

FOR SALE

±12.50 Acres in Anderson, SC



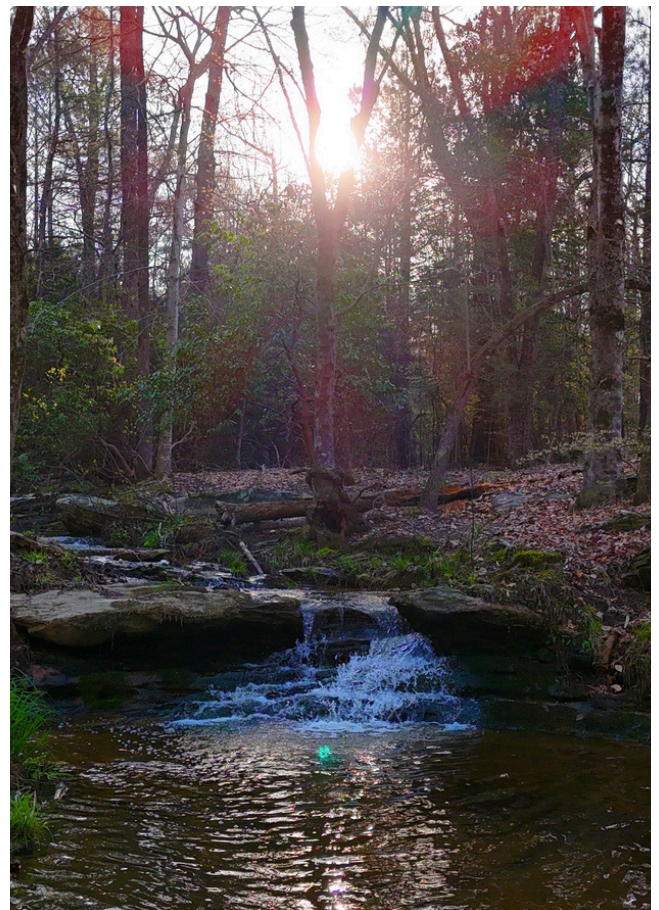
CREEKSIDE SANCTUARY | TRACT THREE

PROPERTY AND LOCATION HIGHLIGHTS

- Anderson County TMS Numbers: 2090007007
- Road Frontage on Asaville Church Road
- Topography: Gently rolling
- Zoning: None
- Water Features: Stunning creek frontage on the backside of the property
- Located 8 minutes from Lake Secession and boat ramp access.
- Located 8 minutes from the famous Grits & Groceries restaurant.
- Located 6 minutes to Johns Country Cooking Cafe and Crawford's Country Store.
- Brand new dollar general coming soon 4 minutes up the road.
- Very peaceful surrounding area while being well located to any necessities.
- Buyer has an opportunity for an affordable dream homesite with plenty of land for recreational opportunities.
- *Acreage and utility to be verified by Buyer or Buyer's Agent

OFFERING SUMMARY

Lot Size:	± 12.50 Acres
Sale Price:	\$200,000.00



KNOX DUNCAN
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REEDY PROPERTY GROUP
301 N. Main Street, Suite 501
Greenville, SC 29601
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Asaville Church Road

Anderson, SC 20621



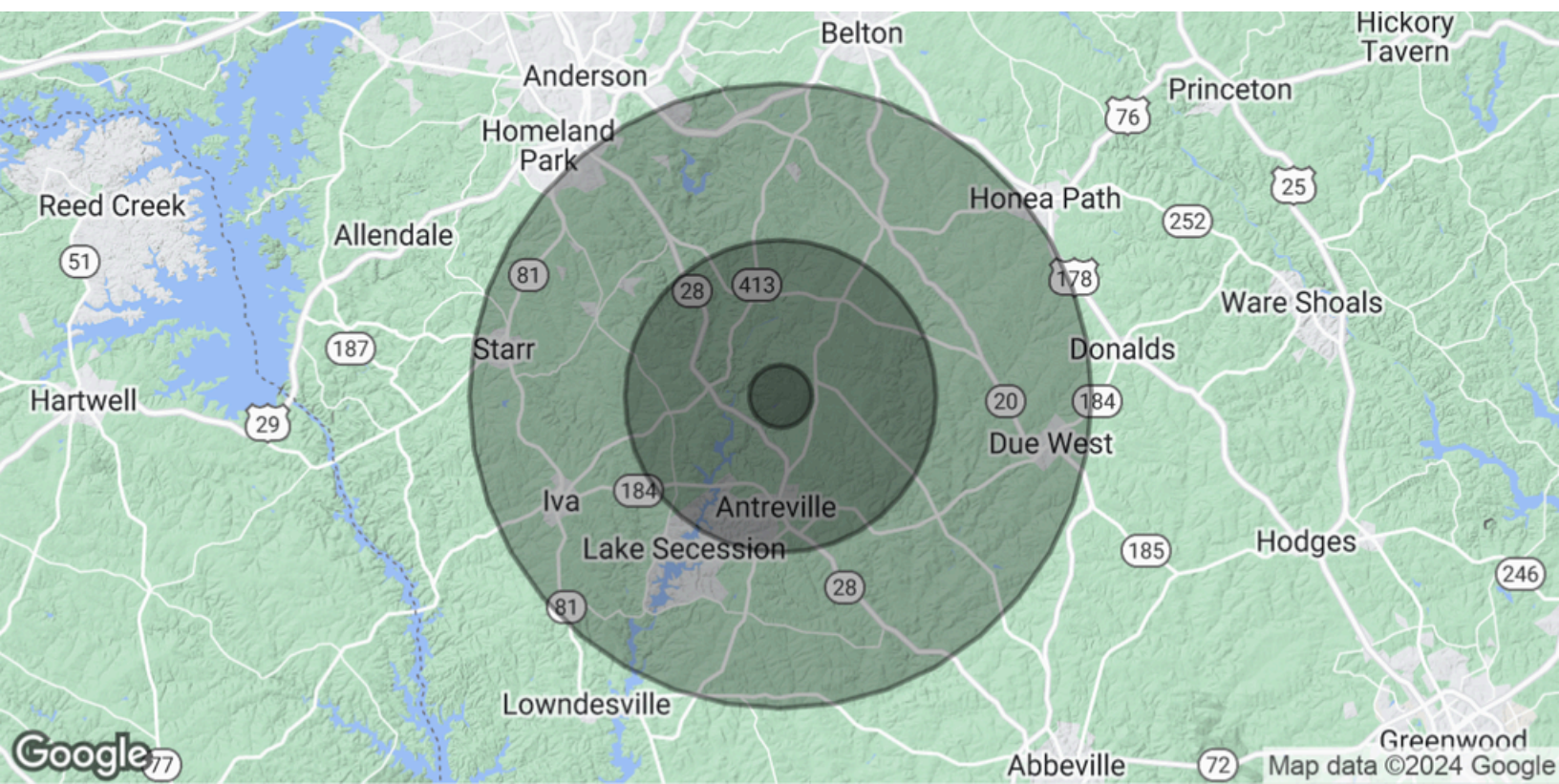
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LOCAL DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	189	4,711	31,421
Average Age	40.1	47.3	42.2
Average Age (Male)	43.2	46.2	40.0
Average Age (Female)	39.7	48.5	43.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	80	2,271	14,344
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$56,639	\$54,352	\$49,952
Average House Value	\$117,056	\$138,715	\$121,868

* Demographic Data Derived From 2020 ACS - US Census