



**Property Description**

+/- 46 Acres of raw land for sale including a signalized corner on SC HWY 28 with approximately 16,000-20,000 AADT per SCDOT's 2023 data. Situated between the growing towns of Seneca and Walhalla the property is ideally located near Lake Keowee and only a short drive from prime retailers, Oconee Memorial Hospital, and Clemson University.

**Property Highlights**

- Prime location in Seneca, SC
- +/- 46 acres of raw land
- Signalized corner for high visibility
- Potential for development or subdivision
- Surrounded by growing commercial and residential areas
- Ample space for various land use opportunities
- Between 16,000 and 20,000 AADT per SCDOT's 2023 information on HWY 28
- Oconee County 207-00-01-039, 207-00-01-011, 207-00-01-041

**Offering Summary**

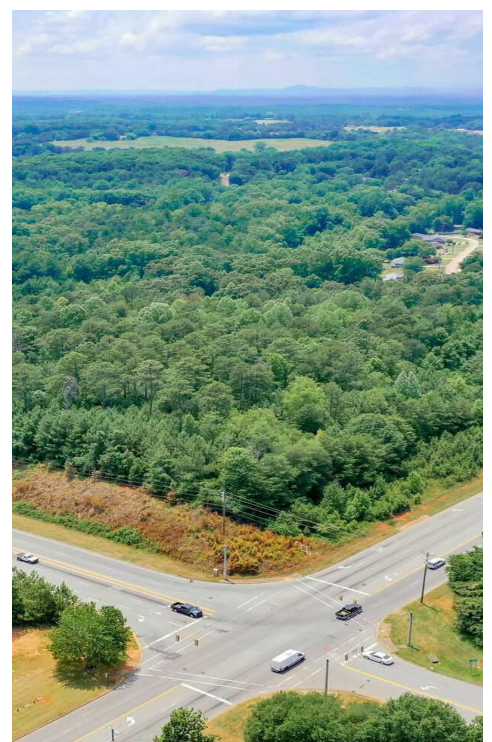
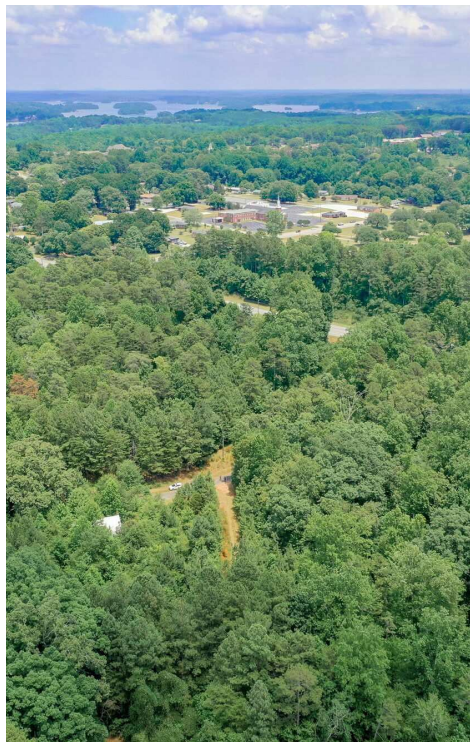
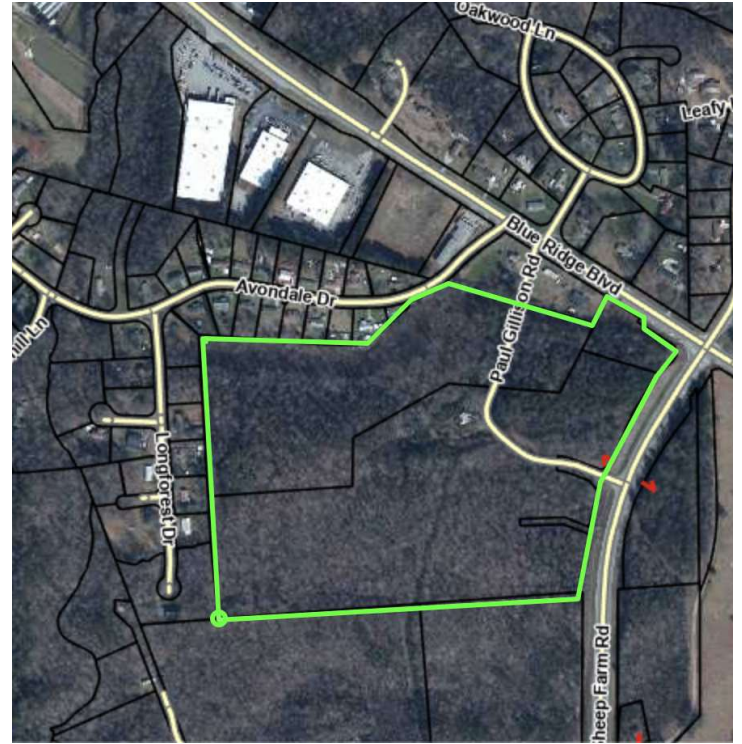
<b>Sale Price:</b>	Contact Broker
<b>Lot Size:</b>	46 Acres

<b>Demographics</b>	<b>2.3 Miles</b>	<b>3.5 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	2,220	5,167	11,697
<b>Total Population</b>	5,100	12,017	27,692
<b>Average HH Income</b>	\$77,652	\$80,214	\$74,003

**James Jayroe**  
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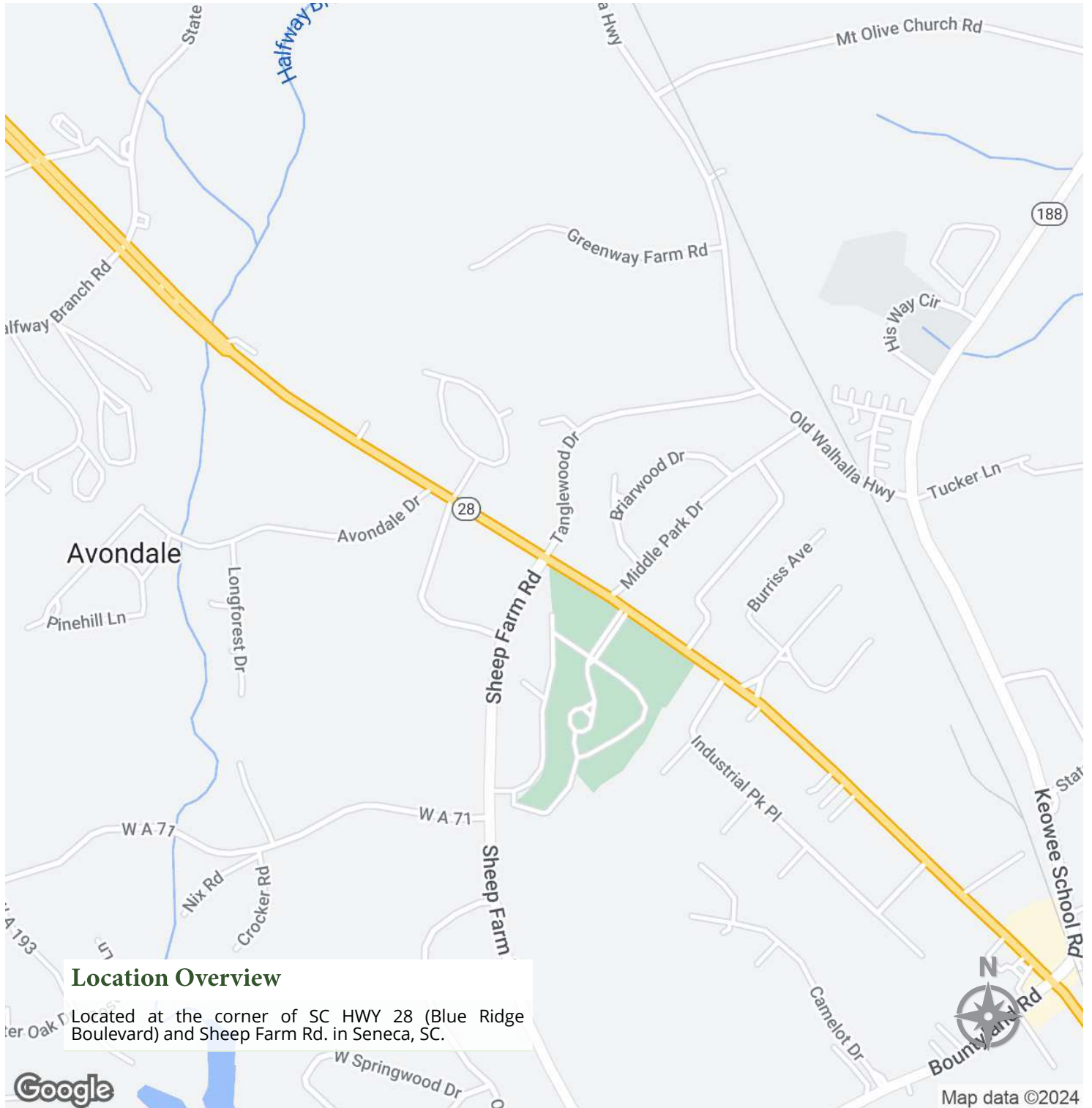




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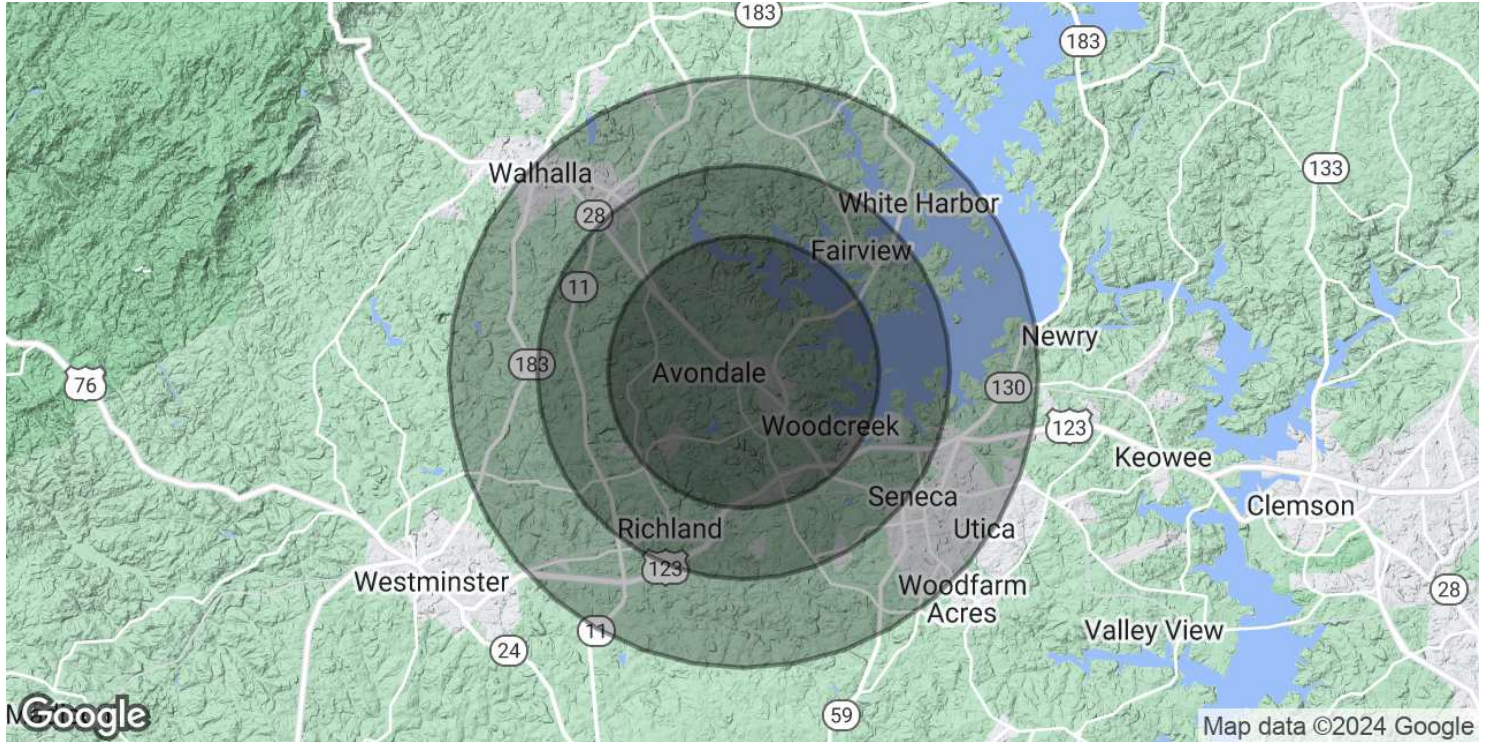


**Location Overview**

Located at the corner of SC HWY 28 (Blue Ridge Boulevard) and Sheep Farm Rd. in Seneca, SC.

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**Population**

	2.3 Miles	3.5 Miles	5 Miles
Total Population	5,100	12,017	27,692
Average Age	50	48	45
Average Age (Male)	48	47	44
Average Age (Female)	52	50	47

**Households & Income**

	2.3 Miles	3.5 Miles	5 Miles
Total Households	2,220	5,167	11,697
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$77,652	\$80,214	\$74,003
Average House Value	\$382,871	\$380,349	\$324,177

Demographics data derived from AlphaMap

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