

**FOR SALE**

**+/- 36.75 Acres**

**NORTH MOUNTAIN STREET & JOHNS CROSS ROAD  
ROAD**

Blacksburg, SC 29702

**PRESENTED BY:**

**CHANDLER CUNNINGHAM**

O: 336.250.2539

chandler.cunningham@svn.com

SC #112715



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$795,000
<b>ZONING:</b>	Unzoned
<b>LOT SIZE:</b>	+/- 36.75 Acres
<b>PRICE / ACRE:</b>	\$21,633
<b>APN*:</b>	171-00-00-010.000*

## PROPERTY OVERVIEW

SVN Blackstream proudly presents "Parcel C" located within the I-85 corridor in Cherokee County for sale. This +/- 36.75 Acre property features an estimated 1,465 linear feet of frontage across North Mountain Street and Johns Cross Road.

The property is in a Federal Opportunity Zone, offering tax incentives for commercial developers. The property is +/- 1.2 Miles from Southbound Interstate Exit 102 and incoming GBPW Interstate 85 Sewer Project is expected to bring further vitality to the area. The Property is 35 miles from Charlotte Douglas International Airport and 48 miles from the Greenville - Spartanburg International Airport.

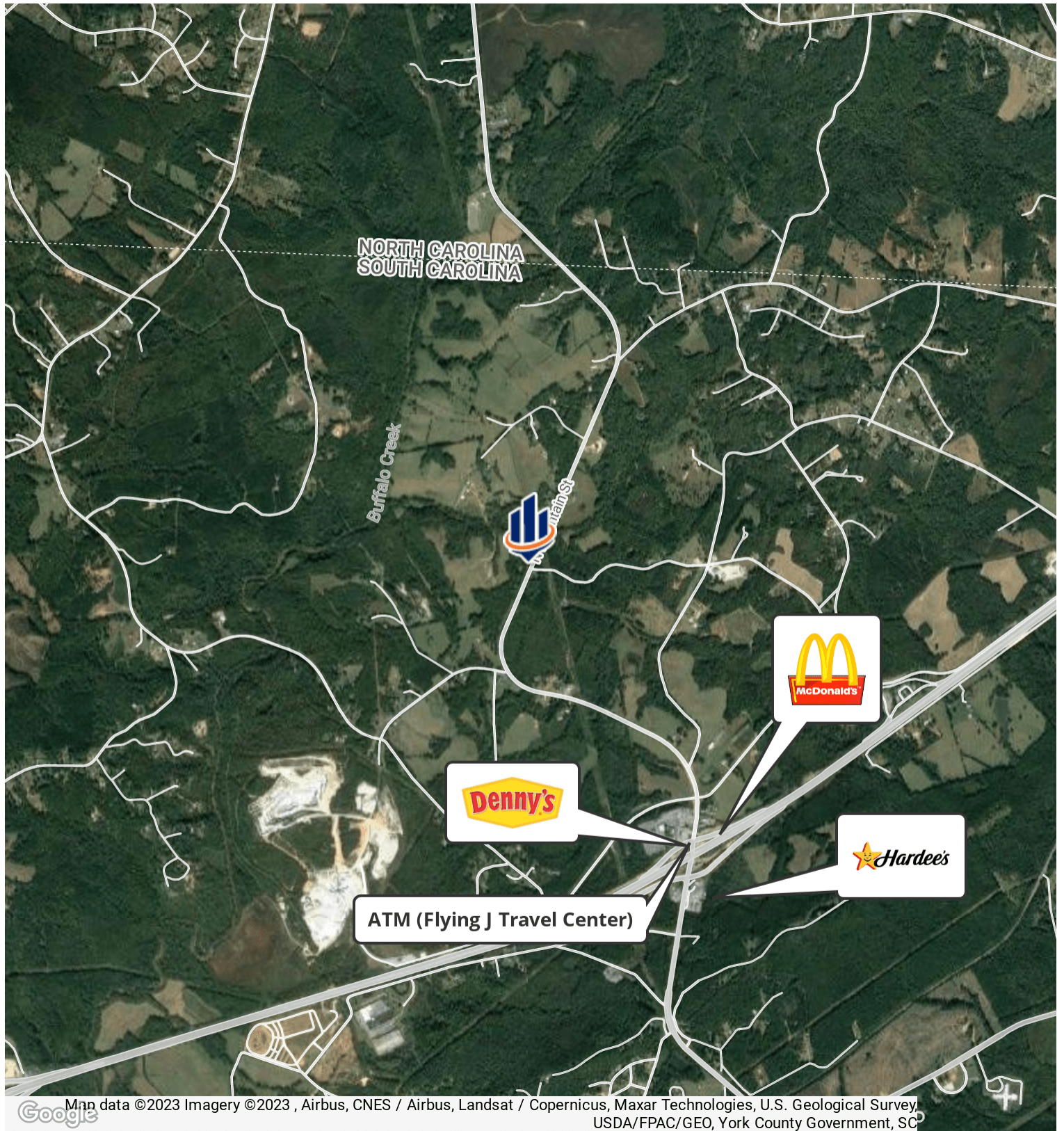
The Property features adjacent substation owned by Central Electric Power Cooperative (Broad River Electric) and Water is provided by the Town of Blacksburg Municipality.

\*This "Parcel C" is a subdivided portion of the greater Tax Map Parcel. Acreage Amounts are approximations made by Broker

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# LOCATION MAP



Google

Map data ©2023 Imagery ©2023, Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, York County Government, SC

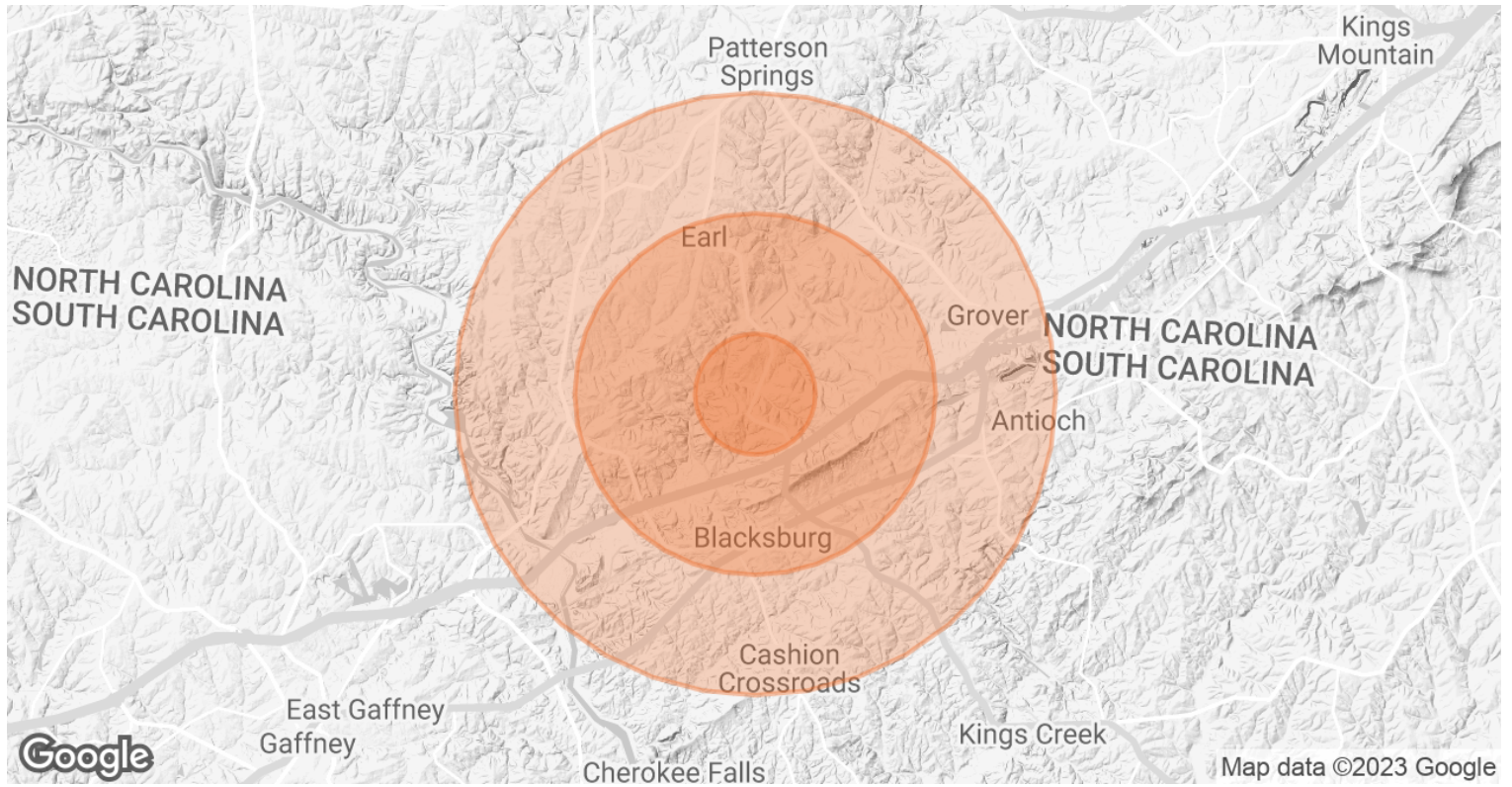
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	303	4,126	12,995
<b>AVERAGE AGE</b>	48.2	41.2	39.1
<b>AVERAGE AGE (MALE)</b>	40.9	40.3	39.0
<b>AVERAGE AGE (FEMALE)</b>	51.6	41.4	40.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	126	1,799	5,738
<b># OF PERSONS PER HH</b>	2.4	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$52,993	\$44,542	\$40,938
<b>AVERAGE HOUSE VALUE</b>	\$101,648	\$105,213	\$97,956

\* Demographic data derived from 2020 ACS - US Census

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