



# SPENCER/HINES PROPERTIES

## LAND

# Gentry Memorial Highway Pickens, SC



Sale Price:  
\$75,000 per acre

## CONTACT

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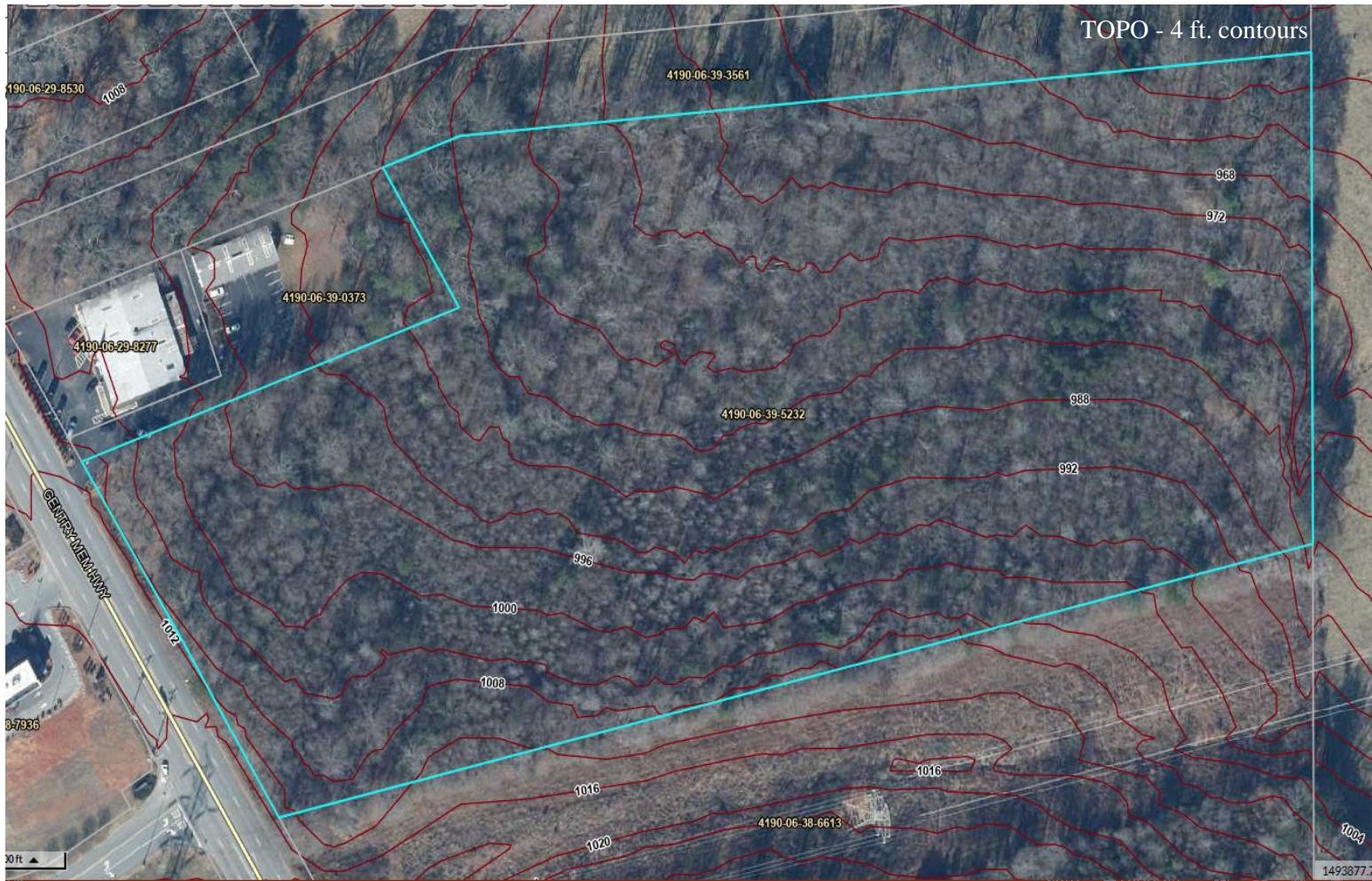


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- 13.35± acres located in Pickens, SC
- Property is directly across from a newly built Walmart
- Pickens County Tax Map # 4190-06-39-5232
- 380'± road frontage
- Additional 14± acres adjoining property may be available
- Approximately 1 mile to downtown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



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CoStar  
POWER BROKER

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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 <sup>1</sup>
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%

<sup>1</sup>Projected Annual Growth Rate 2020-2025