

7.86 Acres
1-85 & US-76

Anderson, SC 29621

Highway Commercial District Zoning



Hilton Garden Inn

Luxury Condo Community

AJs
Bar and Grill

FUDDRUGGERS

EXXON

100,787 VPD
85

37,814 VPD
76

DESTINATION RD

NorthGroup
REAL ESTATE

Opportunity *Highlights*



Development Ready Commercial Land

This commercial land is development-ready with all utilities and storm drainage work completed. A public road provides convenient access, and utilities such as water, sewer, electric, and gas are available on the property.

Growing Commercial Corridor

Situated in a highly desirable, high-traffic trade area at the intersection of I-85 and US-76 (Clemson Blvd.), this property is located along Clemson Blvd., the main north/south commercial corridor of the city. The Exit 19 area is experiencing significant retail growth.

Positioned for Future Growth

The area within 1 mile of the property is set for substantial residential development, with numerous projects in progress: Smith Mill Landing (32 units), Watermarke Condos (74 units), Northlake Condos (264 units), and two single-family developments totaling 143 lots.

Popular Tourist Destination

Located across from the Lake Hartwell boat ramp, the property benefits from the area's strong tourism draw. Lake Hartwell attracts approximately 11 million visitors annually and hosts events like the Bassmaster Classic, a three-day bass fishing competition that brings in over 140,000 tourists.

Parcel 1 Information

Sale Price \$949,000

TMS # 093-04-01-015

Lot Size ±1.80 Acres

Zoning [C-2 Highway Commercial District](#) ←

Parcel 2 Information

Sale Price \$723,100

TMS # 093-04-01-012

Lot Size ±1.45 Acres

Zoning [C-2 Highway Commercial District](#) ←

Parcel 3 Information

Sale Price \$723,100

TMS # 093-04-01-018

Lot Size ±4.61 Acres

Zoning [C-2 Highway Commercial District](#) ←

Property Plat

Parcel 1 Information

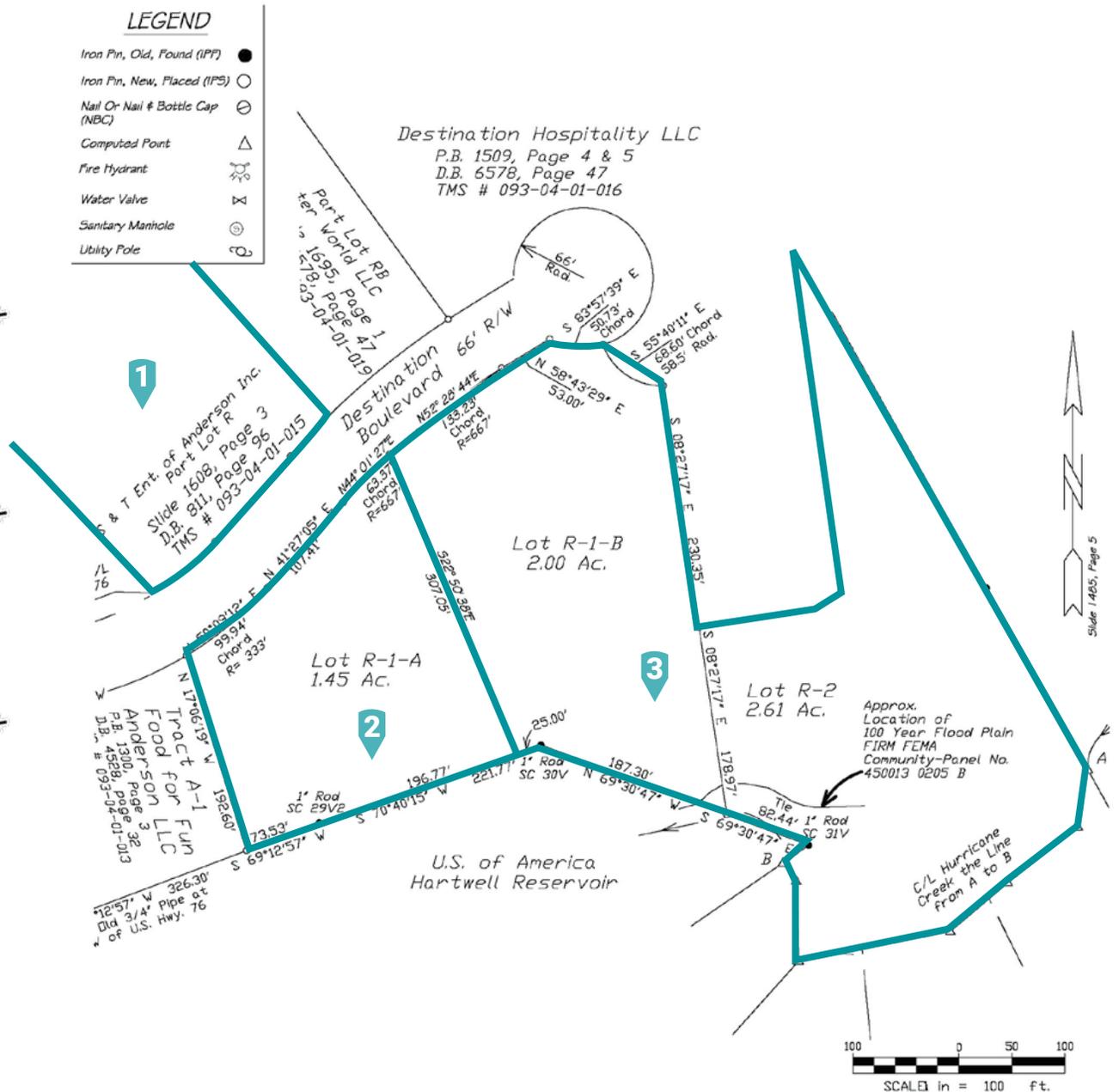
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Parcel 2 Information

Sale Price \$723,100
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Lot Size ±1.45 Acres
Zoning [C-2 Highway Commercial District](#) ←

Parcel 3 Information

Sale Price \$723,100
TMS # 093-04-01-018
Lot Size ±4.61 Acres
Zoning [C-2 Highway Commercial District](#) ←



Property Utilities



Immediate Trade Area

Villages at White Pine Phase I | ±68 Lots
 Villages at White Pine Phase II | ±85 Lots
 Crosswinds Cottages by DR Horton | ±36 Lots
 Spring Ridge by DR Horton | ±393 Lots

Multi-Family ±250 Units | Built 2024

\$8.65M Building 27 New Jobs

Luxury Condo Community (in development)

The Landing at 620 ±336 Units | 69 Lots

REGAL BAYMONT INN & SUITES Hampton Inn
 FAIRFIELD INN & SUITES Holiday Inn COUNTRY
 OUTBACK STEAKHOUSE SUBWAY WAFFLE HOUSE Wendys

BIG LOTS! DOLLAR TREE HOBBY LOBBY
 Party City ROSS DRESS FOR LESS BED BATH & BEYOND

ALDI

TARGET LOWE'S
 BEST BUY PET SMART

Close Proximity

- TriCounty TECHNICAL COLLEGE 5.1 Miles ↓
- ANDERSON UNIVERSITY 6.2 Miles ↓
- CLEMSON UNIVERSITY 11.7 Miles ↓
- SOUTHERN WESLEYAN UNIVERSITY 17.6 Miles ↓

Residential (5 Years & Newer)
 Major Shopping Center

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Estimated Population	1,832	14,090	46,081
2029 Projected Population	1,941	14,821	48,778
Projected Annual Growth 2024 to 2029	1.2%	1.0%	1.2%
2024 Est. Median Age	44.5	40.8	41.0

Population

2024 Estimated Households	847	6,226	19,541
2029 Projected Households	887	6,484	20,526
Projected Annual Growth 2024 to 2029	1.0%	0.8%	1.0%

Households/Housing

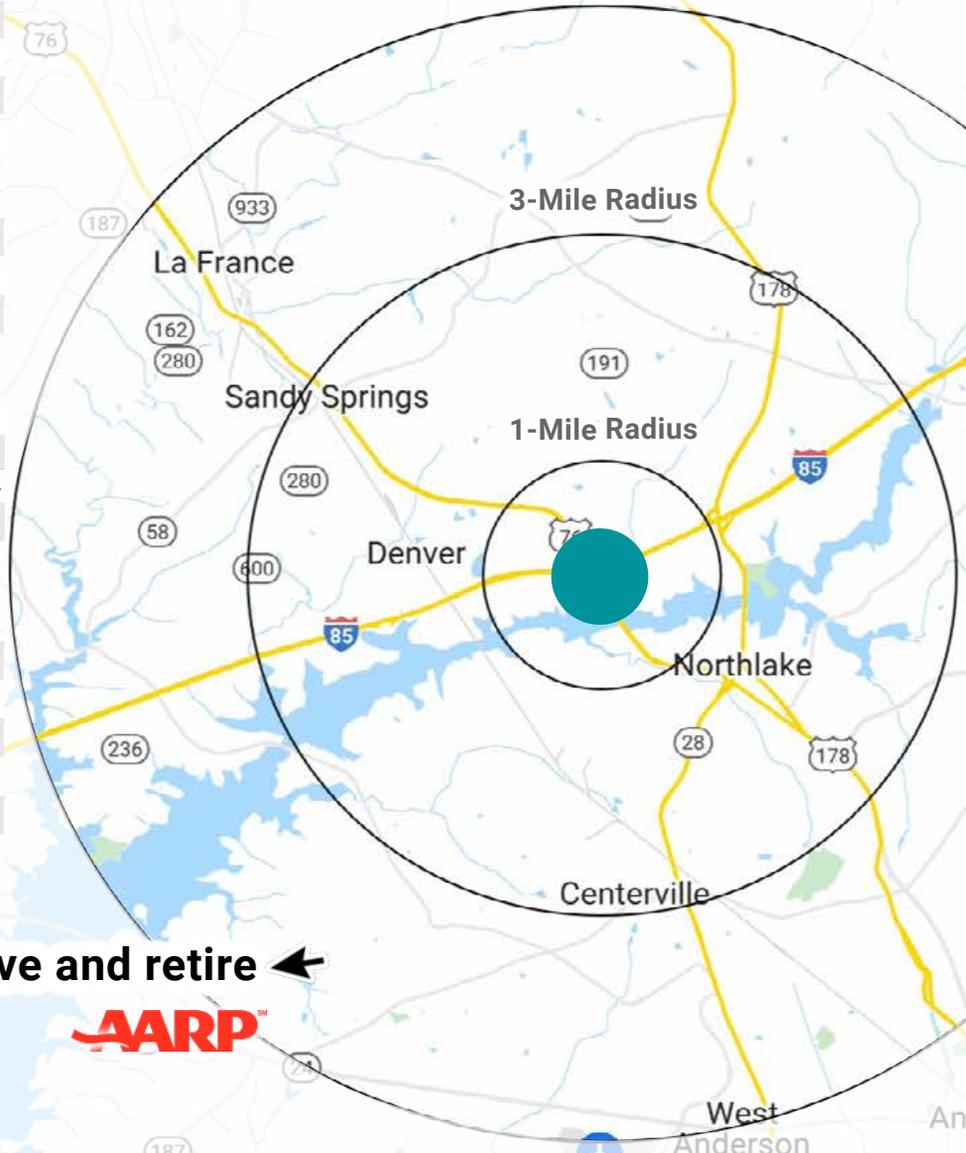
2024 Est. Average Household Income	\$137,141	\$108,437	\$100,754
2024 Est. Total Employees	713	9,905	20,224
2024 Est. Total Businesses	69	720	1,734
2024 White Collar Workers	63.0%	64.3%	61.9%
2024 Blue Collar Workers	37.0%	35.7%	38.1%

Businesses/Employees

2024 Est. Total Household Expenditure	\$64.46 M	\$451.01 M	\$1.38 B
2024 Est. Apparel	\$2.29 M	\$15.91 M	\$48.44 M
2024 Est. Entertainment	\$3.7 M	\$25.73 M	\$78.48 M
2024 Est. Food, Beverages, Tobacco	\$9.67 M	\$68.46 M	\$210.33 M
2024 Est. Furnishings, Equipment	\$2.29 M	\$15.96 M	\$48.71 M
2024 Est. Health Care, Insurance	\$5.82 M	\$41.19 M	\$127.32 M

Consumer Expenditures

Anderson, South Carolina, is the **best place** to live and retire ←



Let's Connect



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