



Sale Price:
\$75,000 per acre

CONTACT

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

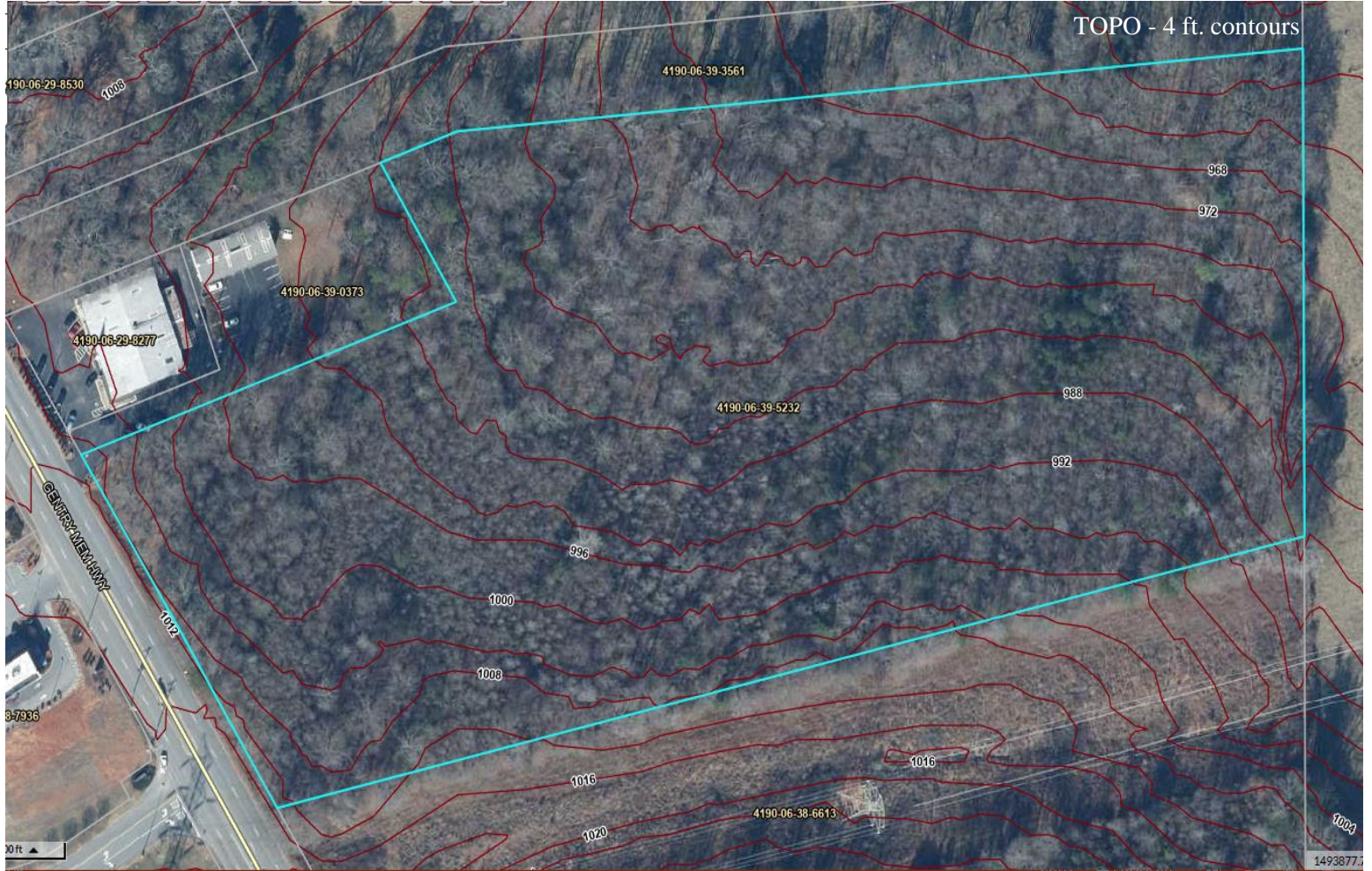
- 13.35± acres located in Pickens, SC
- Property is directly across from a newly built Walmart
- Pickens County Tax Map # 4190-06-39-5232
- 380'± road frontage
- Additional 14± acres adjoining property may be available
- Approximately 1 mile to downtown Pickens.
- Great development opportunity



SPENCER/HINES
P R O P E R T I E S

LAND

Gentry Memorial Highway
Pickens, SC



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Upstate SC Region

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



Total Population

	2010	2020	2025	Growth Rate ¹
Upstate SC Region	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%
United States	308,745,538	333,793,107	346,021,282	0.72%

¹Projected Annual Growth Rate 2020-2025