE



Lot Size (total)	1.59 AC
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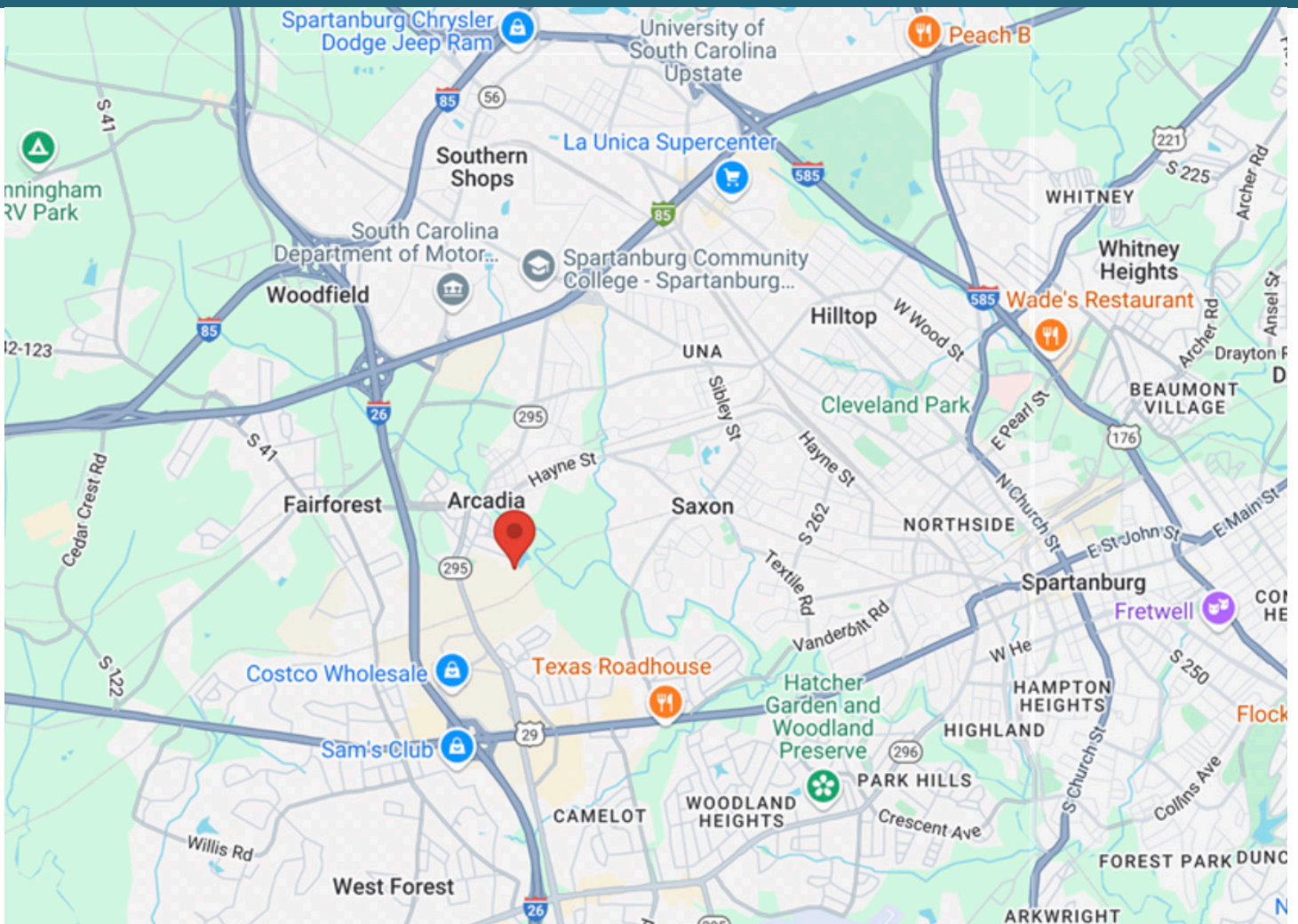
Parcel ID	6-17-12-029.11
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Zoning Type	Residential
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County	Spartanburg
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PROPERTY HIGHLIGHTS

- Can be sold separately, not contiguous
- Near Downtown Easy Access to Interstate I-85 and I-26
- Sewer Located on Property
- Situated Between Arcadia Station Lofts and Mayfield Lofts



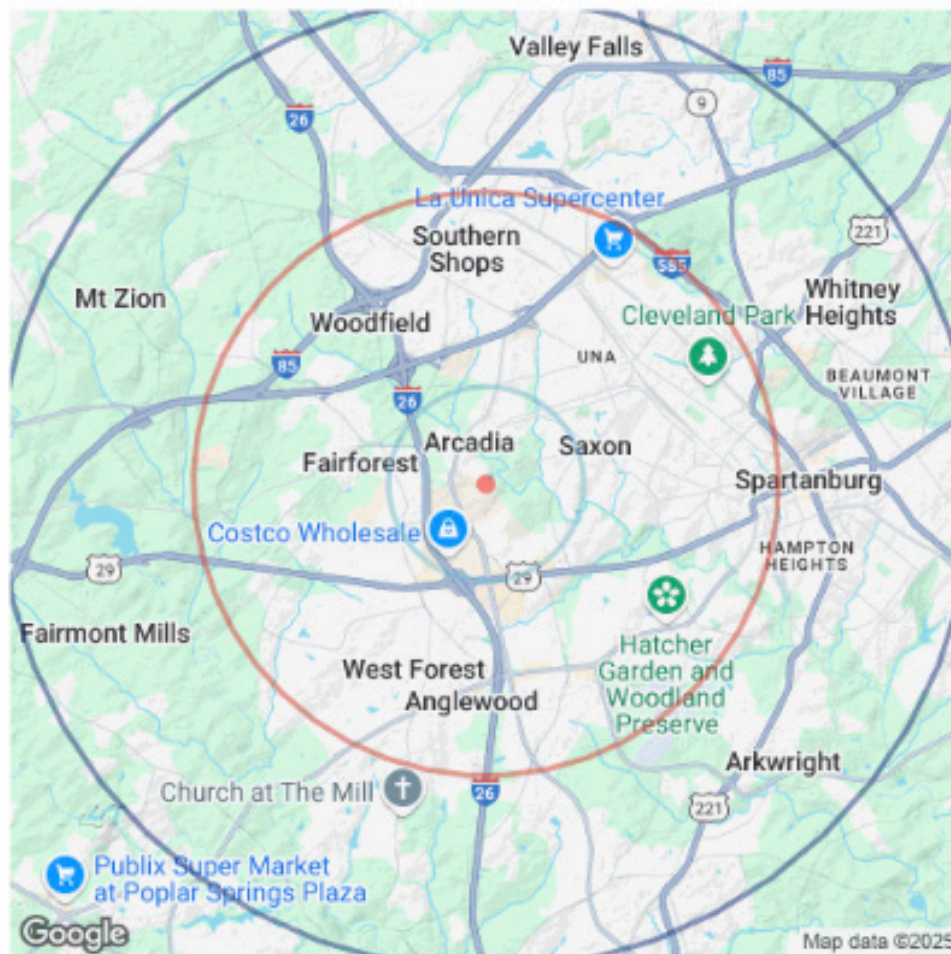
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,479	39,931	81,864
2010 Population	4,420	39,571	86,254
2024 Population	5,461	45,227	101,866
2029 Population	5,784	47,401	107,375
2024-2029 Growth Rate	1.16 %	0.94 %	1.06 %
2024 Daytime Population	7,647	54,098	130,059

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,407	14,982	31,627
2010 Total Households	1,720	14,806	32,984
2024 Total Households	2,237	17,589	39,444
2029 Total Households	2,383	18,532	41,804
2024 Average Household Size	2.39	2.47	2.45
2024 Owner Occupied Housing	871	9,133	22,408
2029 Owner Occupied Housing	1,016	10,208	24,814
2024 Renter Occupied Housing	1,366	8,456	17,036
2029 Renter Occupied Housing	1,366	8,324	16,991
2024 Vacant Housing	247	1,727	3,896
2024 Total Housing	2,484	19,316	43,340

DEMOGRAPHICS

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	291	2,437	5,349
\$15000-24999	234	1,552	3,434
\$25000-34999	224	2,082	4,243
\$35000-49999	453	2,939	6,123
\$50000-74999	507	3,607	7,443
\$75000-99999	183	1,766	4,511
\$100000-149999	187	1,713	4,383
\$150000-199999	148	843	2,137
\$200000 or greater	10	650	1,821
Median HH Income	\$ 46,330	\$ 48,520	\$ 51,287
Average HH Income	\$ 59,577	\$ 68,455	\$ 73,551



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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