



REEDY LAND CO.

# Twelve Mile River | Tract Two

175 Old Henderson Road  
Central, SC 29630



## Property Summary

12 Mile River is a wooded property near Clemson University with significant frontage on the Twelve Mile River, just 40 minutes from Greenville. Accessible via Old Henderson Road, it offers multiple construction sites for residences, cabins, or RV camps, with power and internet available. The land is ideal for recreation, featuring excellent hunting and beautiful waterways with small waterfalls. It lies within the Twelve Mile Blueway, providing kayaking access to Class II and III rapids. The location offers proximity to outdoor activities and public lands, with Clemson and downtown Greenville nearby.

Note: There are FEMA Flood Zone areas along the Twelve Mile River and an adjacent landfill containing sediment from dredging the Twelve Mile River. The adjacent Tract 1 is also available: 66 acres with additional river frontage.

## Property Details

- Access via Old Henderson Road
- Internal woods road provides access through the tract
- Multiple sites suitable for constructing a residence, cabin, or RV campsite
- Utilities: Power and phone/internet available; well and septic required
- No zoning or deed restrictions
- Twelve Mile River serves as a wildlife corridor with water sources attracting wildlife
- Located in the center of the Twelve Mile Blueway, a  $\pm 30$ -mile water trail with access for whitewater kayaking (Class II and III Rapids)

• *\*\*Acreage and utility to be verified by Buyer and/or Buyer's Agent*



**Sale Price:**  
\$749,000



**Lot Sizes:**  
 $\pm 62.29$  Acres



$\pm 20$  minutes to  
Clemson, SC



$\pm 30$  minutes to Lake  
Hartwell



$\pm 40$  minutes to  
Greenville, SC



$\pm 30$  minutes to Lake  
Keowee



# Parcel Overview

12 Mile River | Tract Two

±62.29 Acres





# Property Photos

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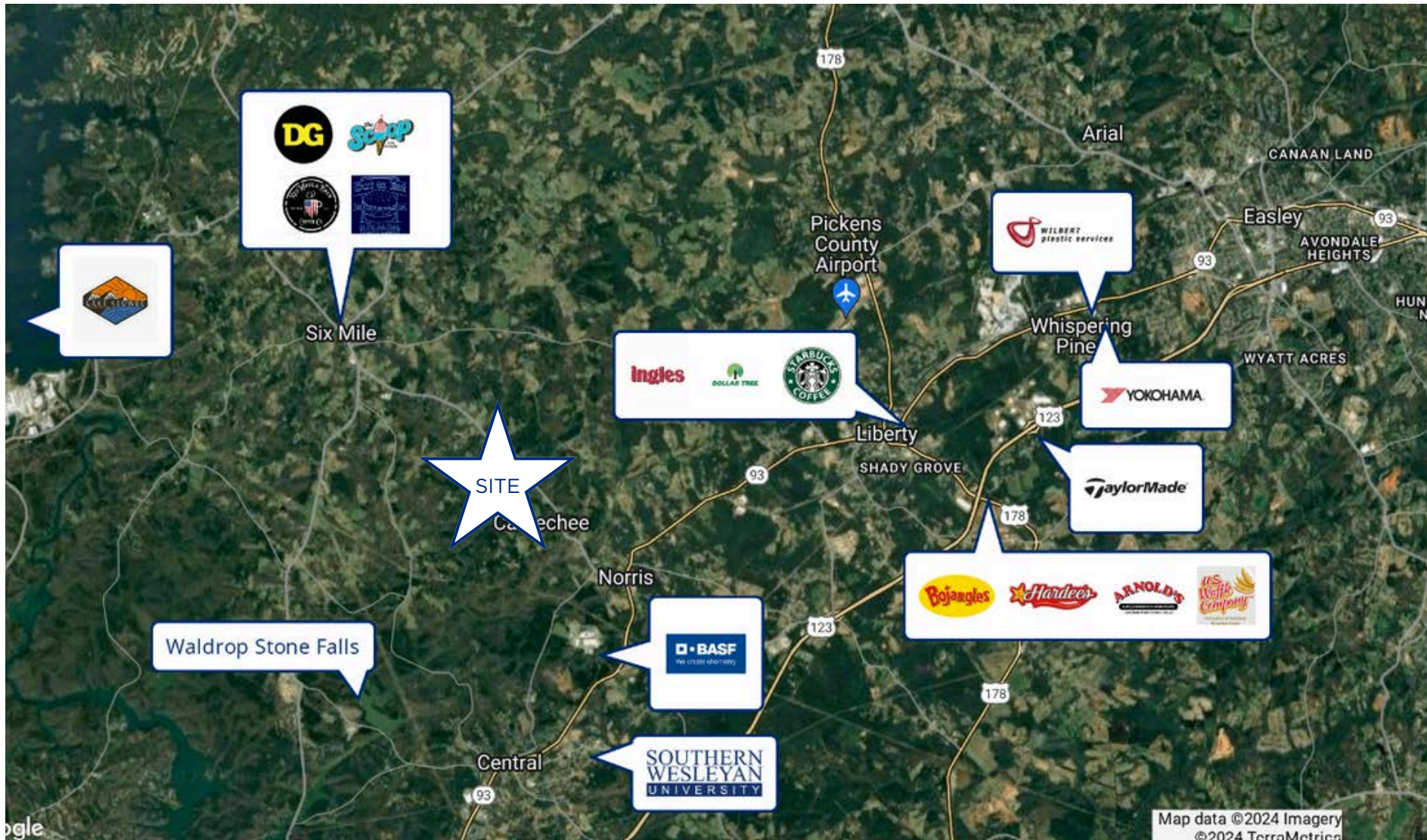




# Municipality Map

Central, SC

REEDY





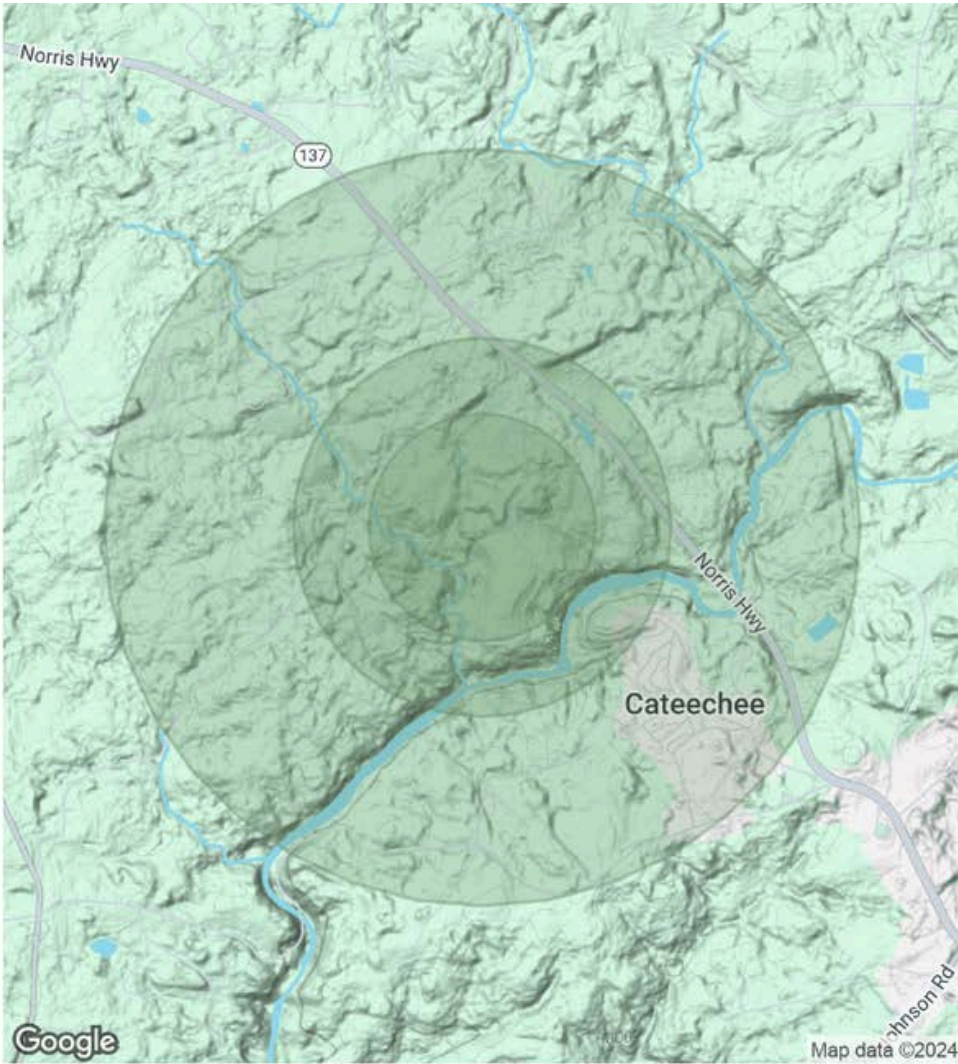
# Local Demographics

Central, SC

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	37	159	730
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	62	288
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$75,240	\$74,721	\$72,722
Average House Value	\$271,457	\$266,318	\$243,460

Demographics data derived from AlphaMap





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REEDY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.





# Who We Are

Reedy Land Co

REEDY

## LAND IS MORE THAN DIRT. IT'S YOUR LEGACY.

Whether you're building on a dream or managing generational wealth, the land you choose to call home is deeply personal.

People. Loyalty. Trust. These are the foundations of our approach to real estate. We connect people to places. We guide development for future generations. And, we transform your vision of the "good life" into your everyday life.

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