

FOR SALE

**3.84 ACRES**

**628 Highway 601 S  
Lugoff, SC 29078**

**DAVID BROCK**

803.312.1908

REALTOR1691@GMAIL.COM



# 3.84 ACRES

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LAND FOR SALE

## Executive Summary



Sale Price	<b>\$499,000</b>
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### PROPERTY OVERVIEW

The property is 3.84 acres in Kershaw County. The topography is level with water available. Great visibility off of 601 S.

### OFFERING SUMMARY

Available SF:	
Price / Acre:	\$129,948
Zoning:	I-1GD

### PROPERTY HIGHLIGHTS

- Great visibility
- Level topography
- Water available



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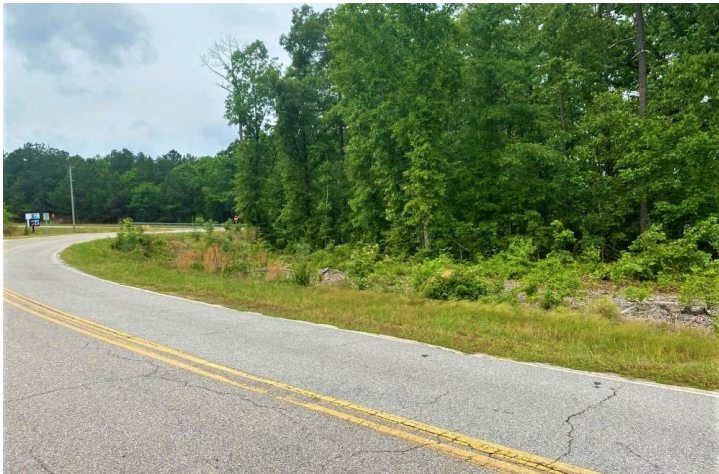


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# Additional Photos



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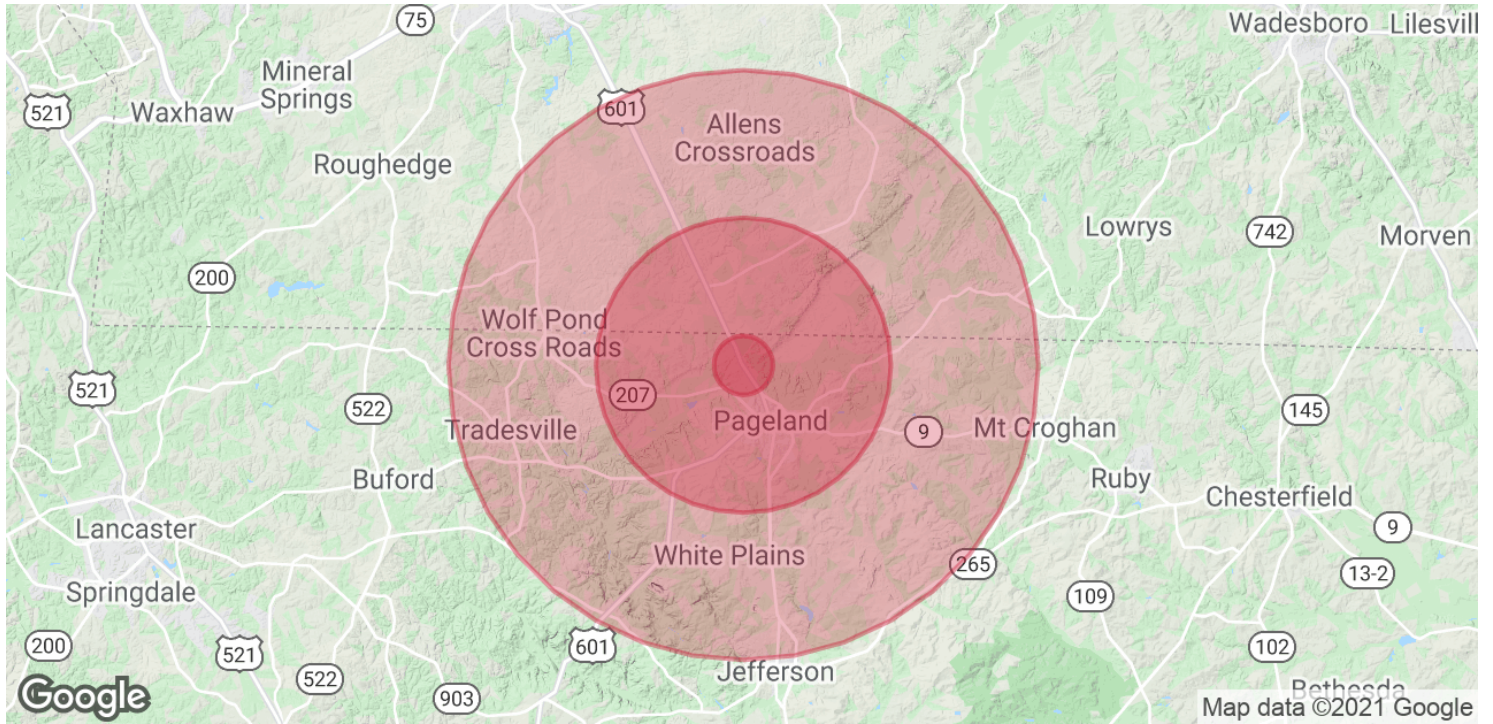


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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	379	7,651	25,052
Average age	37.0	36.7	37.1
Average age (Male)	36.7	36.4	36.8
Average age (Female)	37.6	37.6	37.8

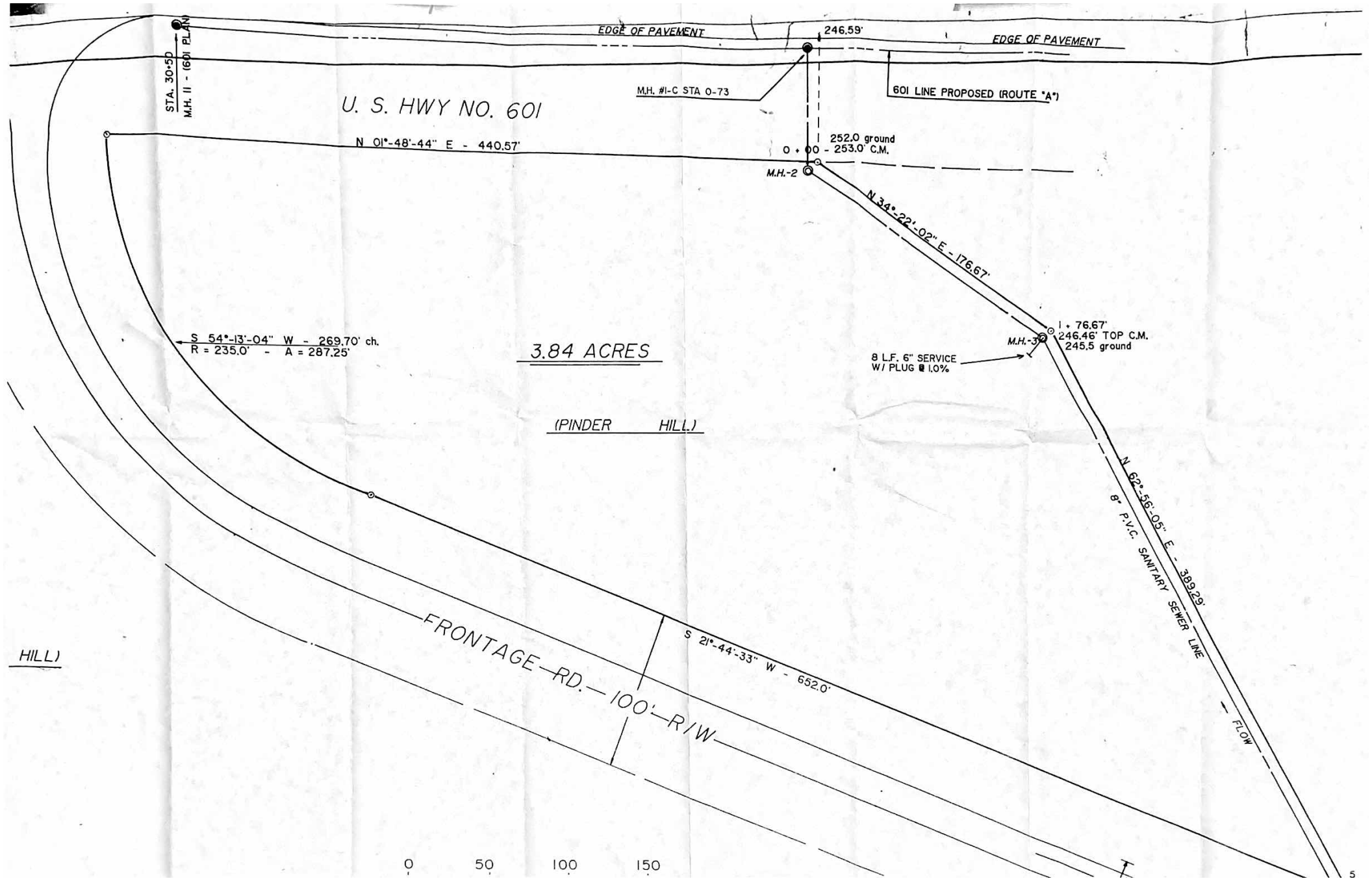
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	131	2,694	8,913
# of persons per HH	2.9	2.8	2.8
Average HH income	\$41,754	\$47,119	\$48,055
Average house value			\$154,439

\* Demographic data derived from 2010 US Census



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EDGE OF PAVEMENT

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STA. 30+50  
M.H. 11 - (60) PLAIN

U. S. HWY NO. 601

M.H. #1-C STA 0-73

601 LINE PROPOSED (ROUTE "A")

N 01°-48'-44" E - 440.57'

252.0 ground  
- 253.0 C.M.

M.H.-2

N 34°-22'-02" E - 176.67'

S 54°-13'-04" W - 269.70' ch.  
R = 235.0' - A = 287.25'

3.84 ACRES

8 L.F. 6" SERVICE  
W/ PLUG @ 1.0%

M.H.-3

1 + 76.67'  
246.46' TOP C.M.  
245.5 ground

(PINDER HILL.)

N 62°-56'-05" E - 309.29'  
8" P.V.C. SANITARY SEWER LINE

HILL)

FRONTAGE RD. - 100' R/W

S 21°-44'-33" W - 652.0'

FLOW

0 50 100 150