

SALE

REDEVELOPMENT OPPORTUNITY

Store Road and Rice Road Easley, SC 29640



AVAILABLE: +/-265 ACRES

Sammy DuBose
864 250 6836



COLDWELL BANKER
COMMERCIAL
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Sale Price	CONTACT AGENT
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PROPERTY OVERVIEW

Land for sale at the corner of Rice Road and Store Road in Easley, SC.

OFFERING SUMMARY

Lot Size:	+/-265 Acres
Zoning:	Unzoned
Market:	Greenville/Spartanburg
Submarket:	Outlying Pickens County
2022 Traffic Count:	13,600 VPD (SC Hwy. 8)

PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone
- Adjacent to the Doodle Trail
- Utilities available
- Owner will consider subdividing

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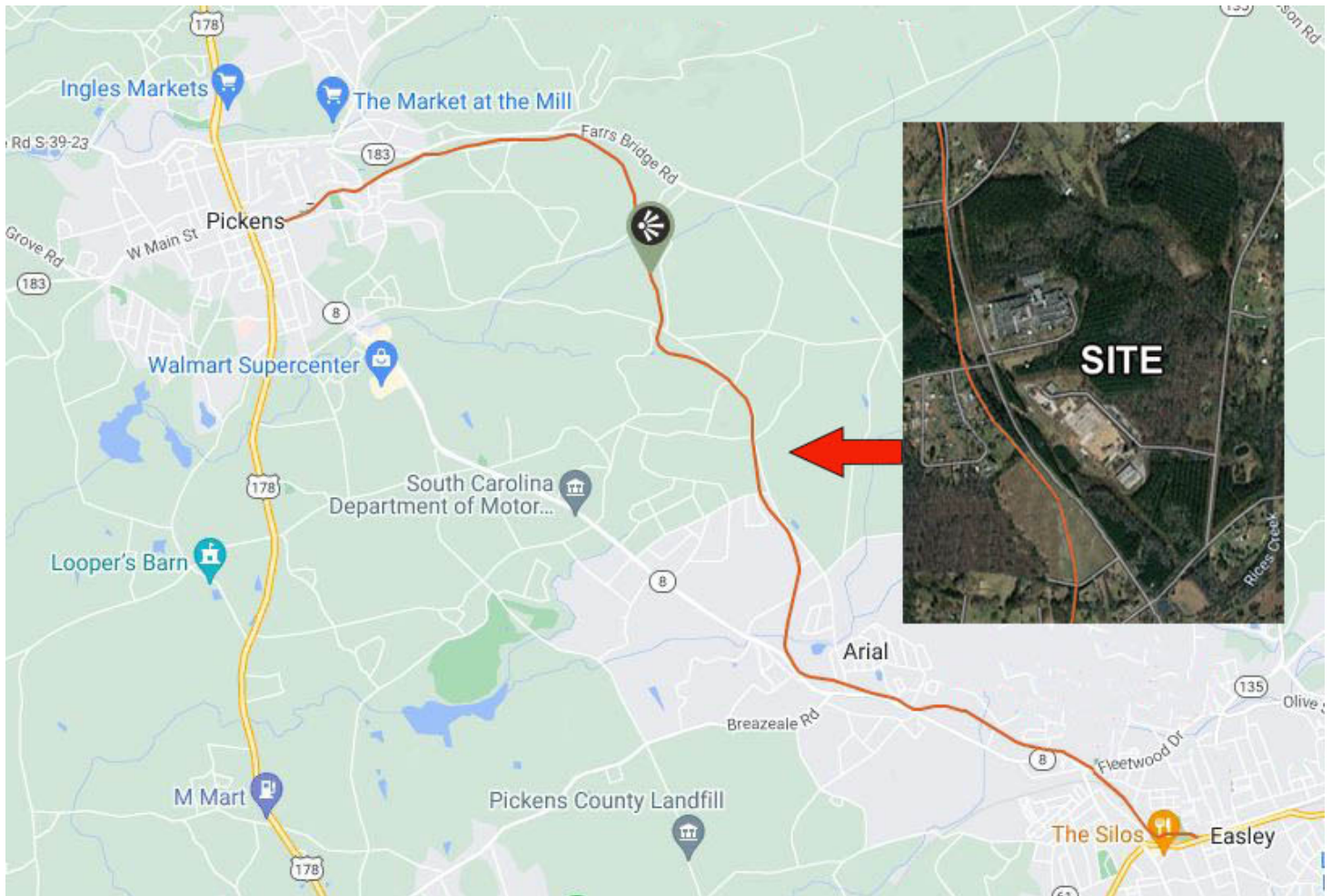


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MAP OF DOODLE TRAIL

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Google

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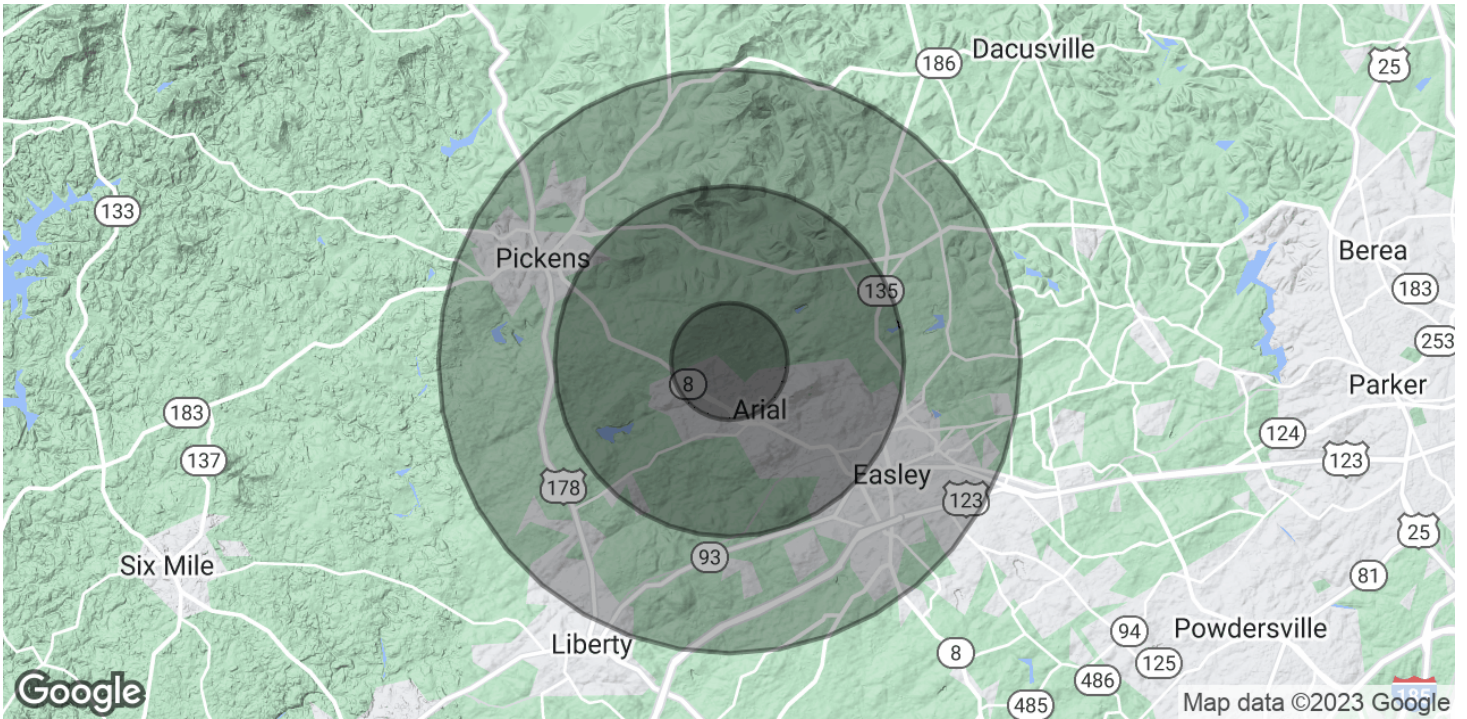


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,176	11,243	33,130
Average Age	43.1	41.6	41.8
Average Age (Male)	40	37.6	39.2
Average Age (Female)	44.1	42.3	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	560	5,170	14,714
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$51,912	\$52,063	\$63,719
Average House Value	\$140,366	\$140,325	\$157,408

* Demographic data derived from 2020 ACS - US Census

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