

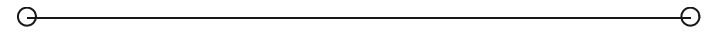
An aerial photograph of a residential neighborhood. A large, irregularly shaped property is outlined in red. The property is situated between a multi-lane highway (Hwy 221) on the left and a street labeled 'MILLENDR' on the right. The area contains several houses with dark roofs, some trees, and a dirt area. The overall scene is a mix of developed and undeveloped land.

SALE

+/- 2 acres on Hwy 221

10173 - 10177 HWY 221

Woodruff, SC 29388



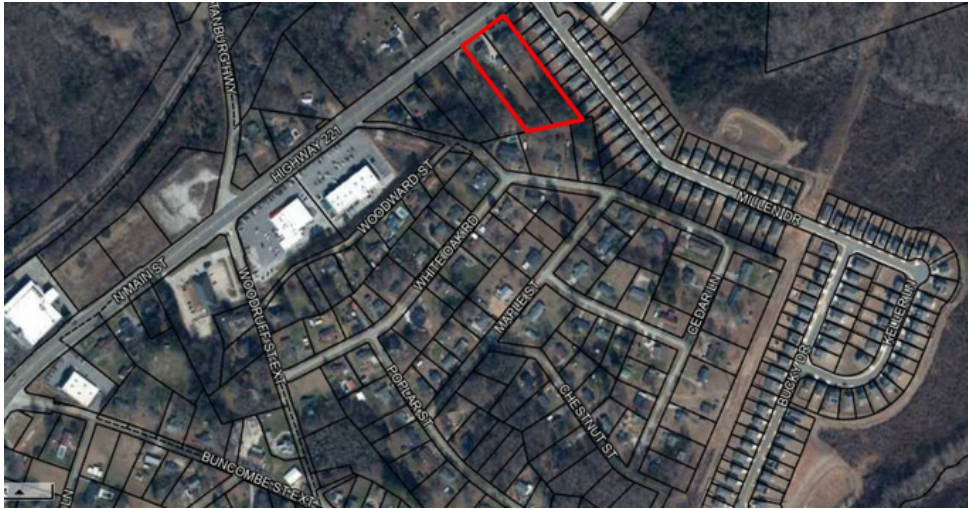
PRESENTED BY:  **DIVINE GROUP**

DOUGLAS PETERSON

O: 323.632.1979

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$799,000
LOT SIZE:	2.2 Acres
PRICE / ACRE:	\$363,182
MARKET:	Greenville / Spartanburg
SUBMARKET:	Lower Spartanburg County
APN:	4-25-07-030.00 4-25-07-029.00

PROPERTY OVERVIEW

- +/- 2 acres available for redevelopment on Hwy 221 in Woodruff , SC
- Ideal location for retail development
- Within walking distance to the Food Lion plaza
- Adjacent to Ellington, a new 125 home subdivision
- All utilities including sewer are available
- 5,000 new homes expected in Woodruff by the end of 2024

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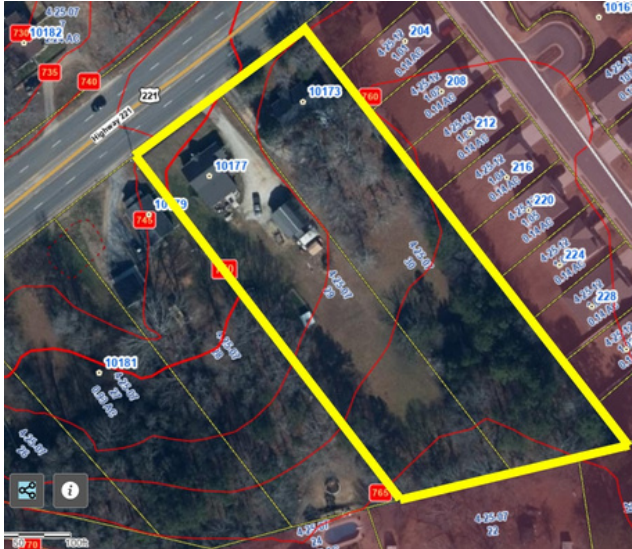
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ADDITIONAL PHOTOS

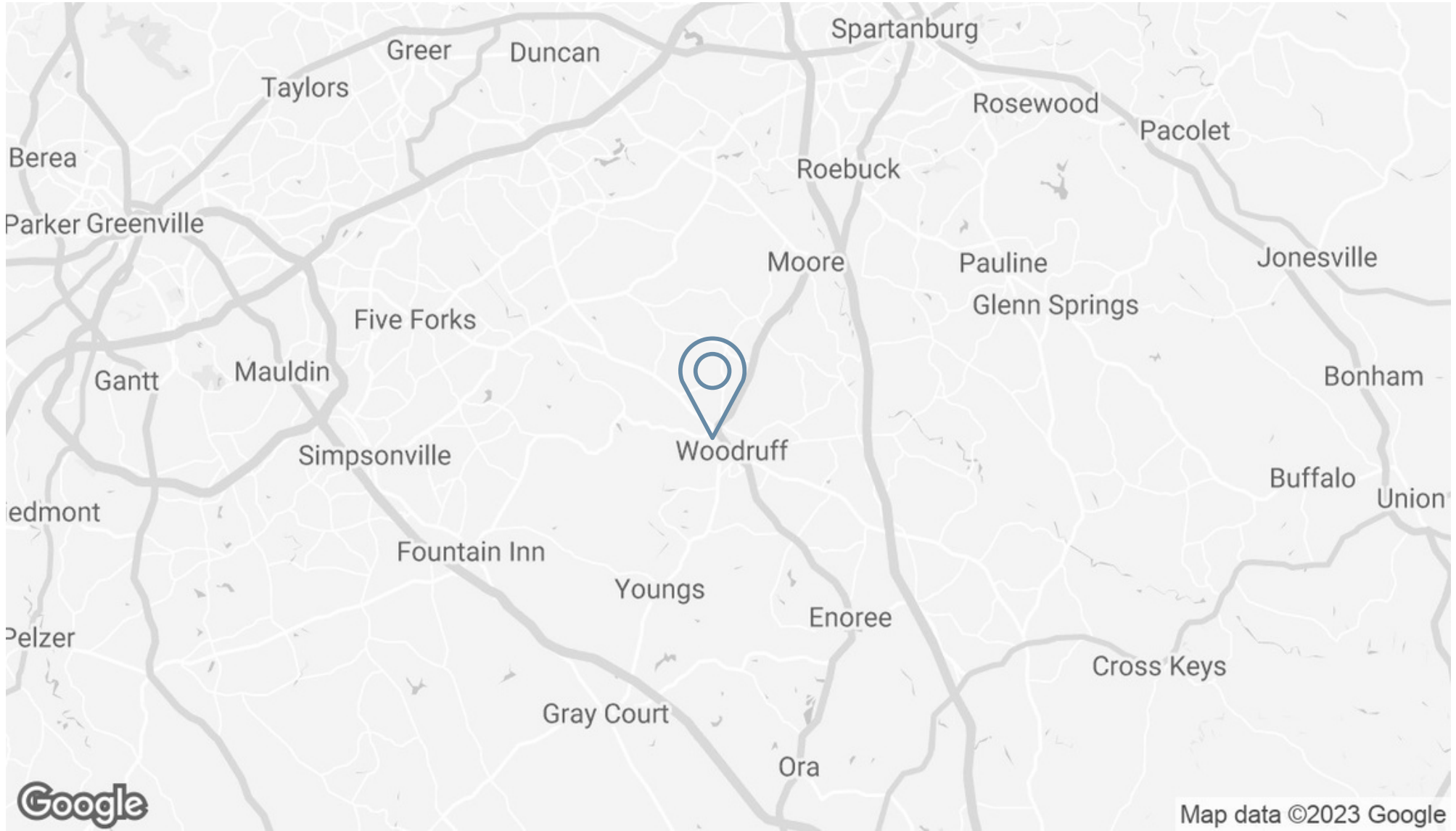


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LOCATION MAP



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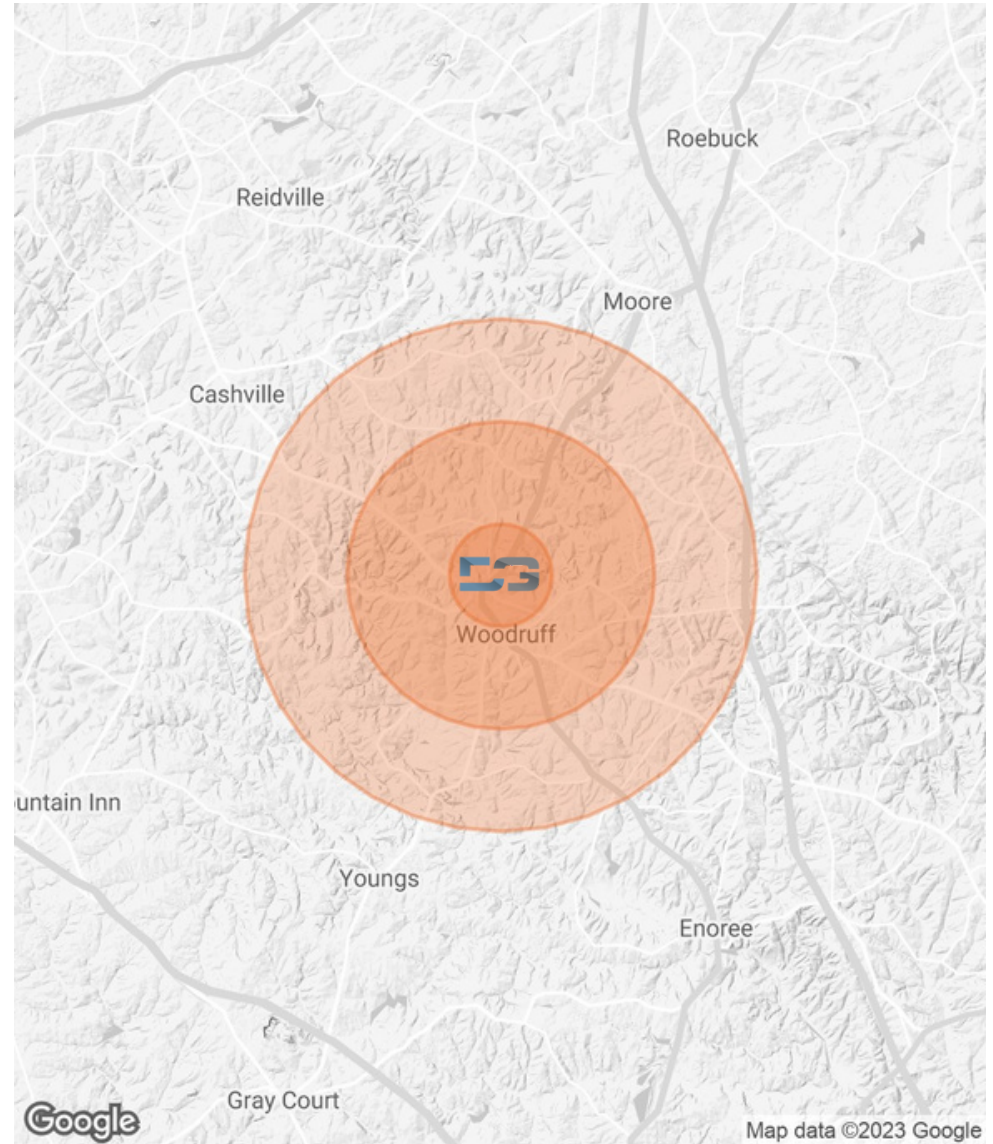


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,213	6,925	11,668
AVERAGE AGE	42.6	45.6	44.7
AVERAGE AGE (MALE)	43.1	49.2	48.4
AVERAGE AGE (FEMALE)	47.3	47.1	45.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	797	3,676	5,852
# OF PERSONS PER HH	1.5	1.9	2.0
AVERAGE HH INCOME	\$45,380	\$51,326	\$54,178
AVERAGE HOUSE VALUE	\$202,962	\$168,198	\$159,065

* Demographic data derived from 2020 ACS - US Census



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