



755 & 757 ANDERSON ST.

755 & 757 Anderson Street, Belton, SC 29627

JACKSON WILLIAMSON

Vice President

864.376.4442

jackson@mccoywright.com

JOHN RUFF

Vice President

864.224.3503

johnruff@mccoywright.com



McCOY WRIGHT
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Available for sale +/- 3.00 acres of commercial land located at 755 & 757 Anderson Street in Belton. This property is in a prime location leading into the City of Belton on Hwy 76/178 with traffic counts exceeding 10K VPD coming from nearby Anderson. Directly across Anderson Street is Exxon & property is adjoining to Arnold's & Marathon convenience store. There are no known restrictions on the property & part of the property is located in city limits. With over +/- 315 feet of frontage on Anderson Street this site would be ideal & could accommodate a wide variety of commercial uses. City of Belton water & sewer utilities are available at the site. Asking price is \$250,000.00. Buyer or Buyer's Agent to confirm any & all zoning or utility information. Please reach out to Listing Agents with any questions or further interest.

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,147	3,472	6,680
Total Population	2,713	8,381	16,775
Average HH Income	\$81,788	\$72,068	\$73,317



Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com

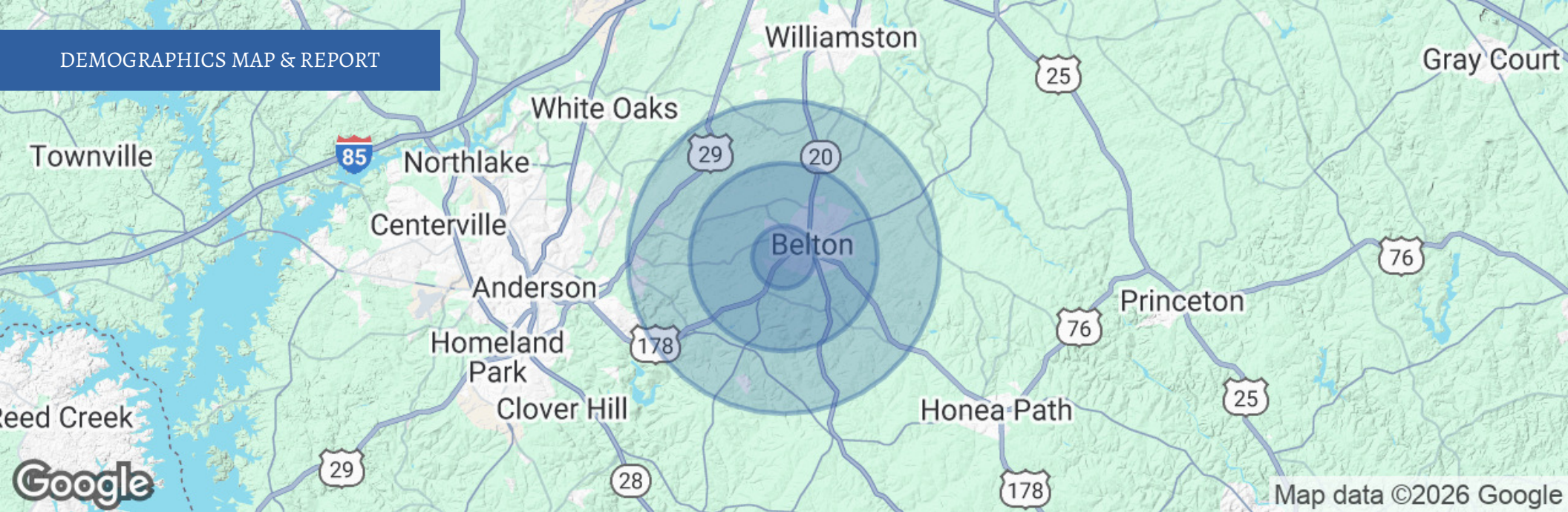
John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com



Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com
John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com



Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com
John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,713	8,381	16,775
Average Age	43	42	43
Average Age (Male)	41	41	42
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,147	3,472	6,680
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,788	\$72,068	\$73,317
Average House Value	\$220,766	\$195,065	\$199,421

Demographics data derived from AlphaMap



Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com

John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com



JACKSON WILLIAMSON

Vice President

Direct: 864.376.4442
jackson@mccoywright.com



JOHN RUFF

Vice President

Direct: 864.224.3503
johnruff@mccoywright.com



Jackson Williamson, Vice President | 864.376.4442 | jackson@mccoywright.com

John Ruff, Vice President | 864.224.3503 | johnruff@mccoywright.com