

COMMERCIAL LAND FOR SALE

18.34 AC - SC 81 CORRIDOR - ANDERSON, SC



T.L. HANNA
HIGH SCHOOL

ingles

SC-81
815' FRONTAGE
23,900 VPD

PRICE: \$2,850,000
FRONTAGE: 815'
UTILITIES: All Available

BROKER CONTACT

MATT COVINGTON | 864.787.7727 CELL
Principal | matt@broadstreetcre.com

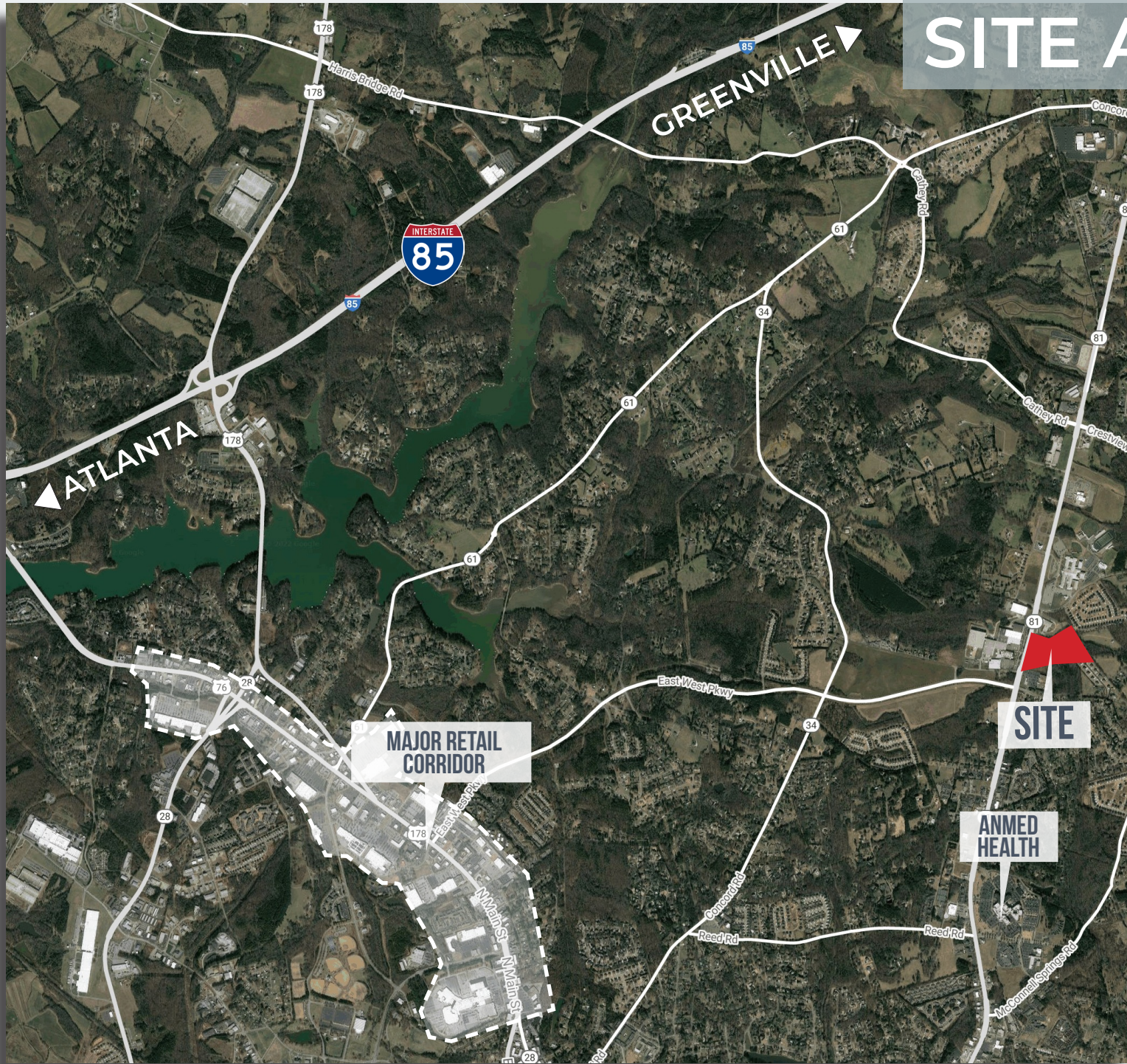
GREER LAYNE | 803.673.9682 CELL
Associate | greer@broadstreetcre.com



BROADSTREET
PARTNERS

148 RIVER STREET, SUITE 205
GREENVILLE, SC 29601

SITE AERIAL



LAND FEATURES

- Size: 18.34 AC
- Zoning: C-2 Commercial
- Frontage: 815'
- Municipality: Anderson County

UTILITIES

- Power: Duke Power
- Water: Hammond Water
- Sewer: Hammond Sewer

ACCESS PROXIMITY

- I-85: 5 miles
- GSP Airport: 35.2 miles
- E/W Connector: 0.1 miles

TOP LOCAL EMPLOYERS

- AnMed Health
- Bosch Corporation
- Techtronic Industries
- Orian Rugs



NEW AREA DEVELOPMENT

MIDWAY
40.90 AC New
Residential Development

CREST CREEK
131 AC New Residential Development
(~450 Single Family & Townhomes)
Phase 1 Underway

Battery Park
New 252 Unit Multifamily
2023 Delivery

SITE

E/W Parkway Drive Time
2.9 Miles 5 Minutes
Parkway opened 2013, with a parallel bike trail that is undergoing a \$5 M expansion, 2023 estimated completion.

1 Mile Trail Expansion Underway, 2021 Start

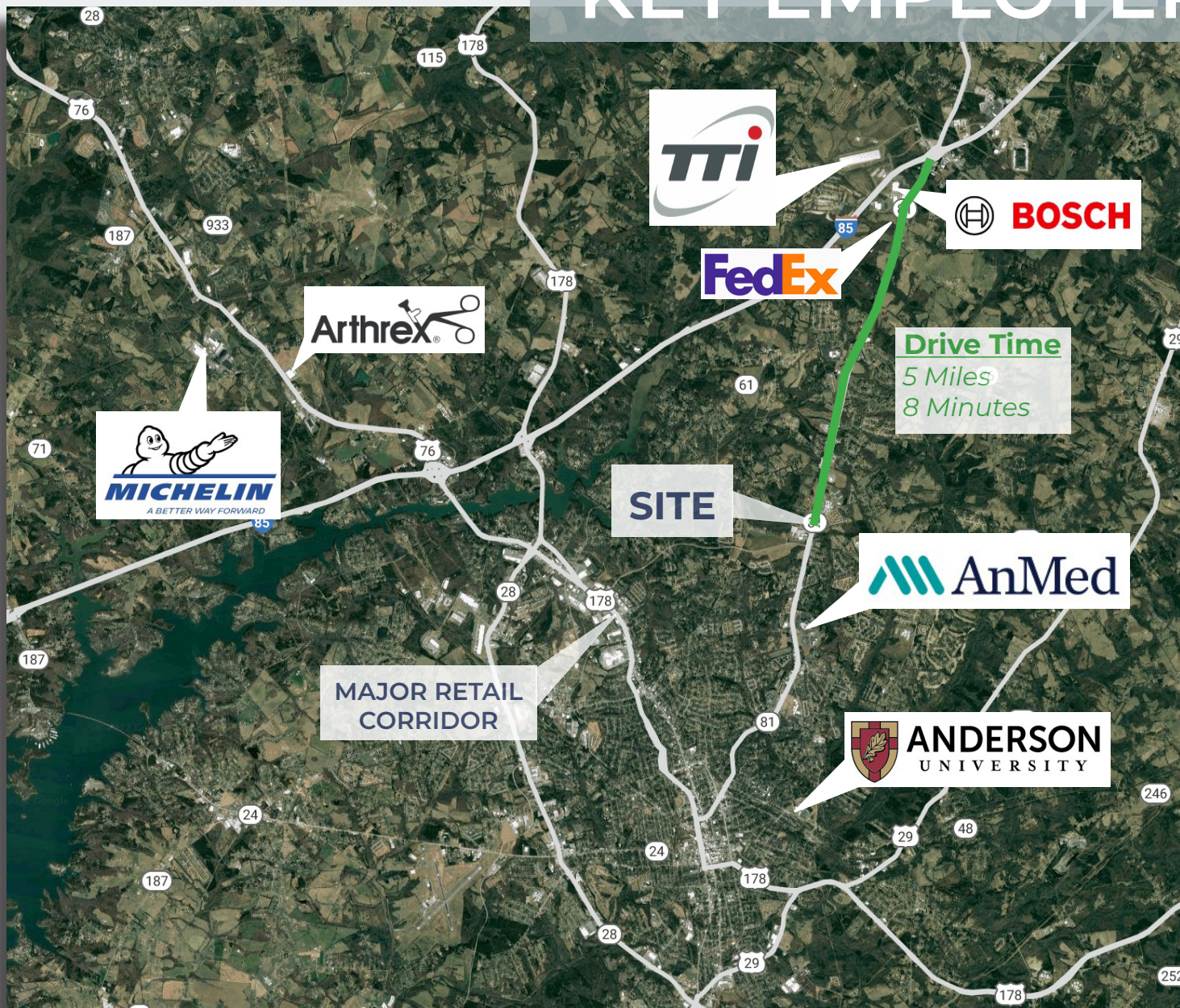
2 Mile Trail Expansion Underway, 2021 Start



AREA RETAIL AND EDUCATION



KEY EMPLOYER MAP

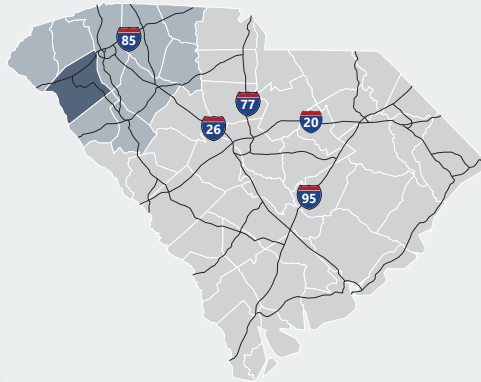


ANDERSON COUNTY

Where the World Comes To Work

Anderson County

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College. Anderson County is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate southern climate and Lake Hartwell, to leading universities and a variety of arts programs, Anderson County offers an unmatched combination of quality of life features that makes



Total Population

	2010	2020	2025	Growth Rate ¹
Anderson County	187,126	208,587	219,541	1.03%
Upstate SC	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%

Population by Age

	2010	2020	2025
Under 5	6.5%	5.8%	5.6%
5 to 9	6.6%	6.1%	5.9%
10 to 14	6.9%	6.2%	6.4%
15 to 24	12.5%	11.4%	11.1%
25 to 34	11.5%	12.4%	11.3%
35 to 44	13.3%	12.0%	12.4%
45 to 54	14.8%	13.2%	12.6%
55 to 64	12.9%	14.2%	13.7%
65+	15.1%	18.8%	21.1%
Median Age	39.7	41.7	42.8

37.6% of the of 2020 population is prime working age

Population by Race & Ethnicity

	2010	2020	2025
White	80.1%	79.7%	79.3%
Black	16.0%	15.2%	14.8%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.0%	1.2%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	1.3%	1.8%	2.1%
Two or More Races	1.5%	2.0%	2.3%
Hispanic Origin (Any Race)	2.9%	4.1%	4.9%

High School Diploma or Higher



Bachelor's Degree or Higher



Households & Families

	2010	2020	2025
Total Households	73,829	81,961	86,200
Total Families	51,922	56,666	59,284
Average HH Size	2.5	2.51	2.51
Renter Occupied*	24.6%	25.3%	25.3%
Owner Occupied*	62.5%	62.9%	63.1%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2020	2025
Anderson County	\$52,904	\$56,092
South Carolina	\$53,366	\$56,881
United States	\$62,203	\$67,325

Per Capita Income

	2020	2025
Anderson County	\$27,350	\$30,205
South Carolina	\$29,227	\$32,506
United States	\$34,136	\$37,691

2020 Highest Education Attainment, Age 25+

Graduate/ Professional Degree 8.3%

Bachelor's Degree 14.4%

Associate's Degree 12.2%

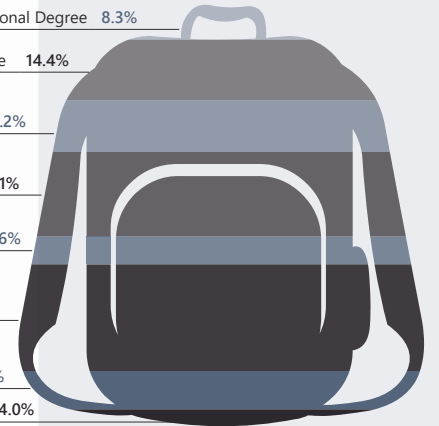
Some College, No Degree 20.1%

GED/ Alternative Credential 6.6%

High School Graduate 25.3%

9th to 12th Grade, No Diploma 9.1%

Less than 9th Grade 4.0%



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PARTNERS

ANDERSON COUNTY



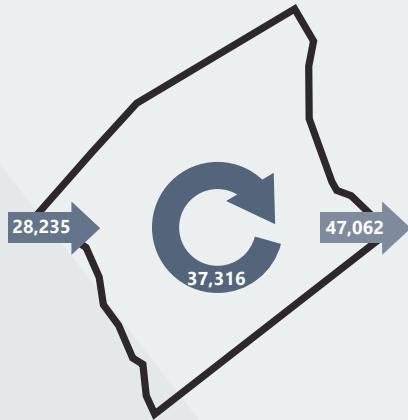
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	30.7%
25-50 miles	17.0%
50 miles or more	13.8%

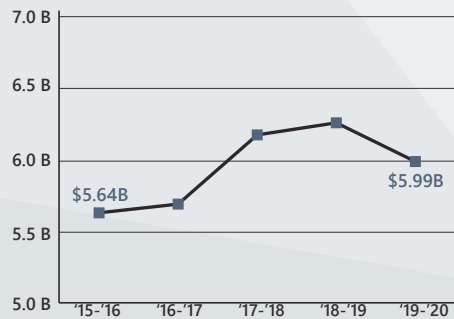
69.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Anderson County	37,316
Commute into Anderson County	28,235
Commute Out of Anderson County	47,062

Gross Retail Sales by Fiscal Year



Where Do Anderson County Workers Live?

Anderson County	56.9%
Greenville County	11.3%
Pickens County	7.3%
Oconee County	3.9%
Spartanburg County	2.8%
Abbeville County	2.3%
Laurens County	1.3%
Greenwood County	1.3%
Richland County	1.1%
Lexington County	0.8%

2020 Employment by Industry

Agriculture/Mining	0.6%	487
Construction	6.4%	5,613
Manufacturing	22.1%	19,254
Wholesale Trade	2.7%	2,391
Retail Trade	10.6%	9,266
Transportation/Utilities	4.1%	3,541
Information	1.0%	885
Finance/Insurance/Real Estate	4.5%	3,929
Services	45.1%	39,335
Public Administration	3.0%	2,611
Total	100%	87,312

2020 Civilian Population in Labor Force (16+)

Labor Force	90.1%
Unemployed	9.9%

2020 Business Establishments by Industry



Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Electrolux Home Products	1,950	Home appliances
Robert Bosch	1,431	Automotive components
Michelin North America	1,365	Rubber tires
Techtronic Industries (TTI)	1,100	Power equipment and tools
First Quality Enterprises	800	Paper and tissue products

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Anderson County Public Schools	4,184	Public Schools, K-12
AnMed Health	3,777	Healthcare
Anderson County	1,118	Local Government
Tri-County Technical College	856	Higher Education
Anderson University	674	Higher Education



Airport Access

Greenville Spartanburg International

- 50 non-stop daily departures
- 17 major cities and airports across the US
 - Allegiant Air
 - American Airlines
 - Delta
 - Southwest Airlines
 - United Airlines
- 2.6 M passengers served in 2019
- 57,304 tons of air cargo moved in 2019

Anderson Regional Airport

- 6,001 ft runway
- Category 1 Instrument Landing System



Port Access

Inland Port Greer

- 43 miles from the Heart of the County
- 157,343 rail lifts in 2019
- 29.4% growth from 2018

Port of Charleston

- 217 miles from the Heart of the County
- 2.4 M TEUs handled in 2019
- 5.18% growth from 2018



Highway Access

Interstates

- 37 miles of I-85 and 8 interchanges

Highways

- US-29
- US-76
- US-178
- SC-24
- SC-81



Rail Access

Rail Providers

- 2 Major providers
 - CSX
 - Norfolk-Southern
- 2 Short line providers
 - Greenville & Western
 - Pickens
- Carolina Piedmont
- All major MSA's in the US are accessible by rail within 3 to 6 days



Anderson County Economic Development
 Burriss Nelson, *Economic Development Director*
 864.260.4386
www.andersoncountysc.org/econ-dev

Additional Resources

www.visitanderson.com www.upstatealliance.com
www.andersonschamber.com www.upstateforever.org

Sources: ESRI Business Analyst (2020 and 2025 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018; Commuting Patterns & Where do County Workers Live); Manufacturer's News, Appalachian Council of Governments, Anderson County Economic Development, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).



Appalachian Council of Governments
 30 Century Circle, Greenville, SC 29607
 864.242.9733
www.scaoc.org

www.southcarolinaparks.com
www.sciway.net



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