

FOR  
SALE

# HEMBREE ROAD LAND

Anderson, South Carolina

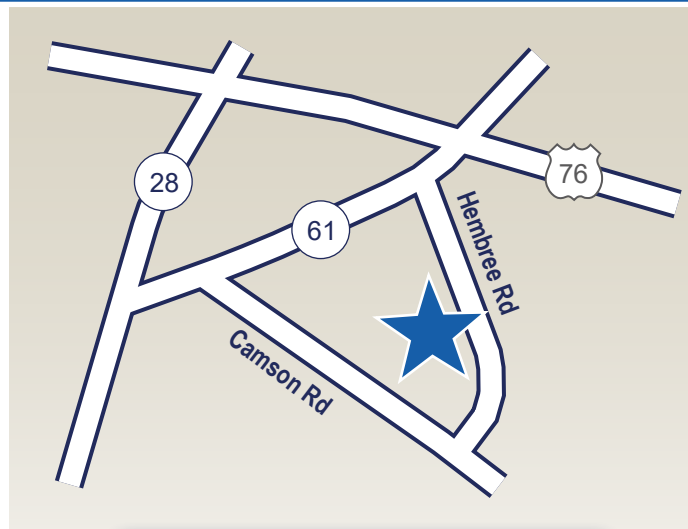
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## Commercial Land Available For Sale in Anderson, SC

### FEATURES

- +/- 61.8 Acres (Unzoned)
- TMS#: 121-00-01-001 (Anderson County)
- Great location, less than one mile from Clemson Boulevard, Anderson's Dominant Retail Corridor (Traffic Count: 32,000 VPD)
- Sewer available on site
- Frontage on 3 different roads:
  - 2,400' of frontage on Hembree Road
  - 1,000' of frontage on Camson Road
  - 950' of frontage on Overbrook Drive
- Ideal for multifamily or industrial development
- Asking Price: \$4,635,000 (\$75,000/AC)



**McCOY WRIGHT**

COMMERCIAL REAL ESTATE

For more information, please contact:

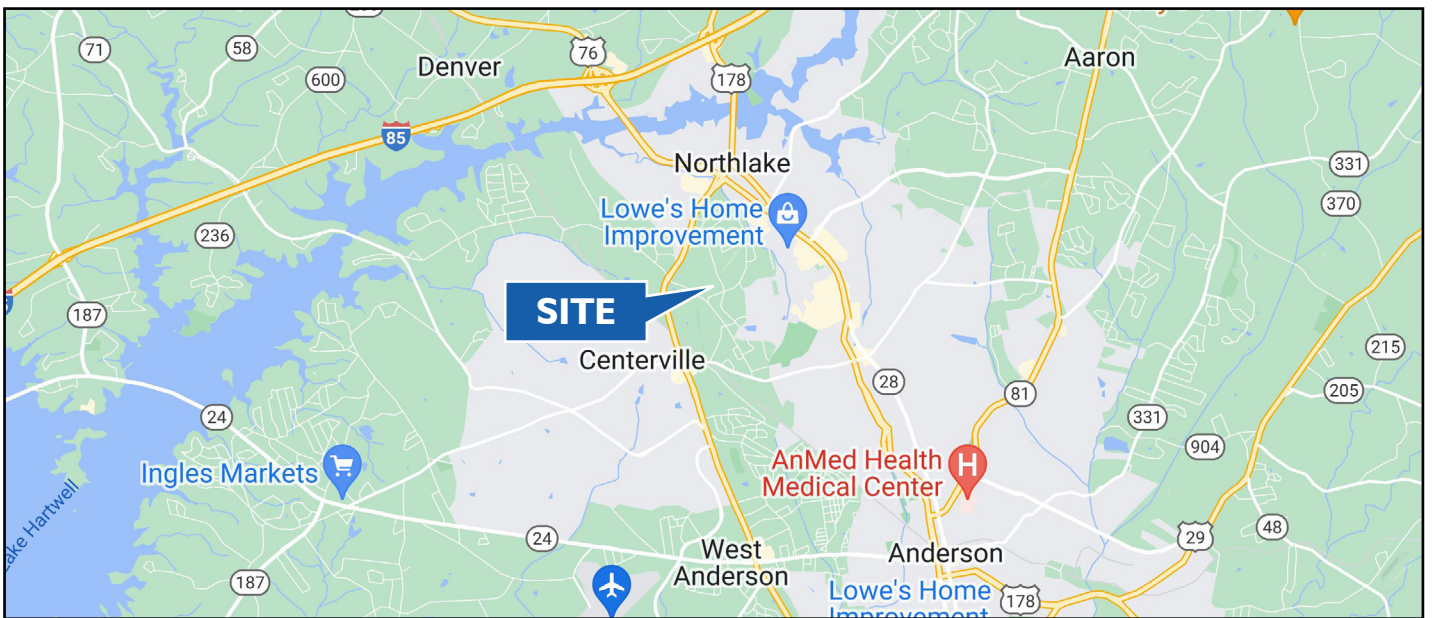
**John Wright, Jr., CCIM, President**

864-224-3503 • [johnjr@mccoywright.com](mailto:johnjr@mccoywright.com)

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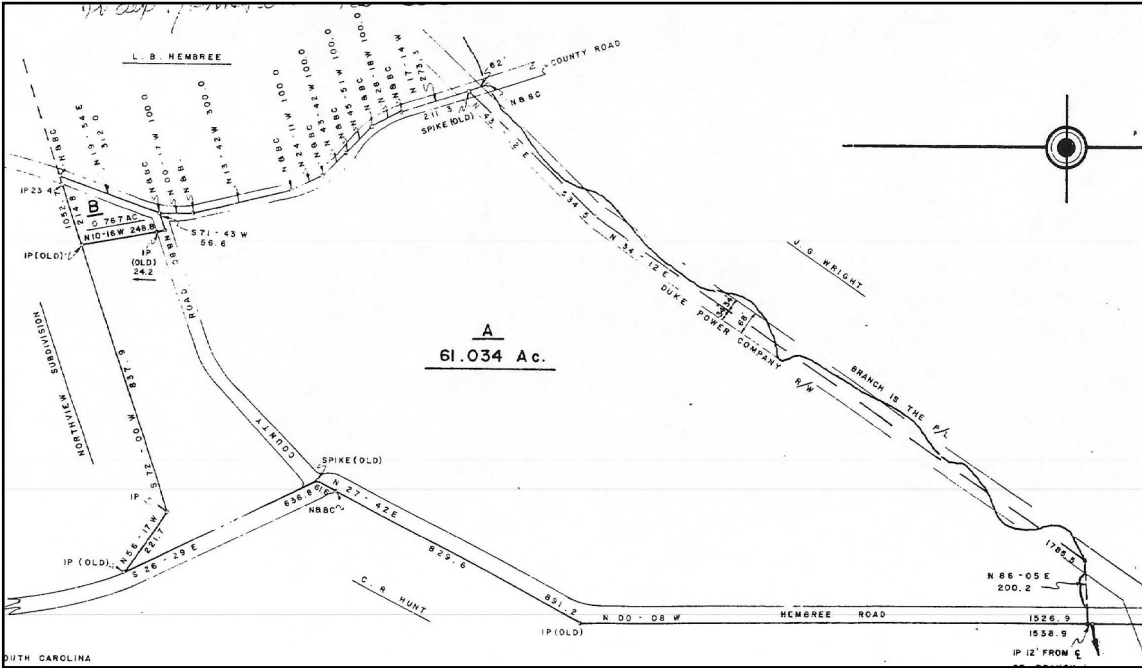


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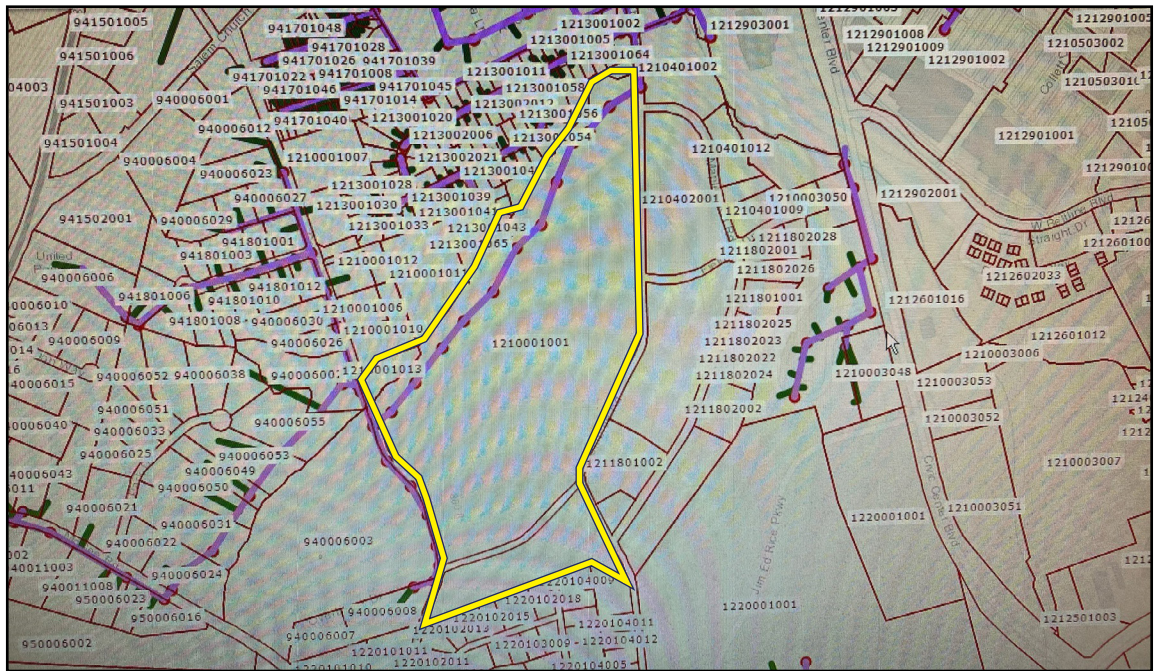
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SURVEY

SEWER  
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