

FOR SALE

±3.94 ACRES OF LAND CLEMSON, SOUTH CAROLINA



- **SALE PRICE: \$725,000**
- **ACRES: ±3.94 total acres for sale - 3 Parcels**
- **ZONING: 2.97 Acres: RM-1 (Two Family Residential) | .90 Acre: CP-2 | .07 Acre: CP-2**
- **ADDITIONAL LAND: Additional land available adjacent to the site**
- **UTILITIES: All utilities available**
- **POTENTIAL USES: Multifamily Development, Medical Office Space, Retail/Restaurant**

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LOCATION HIGHLIGHTS

- The city of Clemson is located in both Pickens and Anderson counties approximately 27 miles west of downtown Greenville, SC and 15 miles north of Anderson, SC.
- The city is situated near the northwestern corner of South Carolina in the foothills of the Blue Ridge Mountains while also on the shores of Lake Hartwell.
- The city of Clemson's character is largely defined by **Clemson University**, a large public university founded in 1889.
- The university is the cultural center of the city with a small multi-block downtown, housing, retail, and restaurants directly north of the campus.

DEMOGRAPHIC HIGHLIGHTS

2022	1 MILE	3 MILE	5 MILE
POPULATION	5,190	34,951	45,674
HOUSEHOLDS	2,119	11,779	16,338
TOTAL EMPLOYEES	1,595	11,641	15,254
AVG HH INCOME	\$68,673	\$68,611	\$71,826