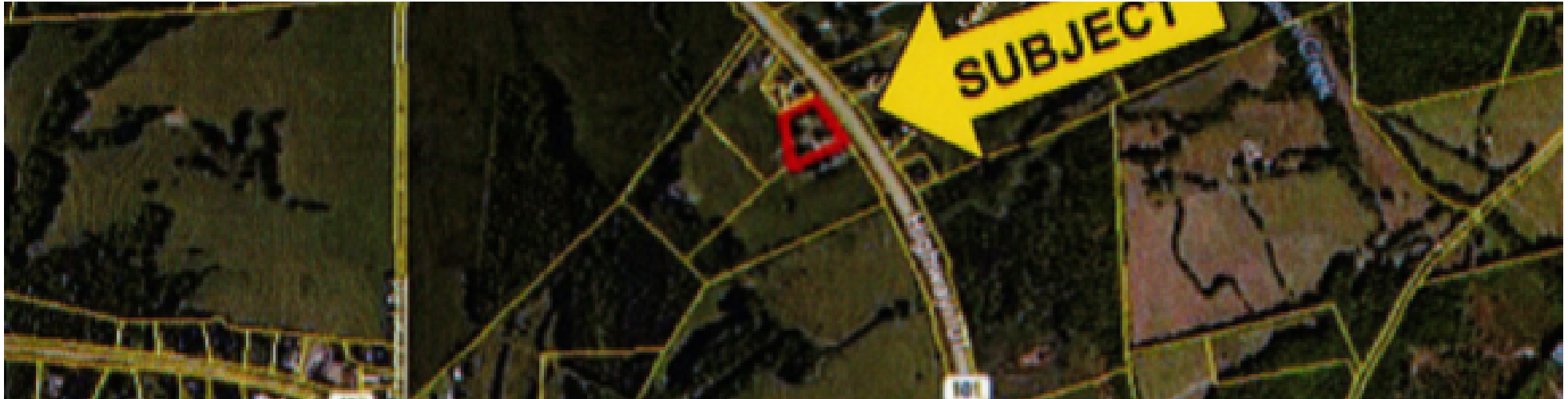


LAND FOR SALE



4612 Highway 101, Woodruff, SC 29388



PROPERTY DESCRIPTION

1.5 acres with significant exposure to HWY 101. Property will convey with connection to off-site detention, utilities and sewer access once available. Property borders a 33+/- acre new subdivision currently under construction. Located 1/2 mile from Hwy 146, 6 miles from the city of Woodruff and 7 miles from I-85, this property is an excellent location strategically located centrally to the BMW North America Plant and the new (under construction) BMW E Facility in Woodruff, SC. The property is cleared and initial grading has been completed.

PROPERTY HIGHLIGHTS

- Located near BMW USA and the new BMW electric vehicle battery facility
- Property adjoins a 33+/- acre subdivision under construction
- Owner will consider a build-to-suit

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	1.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	163	2,007	8,133
Total Population	361	5,039	23,040
Average HH Income	\$73,838	\$90,542	\$103,800

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRENT EDGERTON
Managing Director
O: 864.422.9510
C: 864.979.0335
brente@kw.com

KW COMMERCIAL
301 Augusta Road
Suite 100
Greenville, SC 29601

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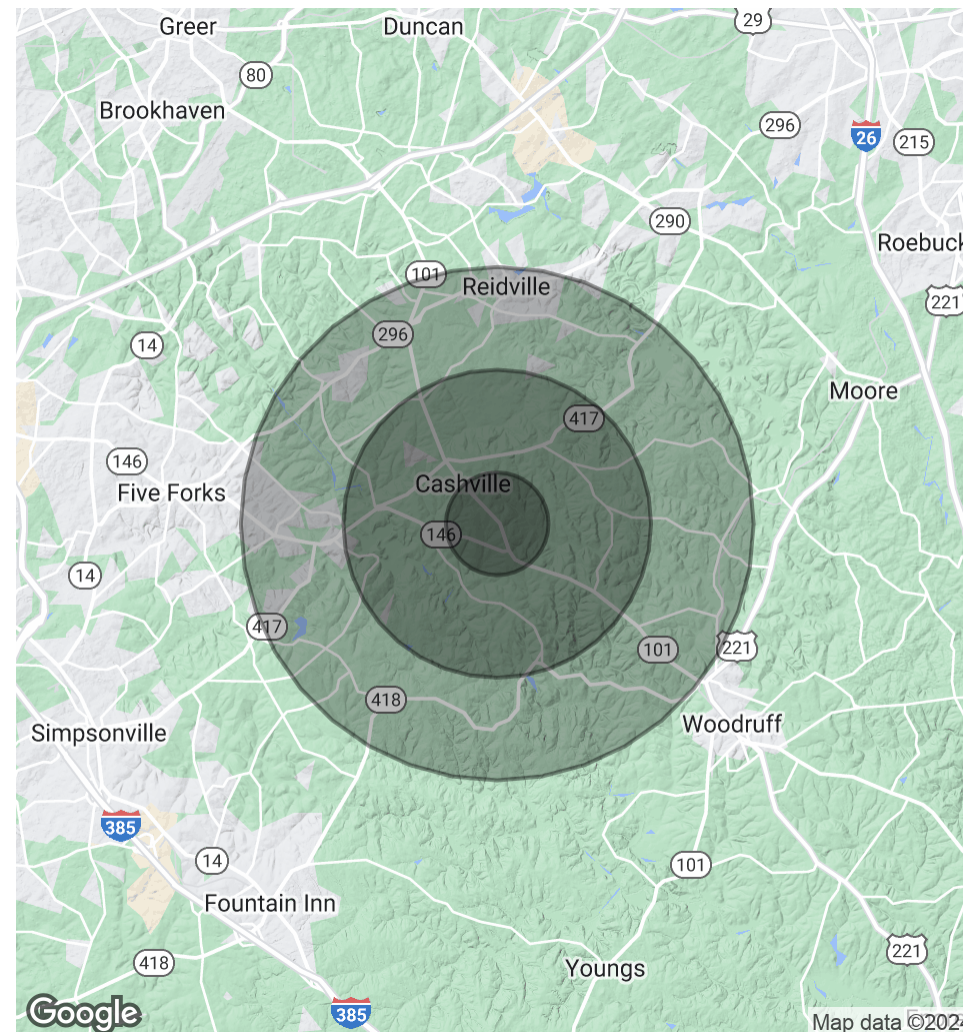


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	361	5,039	23,040
Average Age	54.5	45.7	39.5
Average Age (Male)	54.7	46.7	39.4
Average Age (Female)	51.1	44.8	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	163	2,007	8,133
# of Persons per HH	2.2	2.5	2.8
Average HH Income	\$73,838	\$90,542	\$103,800
Average House Value	\$141,819	\$230,739	\$259,374

* Demographic data derived from 2020 ACS - US Census



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