

3.63 Acres

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

Highway Commercial District Zoning



HAVELLS



**CALIBER
COLLISION**

**WAFFLE
HOUSE**

QT QuikTrip

BUC-EE'S
Future

56,300 VPD

23,000 VPD

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





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



56,300 VPD



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.

Carey Kennedy

Parcel Information

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

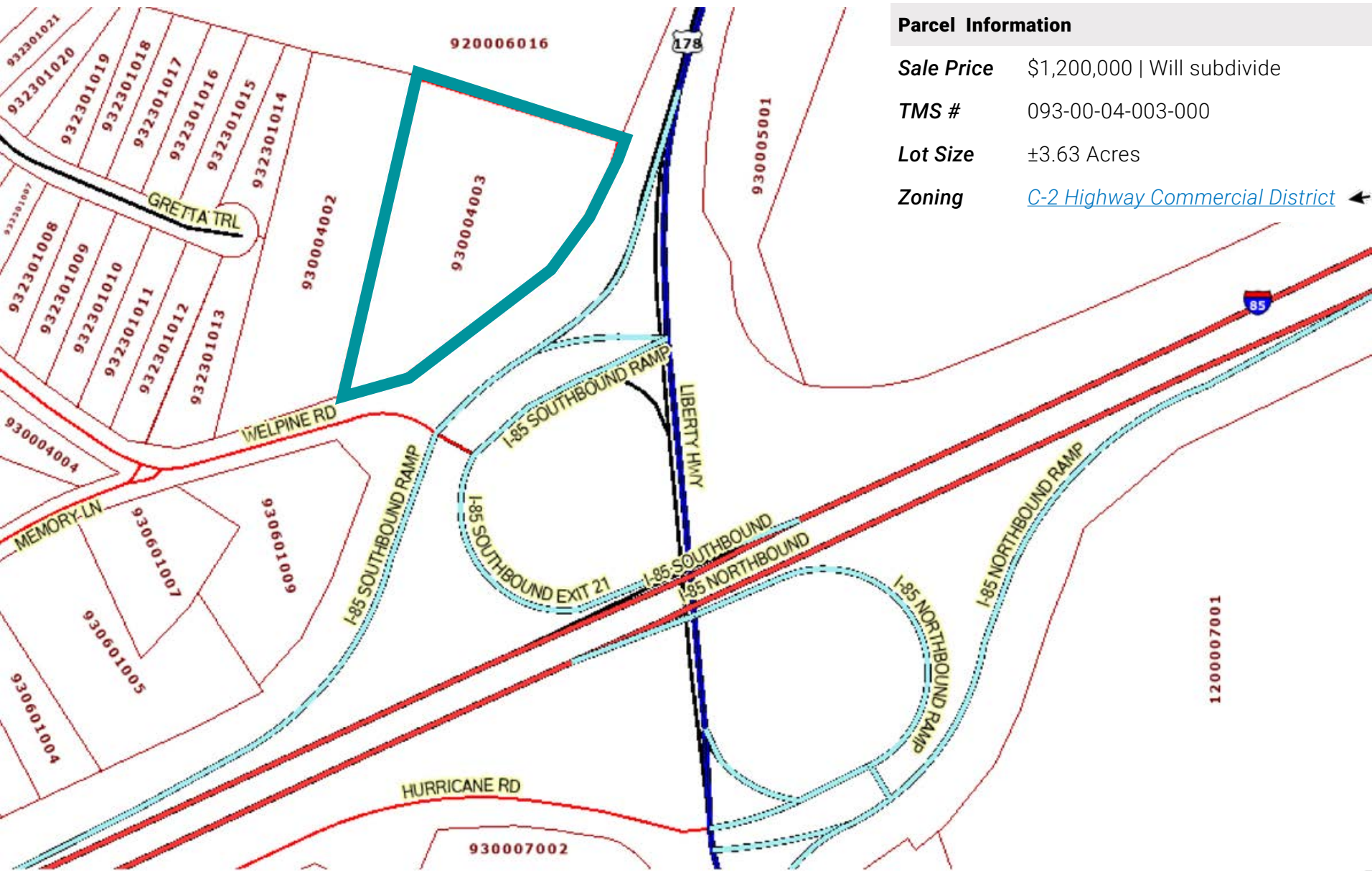
TMS # 093-00-04-003-000

Lot Size ±3.63 Acres

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

864.617.0476 | carey@careykennedy.com

Property Plat



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 ←

Proposed Subdivide



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 ←

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)**

Close Proximity	
 TriCounty TECHNICAL COLLEGE	6.2 Miles ↓
 ANDERSON UNIVERSITY	6.8 Miles ↓
 CLEMSON UNIVERSITY	11.2 Miles ↓
 SOUTHERN WESLEYAN UNIVERSITY	13.9 Miles ↓

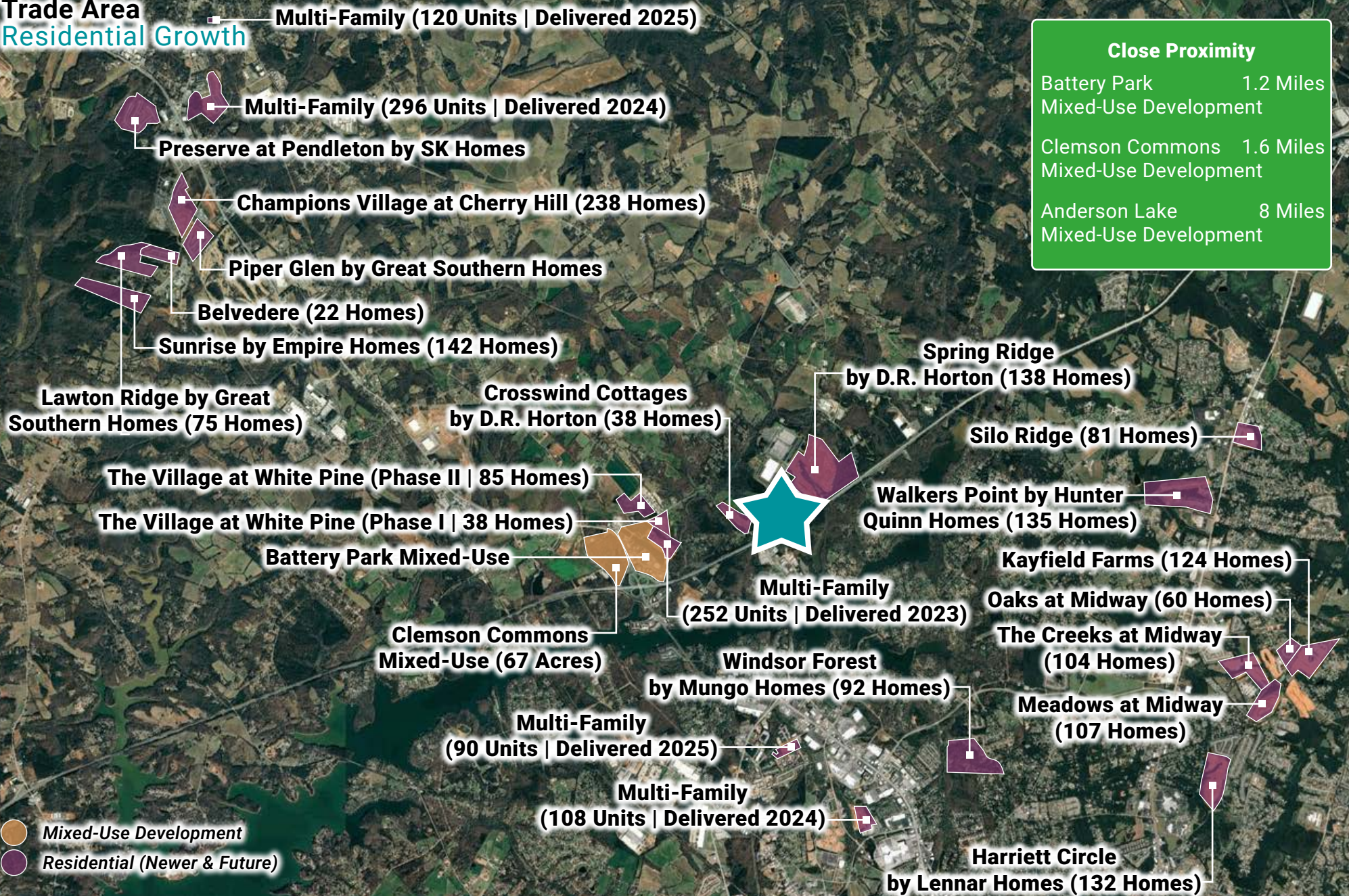


**BUC-EE'S
Future**



Hurricane Cir.

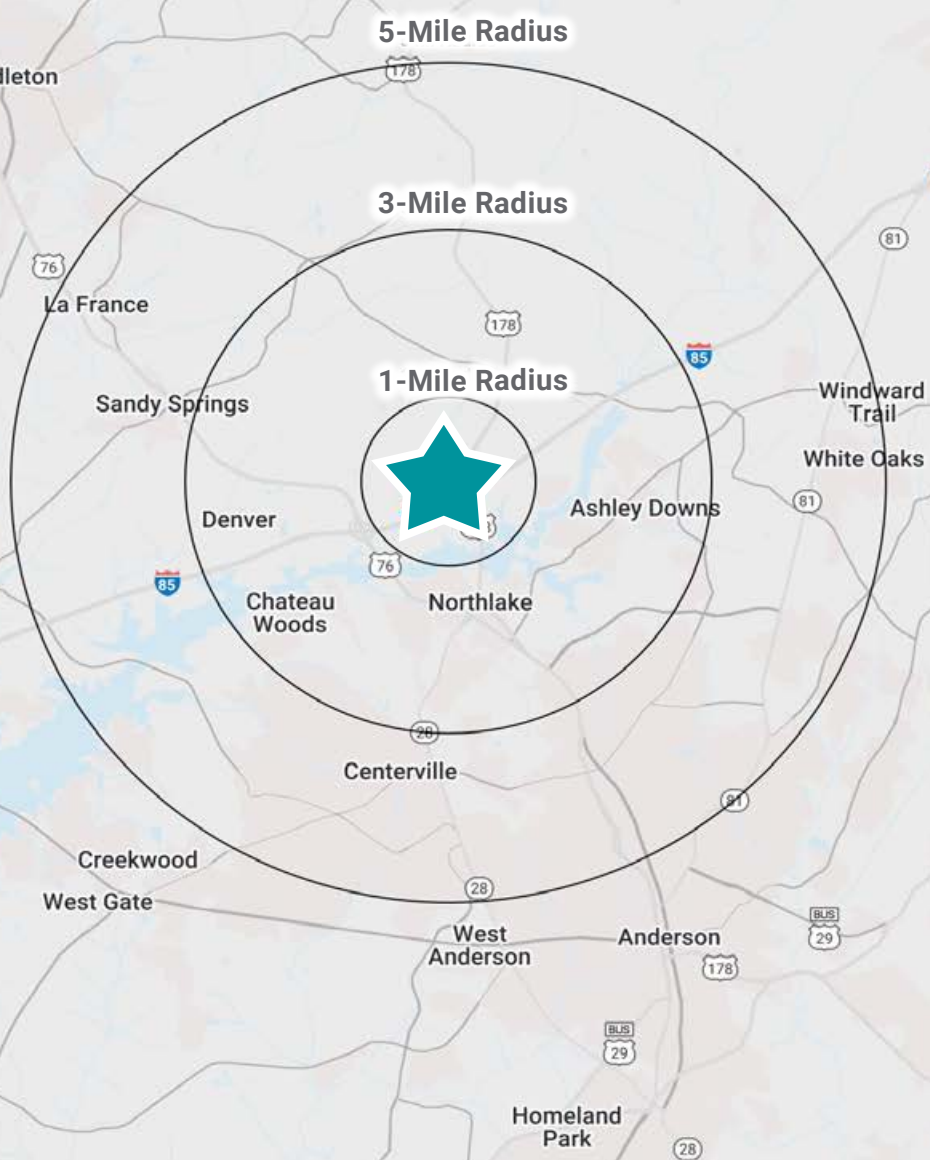
Trade Area
Residential Growth



Trade Area Economy & Biggest Employers



Trade Area Demographics



	1-Mile	3-Mile	5-Mile
2025 Estimated Population	677	13,200	45,824
2030 Projected Population	710	13,537	46,820
Projected Annual Growth 2025 to 2030	1.0%	0.5%	0.4%
2025 Est. Median Age	49.1	40.5	40.7

Population

	1-Mile	3-Mile	5-Mile
2025 Estimated Households	308	5,747	18,949
2030 Projected Households	324	5,904	19,421
Projected Annual Growth 2025 to 2030	1.0%	0.5%	0.5%

Households/Housing

2025 Est. Average Household Income	\$113,483	\$106,875	\$102,723
2025 Est. Total Employees	2,549	9,071	21,463
2025 Est. Total Businesses	79	675	1,779
2025 White Collar Workers	58.0%	61.8%	63.1%
2025 Blue Collar Workers	42.0%	38.2%	36.9%

Businesses/Employees

2025 Est. Total Household Expenditure	\$32.57 M	\$558.27 M	\$1.84 B
2025 Est. Apparel	\$592.37 K	\$10.26 M	\$33.96 M
2025 Est. Entertainment	\$1.83 M	\$31.79 M	\$105.18 M
2025 Est. Food, Beverages, Tobacco	\$3.69 M	\$67.09 M	\$223.17 M
2025 Est. Health Care	\$2.14 M	\$38.13 M	\$126.9 M
2025 Est. Household Furnishings and Equip	\$860.86 K	\$14.75 M	\$48.75 M

Consumer Expenditures

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



Let's Connect



Carey Kennedy

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Greenville, SC 29615



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