

Elloree Downtown Redevelopment Opportunity

Five Buildings. One Vision. A Downtown Positioned to Anchor Elloree's Next Chapter.

Welcome to Elloree, South Carolina—a town rooted in heritage, pride, and a strong sense of place. Offered at \$1,400,000, this rare portfolio of five downtown buildings presents a compelling opportunity for a homebuilder, land developer, or mixed-use investor to control and shape the commercial heart of Elloree. This is more than a real estate acquisition; it is an opportunity to establish the amenity foundation that drives long-term residential growth.

A Downtown Built to Support Residential Growth

In emerging markets like Elloree, rooftops follow lifestyle—and lifestyle begins downtown. This portfolio allows a developer to prioritize placemaking by activating uses that support and accelerate nearby residential absorption. Flexible configurations across the five buildings enable retail, office, mixed-use, or adaptive-reuse concepts.

Potential uses include coffee and dining concepts, boutique retail, professional services, or a branded sales and design studio. By establishing these amenities early, downtown becomes the daily destination that sells lots, homes, and future phases well before the first foundation is poured. See the focus: <https://vimeo.com/912362422?fl=pl&fe=sh>

Strategic Location with Sustainable Demand

Elloree's location strengthens the investment thesis. Proximity to Lake Marion and regional travel corridors provides steady local and seasonal traffic while preserving the town's small-town character. This balance supports sustainable commercial tenancy as residential development expands throughout the surrounding area.

Historic Character as a Competitive Advantage

Elloree's historic downtown and authentic sense of place are assets—not obstacles. Thoughtful redevelopment can enhance the town's identity while introducing modern functionality, creating a walkable and vibrant town center that feels both timeless and livable.

As growth pushes outward from saturated markets, buyers increasingly seek communities that offer character, walkability, and a genuine sense of home. Elloree is well-positioned to capture this demand.

Why a Homebuilder's Approach Wins

This opportunity favors a homebuilder or land-development mindset rather than a traditional passive investor. The next owner can shape the downtown narrative—aligning placemaking, product, and timing to elevate surrounding residential development and long-term value creation.

The framework is already in place. What's missing is a developer ready to connect the pieces and position Elloree's downtown as the amenity anchor for the region's next phase of growth.

Strategic Expansion & Monetization Opportunity

As a private entity, this acquisition provides the opportunity to capture and refine the downtown vision, establish brand identity, and control the development narrative. The concept can then be positioned and delivered to a regional or national homebuilding partner at a significant premium.

With workforce housing demand rising near Santee and broader regional growth drivers—including the potential for future destination entertainment development—this \$1.4 million investment secures a critical market driver that can influence growth across a substantial portion of the surrounding countryside.

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