

FOR SALE

Rare Opportunity Near GSP



NEW WOODRUFF ROAD | GREER, SC 29651

PROPERTY AND LOCATION HIGHLIGHTS

- Spartanburg County Tax Map # 9-05-02-008.06
- Located in Greer City Limits
- ±7 Minutes from I-85
- Road Frontage: ±395 Linear Feet on New Woodruff Road
- Zoned: Commercial Vacant
- Topography: Gradual Slope
- Unrestricted | Wooded in Pines
- School Zones: Woodland Elementary | Greer Middle | Greer High
- Excellent Location w/ close proximity to Hwy 185, Hwy 85, Hwy 29
- Utilities - Power, Cable, Internet, Public Water & Sewer Possible
- *Acreage and Utility to be verified by Buyer or Buyer's Agent

OFFERING SUMMARY

Lot Size:	±2.04 Acres
Sale Price:	\$450,000.00



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HWY 101 Development

Greer, SC 29651



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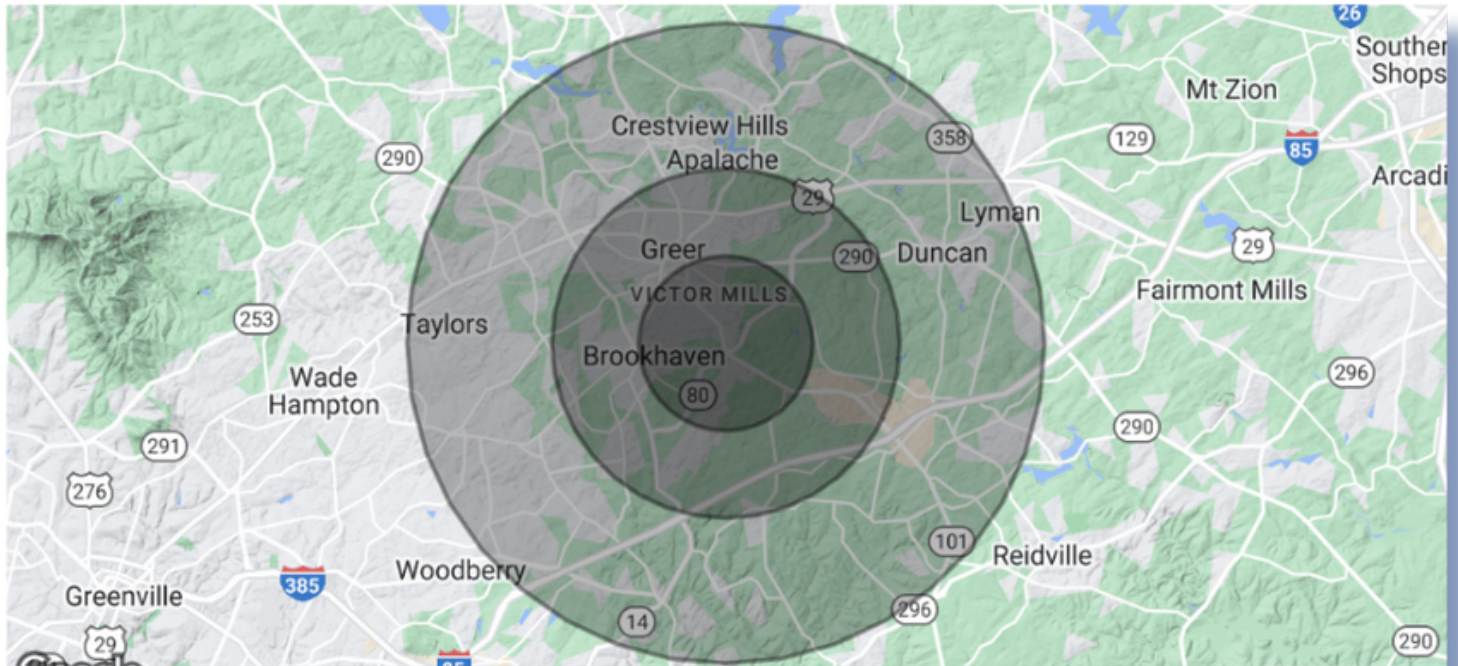
HWY 101 Development

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POPULATION	1.5 MILES	3 MILES	5.5 MILES
Total Population	6,881	26,422	90,496
Average Age	35.7	37.5	39.4
Average Age (Male)	32.7	34.6	38.4
Average Age (Female)	39.3	40.6	40.5

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5.5 MILES
Total Households	2,708	10,855	36,800
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$50,683	\$66,753	\$79,871
Average House Value	\$126,373	\$159,861	\$215,472

2020 American Community Survey (ACS)