

FOR SALE

00 Trade Street Clinton, SC 29325



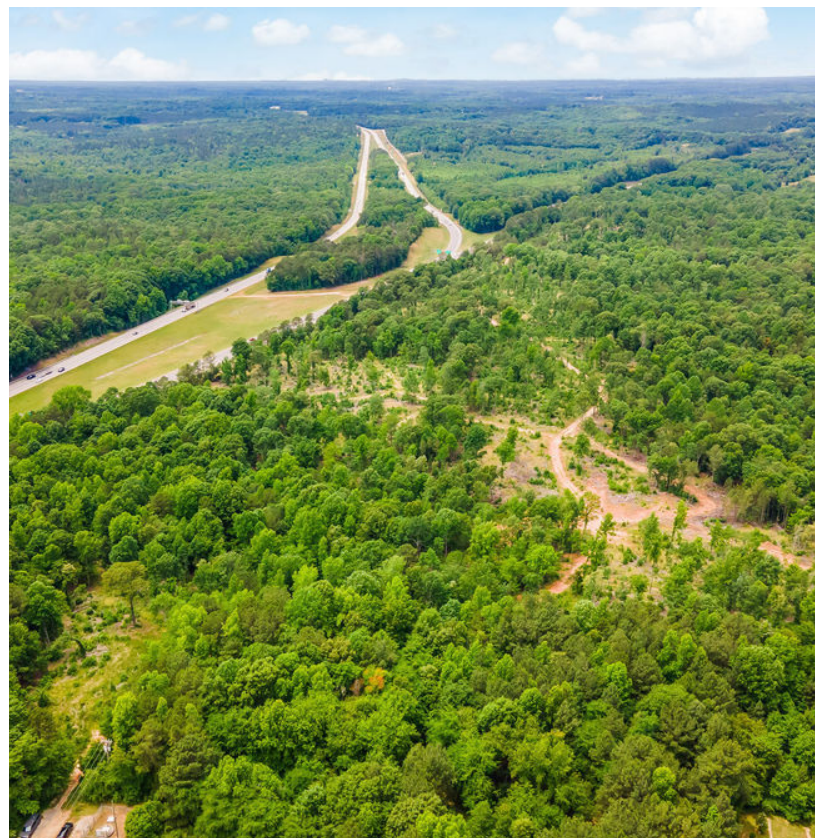
\$8,500 PER ACRE



Clinton Highway 56 Tract

Land | ±118.56 Acres

- Mixed Use Development Opportunity
- Tax Map No: 901-35-01-001 Laurens County
- Located across from a Rapidly Growing Commercial Development
- Substantial Visibility of Property from I-26 at merger I-385 & I-26
- < .1 Miles from I-26 Immediate Proximity to Major Retail
- Close Proximity to I-85 & I-26
- Zoning - Industrial
- Adjacent to Quality Inn and other prominent retailers including Subway, Wendys, Hardees, Comfort Inn
- 2017 SCDOT Traffic Count – 48,600 VPD
- Water & Sewer Available w/ installation of Lift Station



Tyler Whims
+1 864 430 4507
twhims@naiearlefurman.com

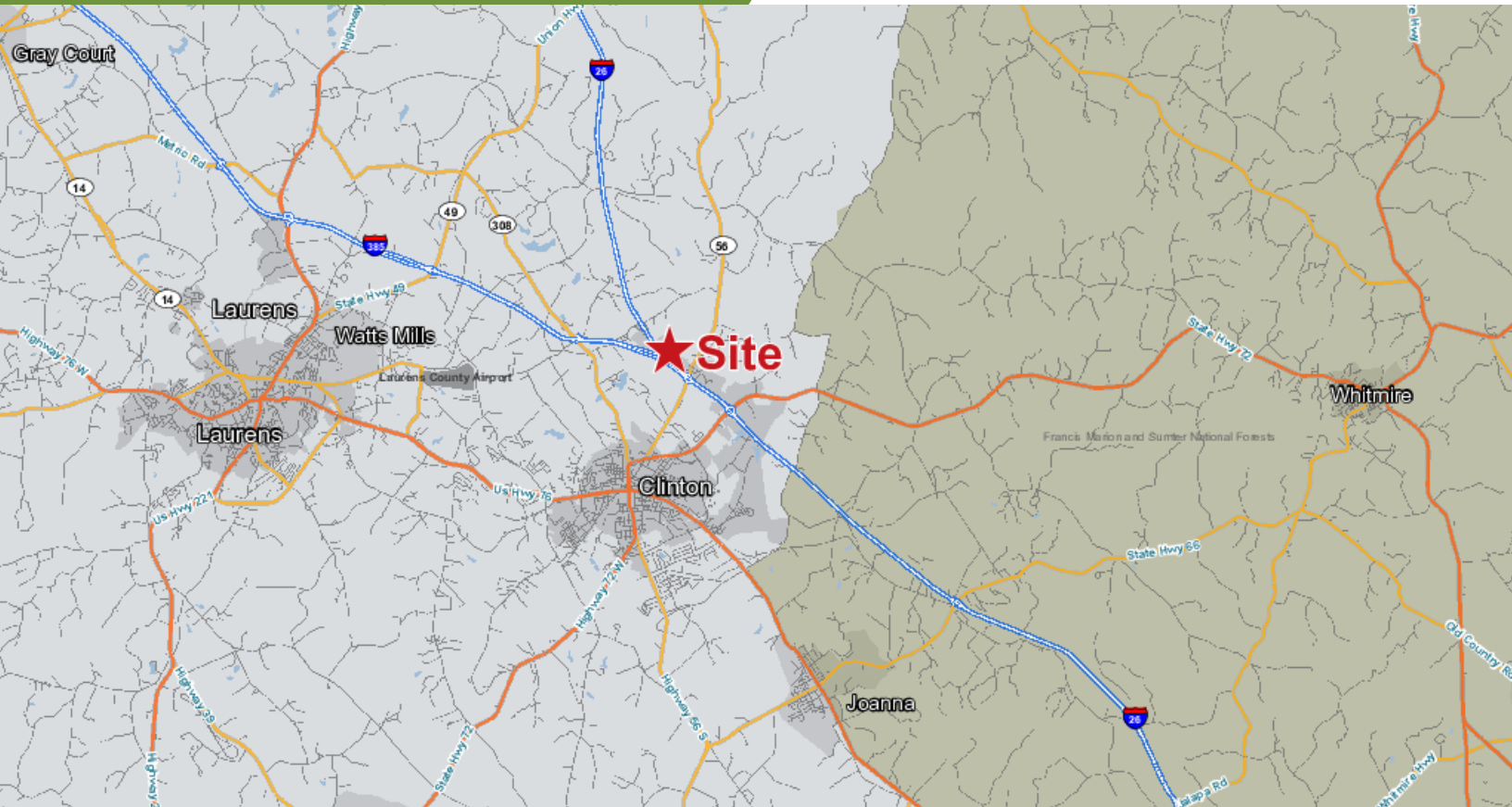
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



101 E Washington St
Greenville, SC 29601
naiearlefurman.com

Site Location

00 Trade Street Clinton, SC 29325



✉ Tripp Taylor
+1 864 610 5263
ttaylor@naiearlefurman.com

✉ Tyler Whims
+1 864 430 4507
twhims@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 101 E Washington St
Greenville, SC 29601
naiearlefurman.com

+/- 118 Acres Available
Clinton, SC 29325



Clinton Highway 56 Tract



Google

Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

✉ **Tripp Taylor**
+1 864 610 5263
ttaylor@naiearlefurman.com

✉ **Tyler Whims**
+1 864 430 4507
twhims@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.





Clinton Highway 56 Tract

00 Trade Street
Clinton, South Carolina 29325

Major Local Employers

- ZF Transmissions | Automotive
- Laurens County School District 55 | Education
- Wal-Mart Distribution | Distribution
- Yanfeng | Automotive
- Sterilite Corporation | Industry
- Laurens County Hospital – GHS | Healthcare

Local Education Information

Zoned School

Clinton Elementary
Clinton Middle
Clinton High

Local Higher Education

Presbyterian College
Piedmont Technical College



DEMOGRAPHICS		
Stats	Population	Avg. HH Income
3 Miles	1,702	\$39,829
6 Miles	10,811	\$41,165
12 Miles	37,648	\$43,034

