

Ekomp Beach

Laurens, SC 29360



± 112 ACRES IN LAURENS, SC | FOR SALE

PROPERTY AND LOCATION HIGHLIGHTS

- P/O Laurens County Tax Map #203-00-00-009
- Unzoned | Unrestricted w/ Superb Location & Excellent Visibility
- Best Use: Outstanding Recreational Potential with the Option for Residential Homesite
- Ample Road Frontage: ±1,270 Linear Feet on Ekomp Beach Road
- Rolling/Level Topography | Mature Hardwoods & Pines Water
- Access: Creek & Reedy River Access with River Front Views
- Additional Acreage Available
- Zoned for: Waterloo Elementary | Hickory Tavern Middle | Laurens Dist 55 High School
- Possible Utilities – Underground Utilities, Public Water, Septic
- *Acreage and Utility to be verified by Buyer or Buyer's Agent

OFFERING SUMMARY

Sale Price: \$824,900

Lot Size: ± 112 AC

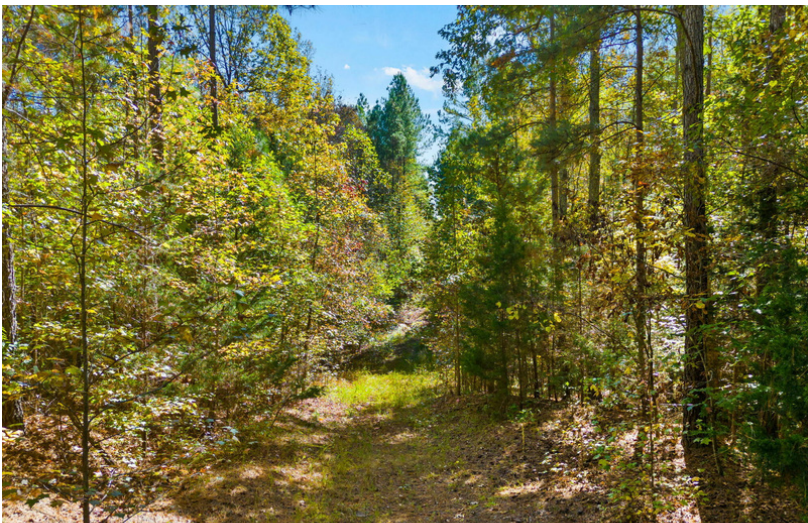
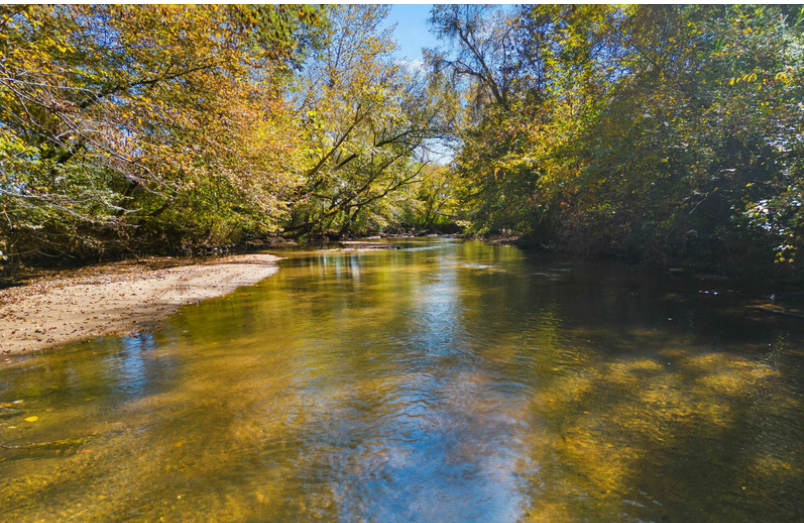


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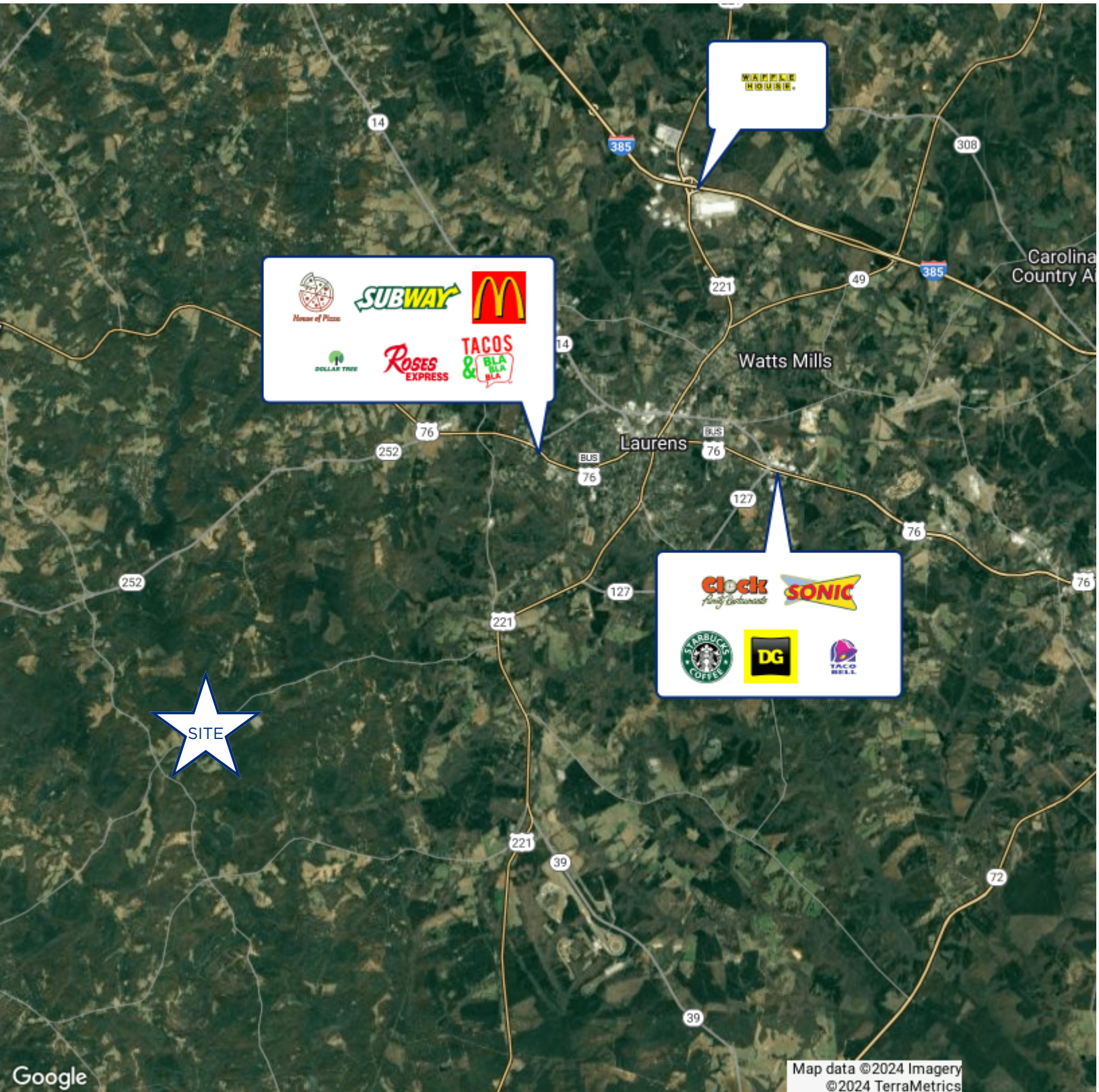


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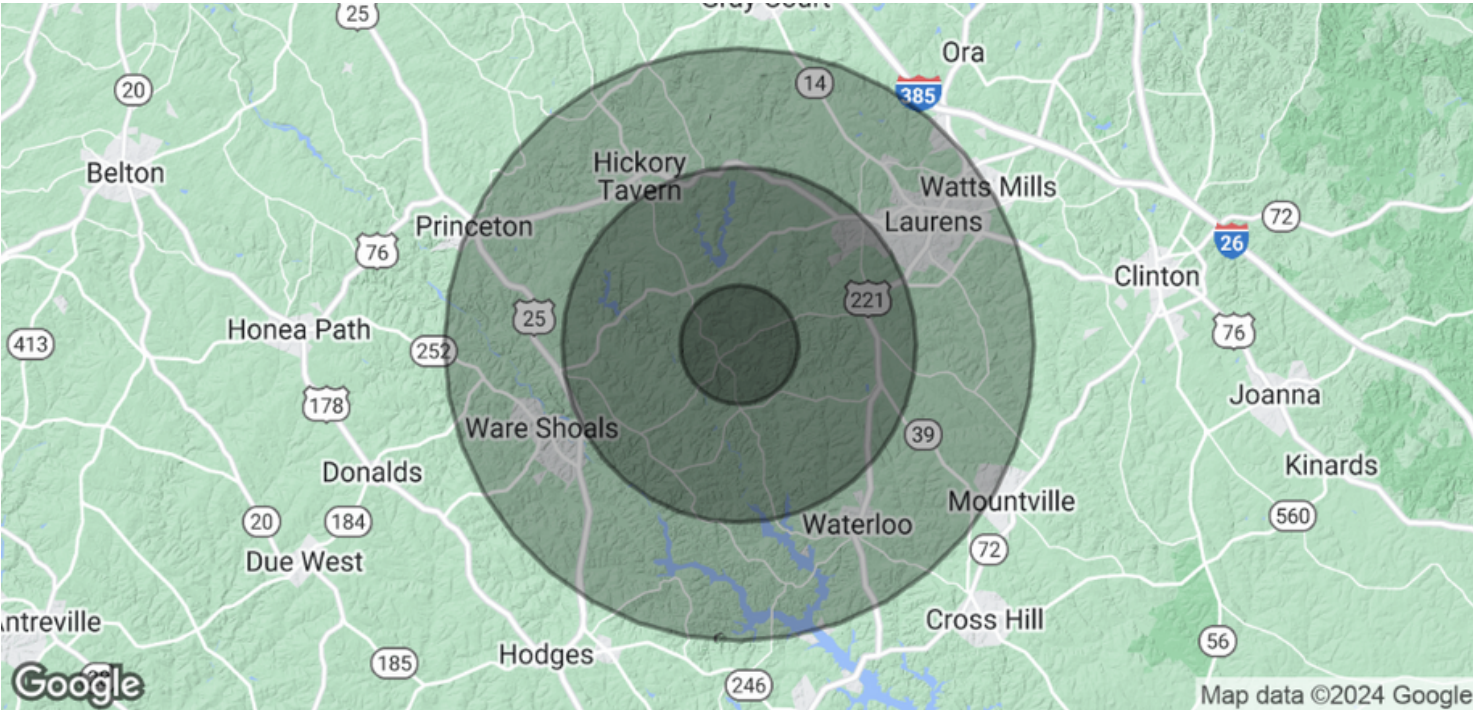


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LOCAL DEMOGRAPHICS



POPULATION	2 MILES	6 MILES	10 MILES
Total Population	518	7,179	34,076
Average Age	46.2	43.6	42.8
Average Age (Male)	42.4	40.1	40.3
Average Age (Female)	48.4	45.8	44.1

HOUSEHOLDS & INCOME	2 MILES	6 MILES	10 MILES
Total Households	257	3,247	16,187
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$49,286	\$52,546	\$46,649
Average House Value	\$203,924	\$154,235	\$111,881

* Demographic Data Derived From 2020 ACS - US Census