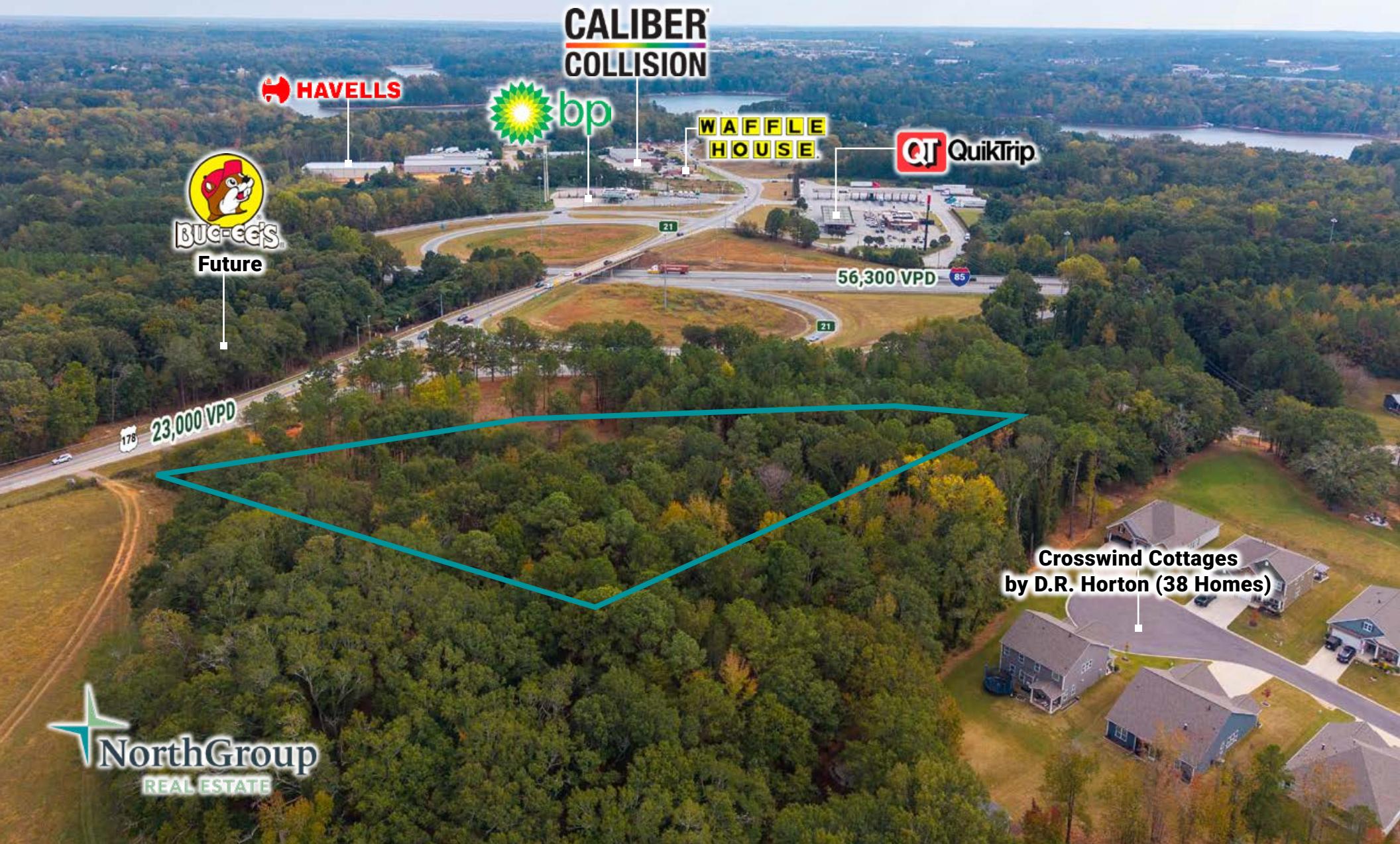


**3.63 Acres**

I-85 & US-178 | Anderson, SC 29621

*Highway Commercial District Zoning*





**252 Units**  
The Streams at  
Battery Park

**153 Homes**  
Village at White Pine  
by Meritage Homes

**138 Homes**  
Spring Ridge  
by D.R. Horton

**36 Homes**  
Crosswinds Cottage  
by D.R. Horton

**85** **56,300 VPD** **178** **23,000 VPD**

### New Residential Developments in the Immediate Trade Area

#### Growing Commercial Corridor

Anderson is a major growth hub in South Carolina's Upstate region, strategically located between Atlanta and Charlotte along the I-85 corridor. Positioned at Exit 21 on I-85, the site offers exceptional visibility and accessibility.

#### Positioned for Future Growth

The site sits just over a mile from two major developments – Battery Park, a 27-acre mixed-use destination, and Clemson Commons, a 67-acre hub for shopping, dining, lodging, and recreation.

#### Popular Tourist Destination

The area attracts over 10 million visitors each year, driven by Lake Hartwell's outdoor recreation and the renowned Bassmaster Classic, which draws more than 140,000 fans for its three-day bass fishing event.

#### Parcel Information

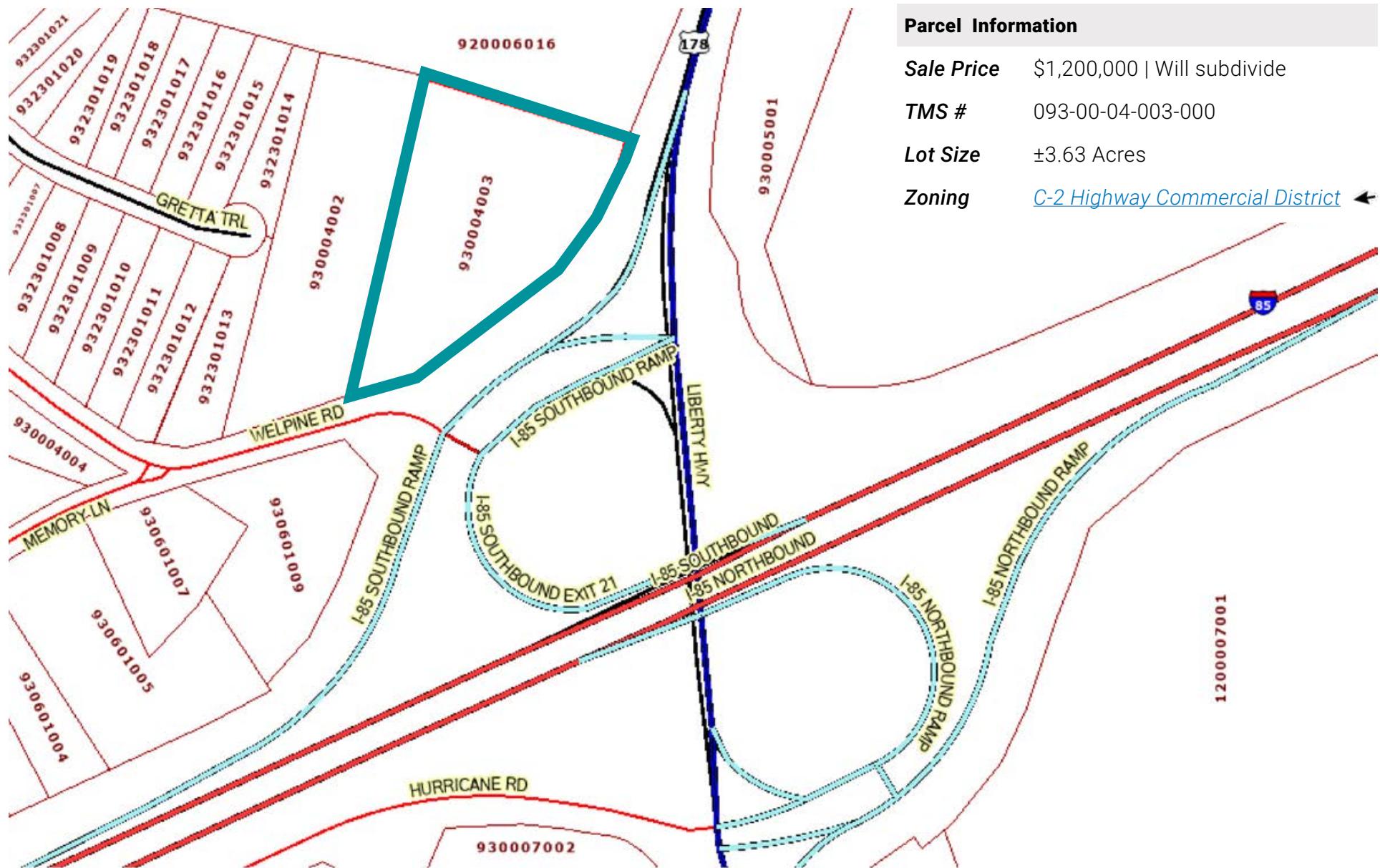
**Sale Price** \$1,200,000 | Will subdivide

**TMS #** 093-00-04-003-000

**Lot Size** ±3.63 Acres

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

## Property Plat



## Proposed Subdivide



### Parcel Information

<b>Sale Price</b>	\$1,200,000   Will subdivide
<b>TMS #</b>	093-00-04-003-000
<b>Lot Size</b>	±3.63 Acres
<b>Zoning</b>	<a href="#">C-2 Highway Commercial District</a> 

Interchange Improvements

Crosswind Cottages  
by D.R. Horton (38 Homes)

178

23,000 VPD



85

56,300 VPD



**Vertiv + E&I Engineering  
(±500 Employees)**

**Glen Raven  
Material Solutions**

**Spring Ridge  
by D.R. Horton (138 Homes)**

**Crosswind Cottages  
by D.R. Horton (38 Homes)**

**Hurricane Cir.**

**Close Proximity**



6.2 Miles



6.8 Miles



11.2 Miles



13.9 Miles



**BUC-EE'S  
Future**

**178**

**21**

## Trade Area Residential Growth

Multi-Family (120 Units | Delivered 2025)

Multi-Family (296 Units | Delivered 2024)

Preserve at Pendleton by SK Homes

Champions Village at Cherry Hill (238 Homes)

Piper Glen by Great Southern Homes

Belvedere (22 Homes)

Sunrise by Empire Homes (142 Homes)

Lawton Ridge by Great Southern Homes (75 Homes)

Crosswind Cottages by D.R. Horton (38 Homes)

The Village at White Pine (Phase II | 85 Homes)

The Village at White Pine (Phase I | 38 Homes)

Battery Park Mixed-Use

Clemson Commons Mixed-Use (67 Acres)

Multi-Family (90 Units | Delivered 2025)

Multi-Family (108 Units | Delivered 2024)

Multi-Family (252 Units | Delivered 2023)

Windsor Forest by Mungo Homes (92 Homes)

### Close Proximity

Battery Park 1.2 Miles  
Mixed-Use Development

Clemson Commons 1.6 Miles  
Mixed-Use Development

Anderson Lake 8 Miles  
Mixed-Use Development

Spring Ridge by D.R. Horton (138 Homes)

Silo Ridge (81 Homes)

Walkers Point by Hunter Quinn Homes (135 Homes)

Kayfield Farms (124 Homes)

Oaks at Midway (60 Homes)

The Creeks at Midway (104 Homes)

Meadows at Midway (107 Homes)

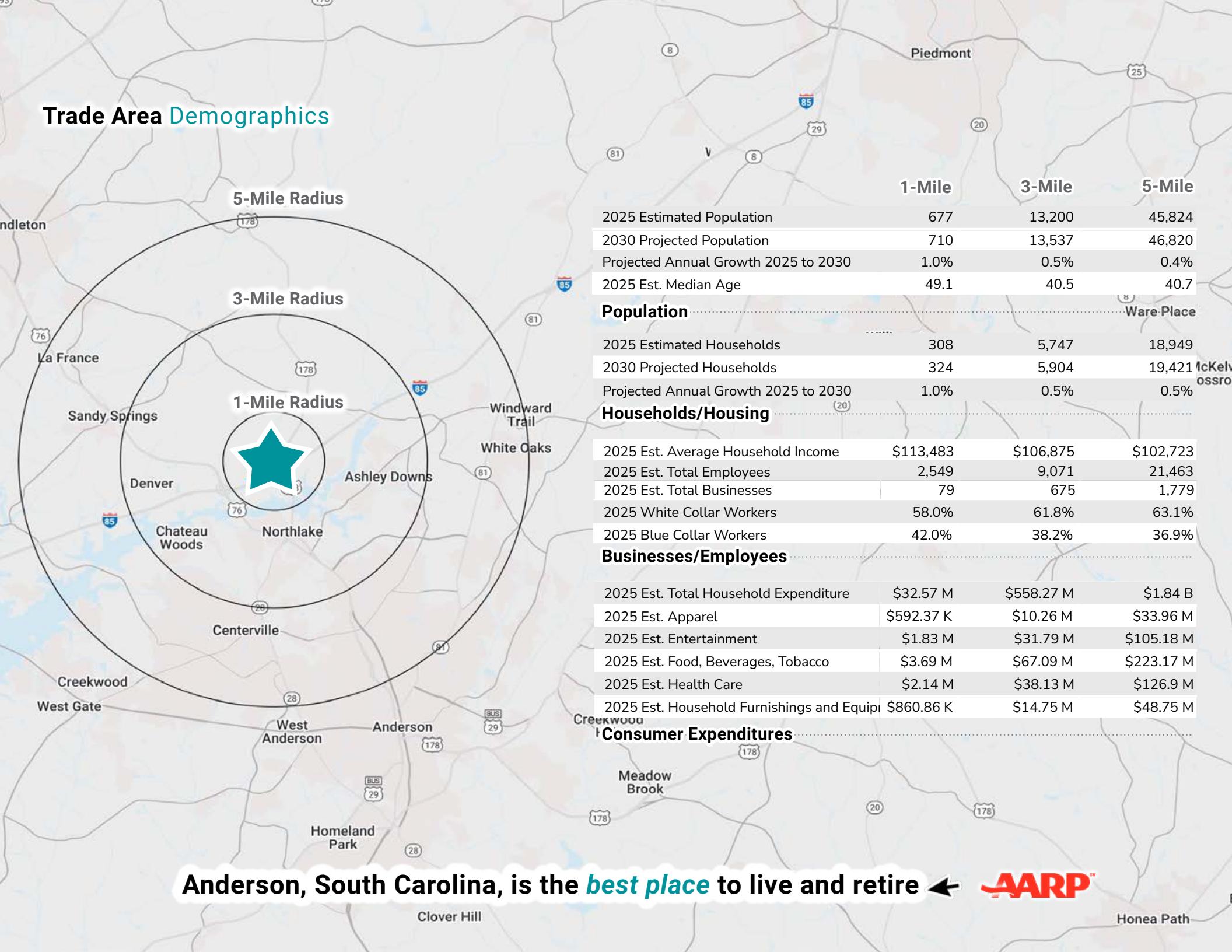
Harriett Circle by Lennar Homes (132 Homes)

- Mixed-Use Development
- Residential (Newer & Future)

## Trade Area Economy & Biggest Employers



## Trade Area Demographics



## Let's Connect



### **Carey Kennedy**

Direct 864.617.0476

Email [carey@careykennedy.com](mailto:carey@careykennedy.com)

148 Milestone Way, Suite D  
Greenville, SC 29615



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