

# Offering Memorandum



**±2.18 Acres on Clemson Blvd in Anderson, SC**





# Exclusively Marketed By:



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**105 & 115 Stephens Rd | Anderson, SC 29621**





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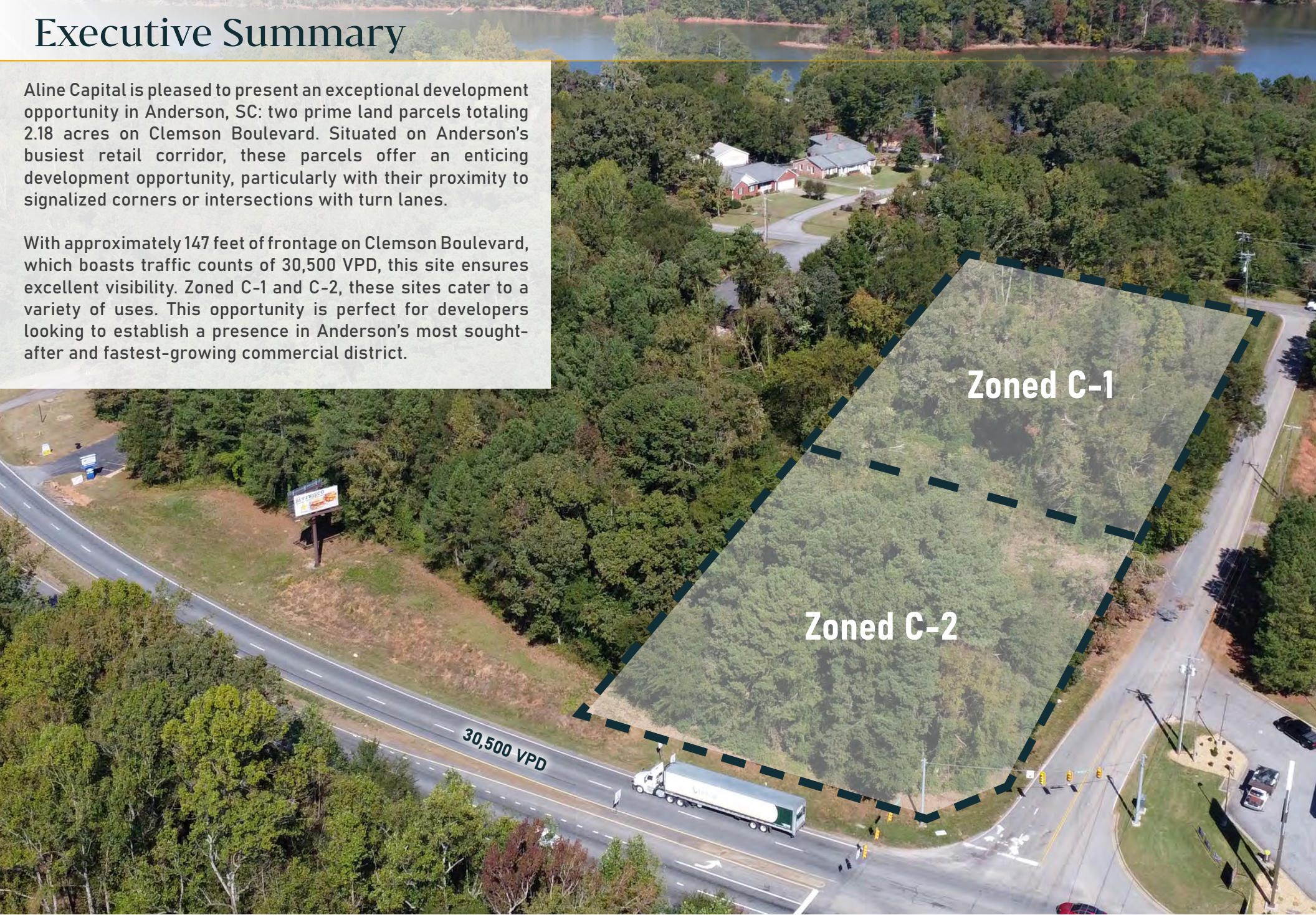




# Executive Summary

Aline Capital is pleased to present an exceptional development opportunity in Anderson, SC: two prime land parcels totaling 2.18 acres on Clemson Boulevard. Situated on Anderson's busiest retail corridor, these parcels offer an enticing development opportunity, particularly with their proximity to signalized corners or intersections with turn lanes.

With approximately 147 feet of frontage on Clemson Boulevard, which boasts traffic counts of 30,500 VPD, this site ensures excellent visibility. Zoned C-1 and C-2, these sites cater to a variety of uses. This opportunity is perfect for developers looking to establish a presence in Anderson's most sought-after and fastest-growing commercial district.

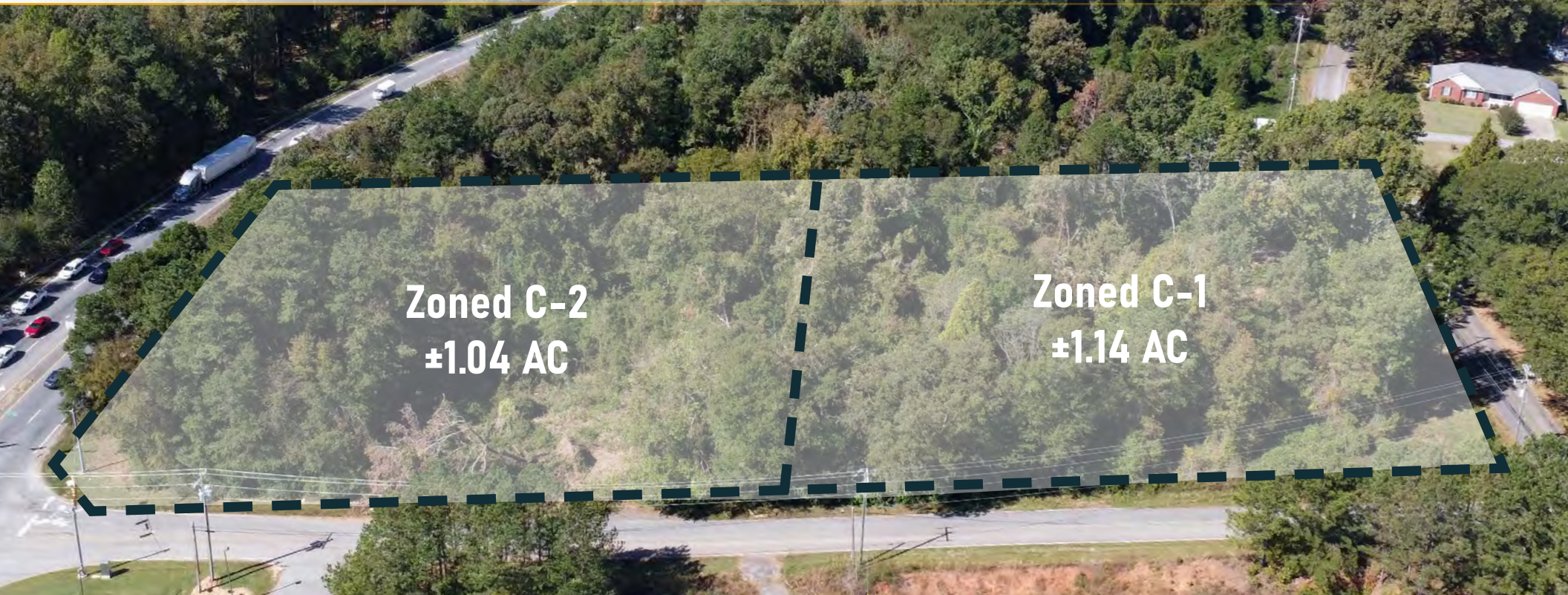


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# Investment Summary



Zoned C-2  
±1.04 AC

Zoned C-1  
±1.14 AC



Offering Price | Unpriced

## Location



105 & 115  
Stephens Rd  
Anderson, SC 29621

## Market



Anderson,  
South Carolina

## County



Anderson County,  
South Carolina

## Land



±2.18 Acres  
093-07-03-007  
093-07-03-005

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# Investment Highlights



**±2.18 Acres**



**±147 Feet of Frontage  
on Clemson Blvd**



**30,500 Vehicles  
Per Day**



**Parcels Zoned  
C-1 and C-2**



**Signalized Corner  
with turn lanes**



**Less than 1 Mile  
Interstate 85**



**★ Subject Property**

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# Aerial Map



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# Aerial Map

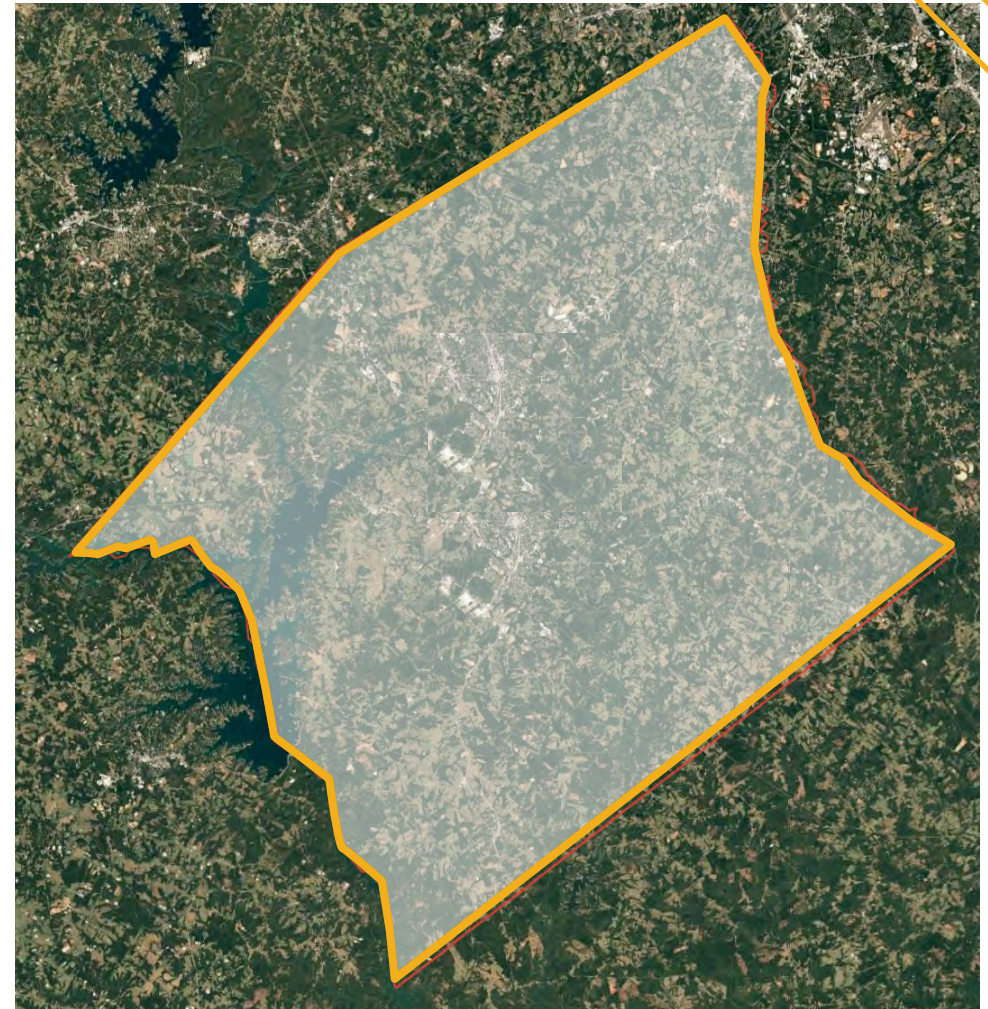


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# Location Summary

Radius	1 mile	5 Mile	10 Mile
<b>Population</b>			
2020 Population	3,568	55,100	121,598
2024 Population	3,700	56,550	128,460
2029 Population Projection	3,960	60,404	137,753
<b>Households</b>			
2020 Households	1,643	22,678	48,740
2024 Households	1,699	23,242	51,590
2028 Household Projections	1,819	24,846	55,406
Annual Growth 2010-2023	0.7%	0.9%	1.5%
<b>Income</b>			
Avg Household Income	\$77,874	\$75,824	\$73,052
Median Household Income	\$58,076	\$58,885	\$55,895



**128,460**

Residents within 10 Miles of Site

**1.5%**

Anderson's Projected Annual Growth

**\$58,885**

Median Household Income

**\$75,824**

Avg Household Income

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# Area Highlights

Anderson, SC embodies a vibrant blend of southern charm and modern growth, making it an attractive setting for both businesses and residents. As part of the Upstate region of South Carolina, Anderson is strategically located with easy access to I-85, facilitating seamless connections to key markets like Atlanta, GA, and Charlotte, NC. The city is renowned for its commitment to fostering economic development while preserving the unique character and community spirit for which it is known.

Anderson County is home to a diverse economy, driven by industries including manufacturing and healthcare. Additionally, the area boasts an appealing quality of life with ample recreational facilities, cultural attractions, and highly regarded educational institutions. Coupled with a growing population and a pro-business environment, Anderson stands out as a destination of choice for real estate investment and development.



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# Area Highlights

## About Anderson

### Location and Geography

Anderson, South Carolina offers a charming blend of natural beauty and small-town allure. One of its most significant geographical highlights is its proximity to Lake Hartwell, a sprawling reservoir that covers approximately 56,000 acres and stretches over the South Carolina-Georgia border. This lake is a cornerstone for recreation in the area, attracting both locals and visitors who enjoy boating, fishing, and water sports. Additionally, Anderson is positioned near the scenic Blue Ridge Mountains, enriching the landscape with rolling hills and lush greenery. The city's location provides a perfect balance between tranquil lakeside living and access to vibrant city activities.

### Cultural Heritage

Anderson boasts a rich cultural heritage characterized by its Southern charm and hospitality. Known as "The Electric City," Anderson was one of the first cities in the Southeast to have an unlimited supply of electric power, thanks to the hydroelectric power plant on the Seneca River. The city's historic downtown area is a testament to its vibrant past, featuring preserved architectural gems and hosting a variety of cultural events and festivals that celebrate its history and community spirit.

### Economy and Industry

Anderson's economy is diverse and robust, with key industries including manufacturing and healthcare. The city has a strong manufacturing base, highlighted by the presence of multiple automotive suppliers and advanced manufacturing industries. Additionally, the healthcare sector is significant, with AnMed Health being one of the region's largest employers. Education also plays a critical role, with institutions like Anderson University contributing to the local economy and workforce development. The area's economic growth is supported by its strategic location, skilled workforce, and pro-business environment.

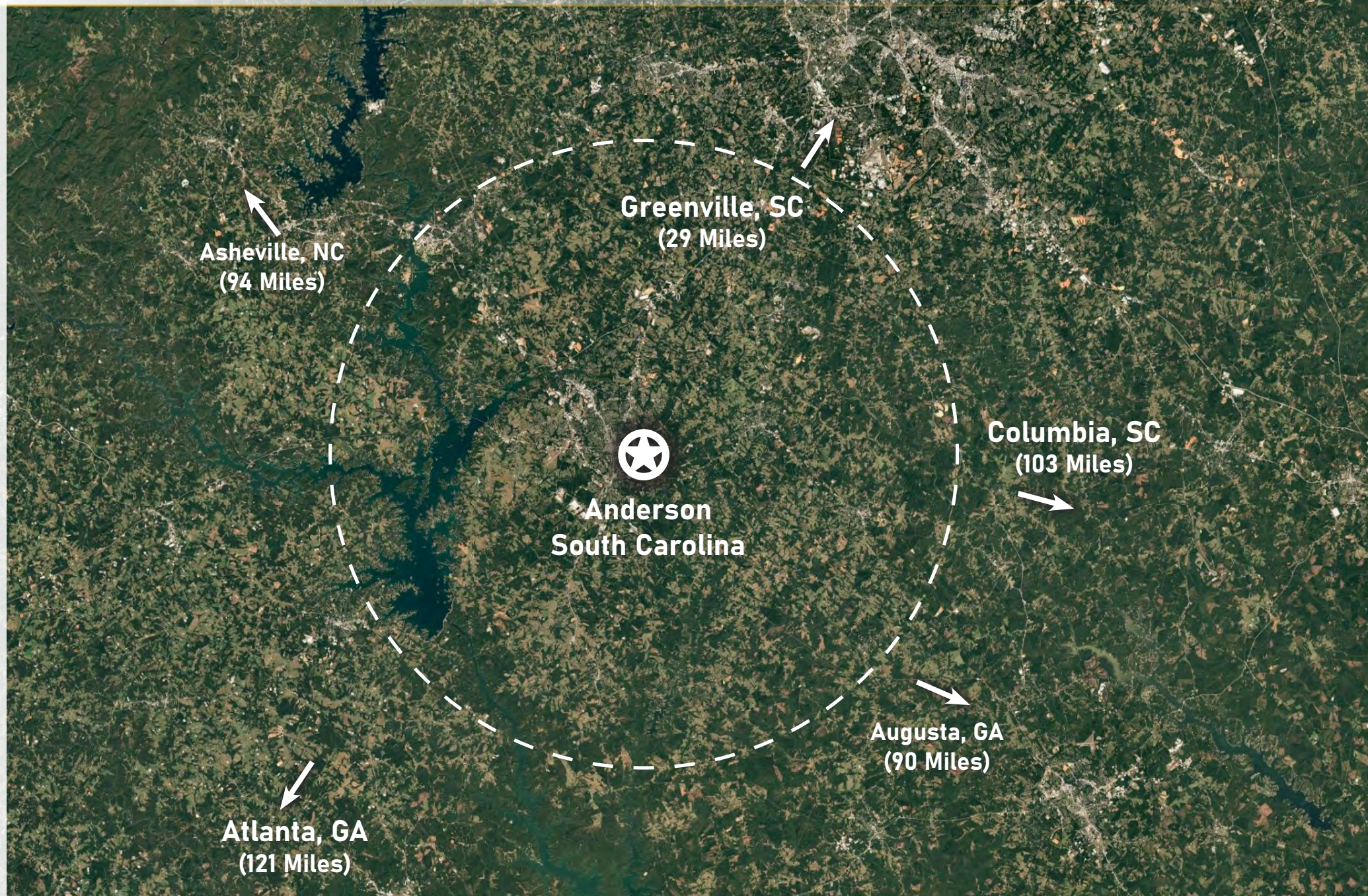
## Top Employers



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# Area Map



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## The Aline Ecosuite™ | A Revolution in Commercial Real Estate

Aline Capital has developed a revolutionary Commercial Real Estate ecosystem that sets us apart from traditional brokerages. With Aline, you get so much more than just a broker. On top of our industry-leading brokerage services, we offer cutting-edge capital markets services, professional advisory, experienced insurance services, full-spectrum property development, and project management, all under one roof. Our ecosystem is designed to advocate on the side of real estate investors or sellers, and provide them with a trust-worthy and even-handed resource to ensure that they receive service on a level that was previously impossible. Experience a new level of service in commercial real estate by contacting us at [alinecapital.com](http://alinecapital.com).



### Debt and Equity Options

As an independent advisor we look at the entire market to ensure you are getting the best solution to help you achieve your end goal.



**Analyze**



**Advise**



**Negotiate**



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### Insurance Options

With our investment expertise, our trusted Advisors are able to offer a unique insurance experience with each acquisition.



**Risk Review**



**Annual Review**



**Customized Package**



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# Disclaimer & Disclosure



This Offering Memorandum does not constitute an offer to sell the Property. Neither any Potential Purchaser nor Seller will be bound to a contract of sale unless and until both parties sign and deliver it. Seller reserves the right at any time, in its sole discretion and without notice to any person, to: (a) change any of the terms of the potential sale of the Property; (b) withdraw the Property from the market; (c) accept or reject any offers; (d) terminate discussions with any Potential Purchaser; or (e) sell all or any portion of the Property to any other person. No liability will attach to the undersigned, Seller or any other party for failure to receive, review or respond to any offer or for any other matter in connection therewith. While any information contained in this flyer is derived from sources that are believed to be reliable, neither the undersigned nor Seller can or does guarantee that such information is accurate, and that information is provided without representation or warranty.

Prospective Purchasers should consult legal counsel with respect to the zoning and development potential of the Property, and with other consultants of Potential Purchaser's choice with regard to all aspects of the Property, including without limitation its physical and legal condition, the presence or absence of hazardous materials, its compliance with the Americans With Disabilities Act, and other matters that may affect its value, desirability and/or utility. Unless otherwise agreed in writing by Seller and its broker, (a) Prospective Purchaser's broker shall look solely to its client for the payment of any real estate commission, fee or other compensation for that broker's services, and (b) Seller and its broker shall not be liable for the payment of any such real estate commission, fee or other compensation.

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