

445 Blairwood Court Spartanburg, SC 29303



46-Unit Residential Development Site on $\pm$ 18.41 AC | For Sale

PROPERTY AND LOCATION HIGHLIGHTS

- Forty-six (46) permitted lots in Spartanburg County – North side of Spartanburg near Boiling Springs
- Perfect site for a local builder or entry-level national builder
- $\pm$ 7 miles to new Spartanburg Baseball stadium
- $\pm$ 1.5 miles to I-85
- Less than 4 miles to I-26/I-85 interchange
- $\pm$ 0.5 miles to Spartanburg City line
- Less than 2 miles from Highway 29 / Wade Hampton
- Less than 0.25 miles from Highway 9
- Less than 3 miles from Boiling Springs
- Road Frontage: $\pm$ 500 Ft
- Zoned: Residential
- Topography: Relatively flat
- Utilities: Power, Water, and Sewer available
- Laurens County TMS#: 7-08-01-128.00
- **Acreage and utility to be verified by Buyer and/or Buyer's Agent*

OFFERING SUMMARY

Sale Price: \$499,000.00

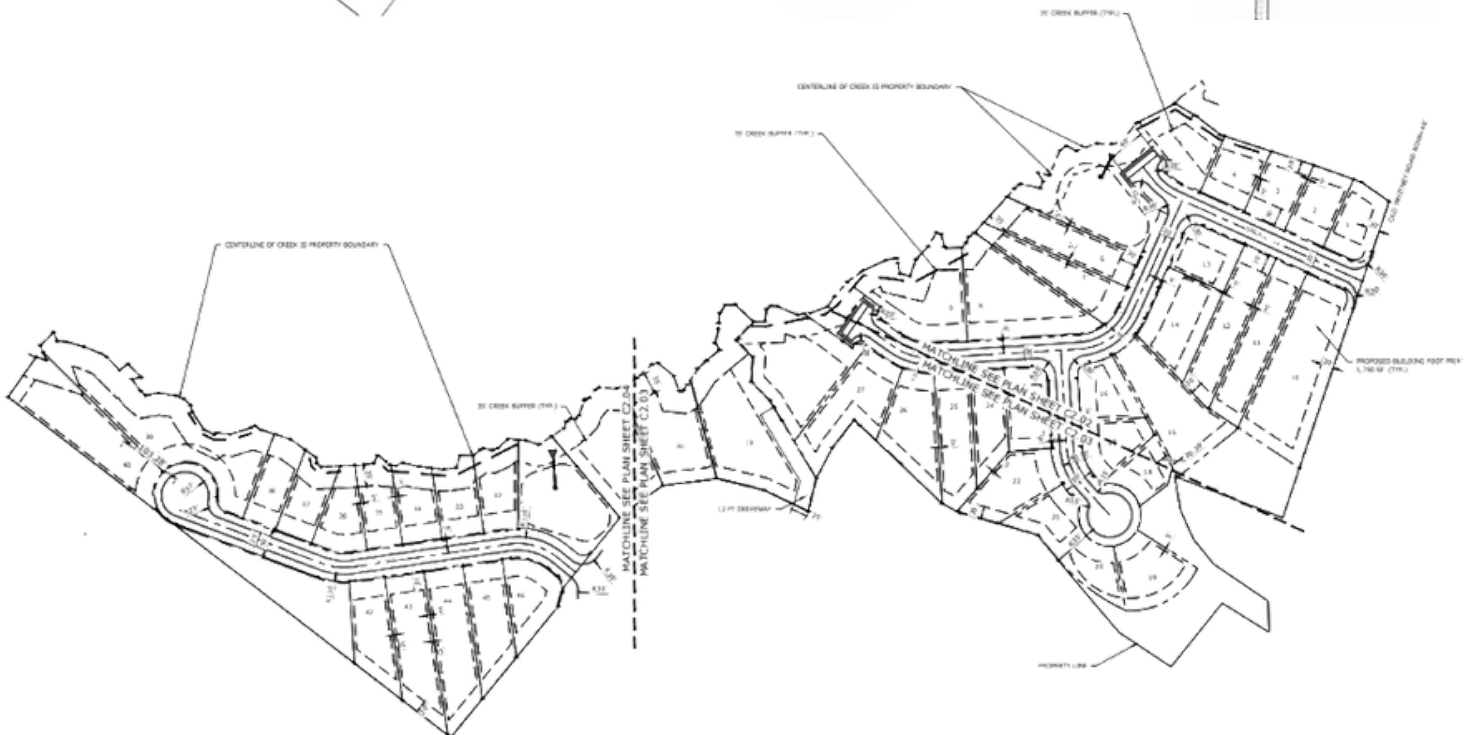
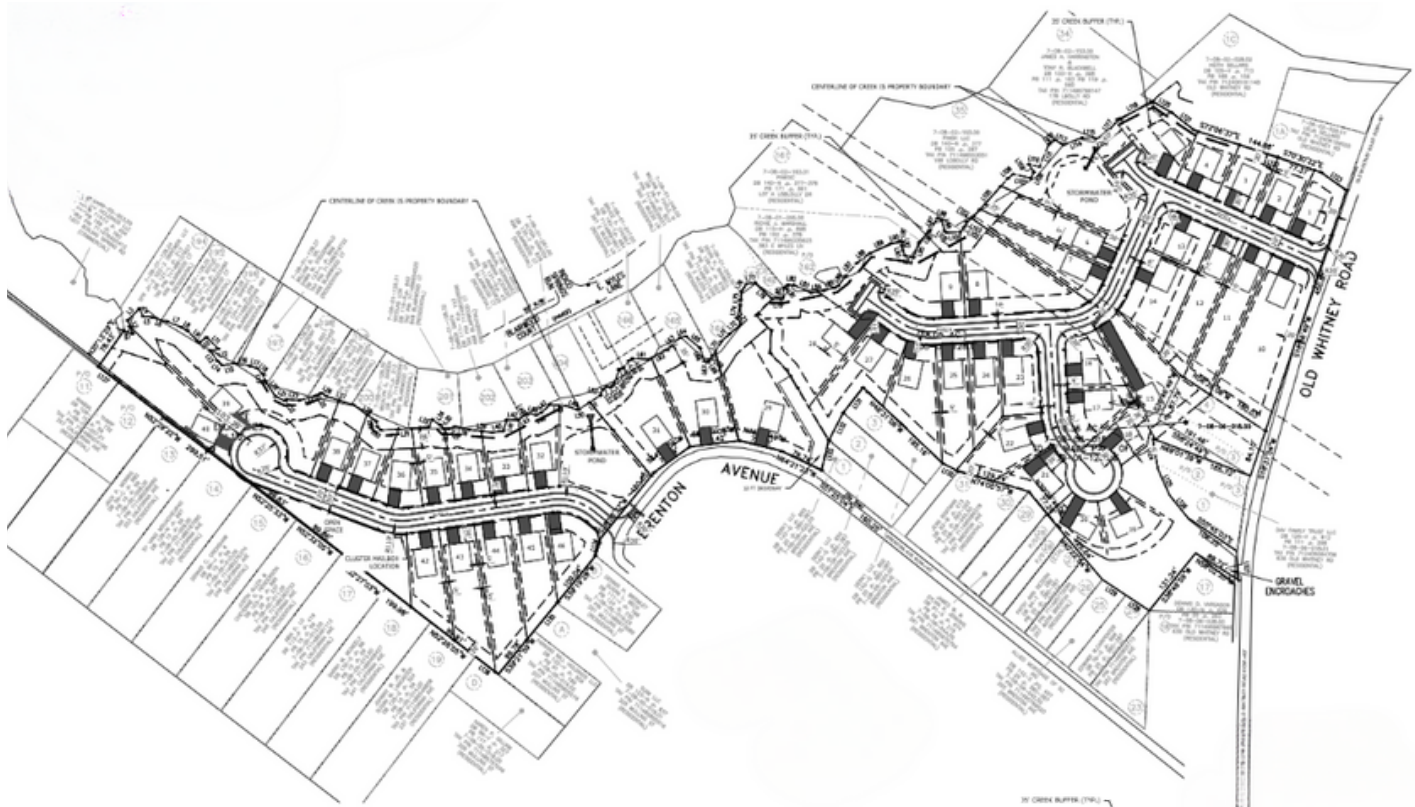
Lot Size: $\pm$ 18.41 AC

TYLER WHIMS
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REEDY PROPERTY GROUP
301 N. Main Street, Suite 501
Greenville, SC 29601
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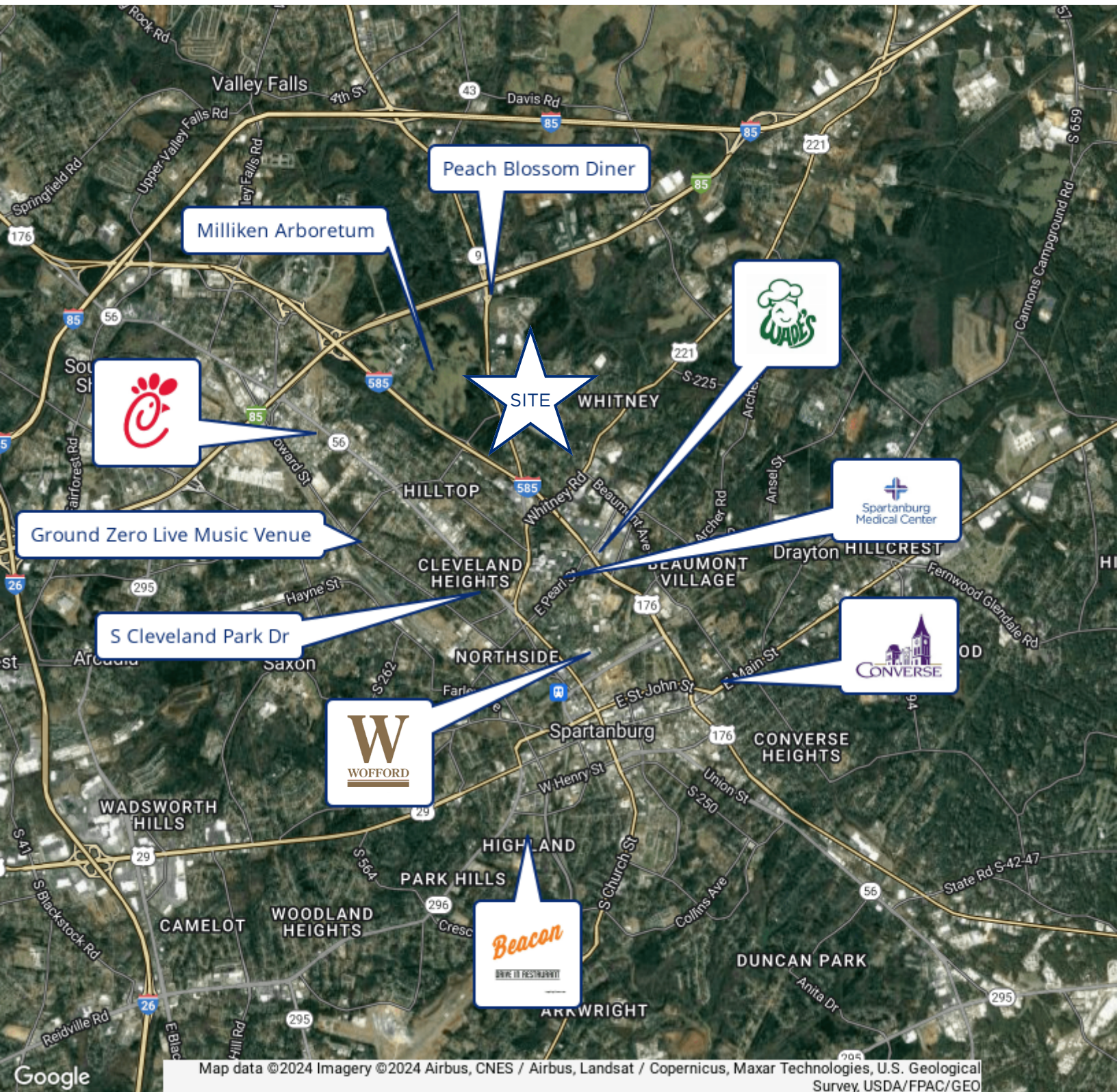


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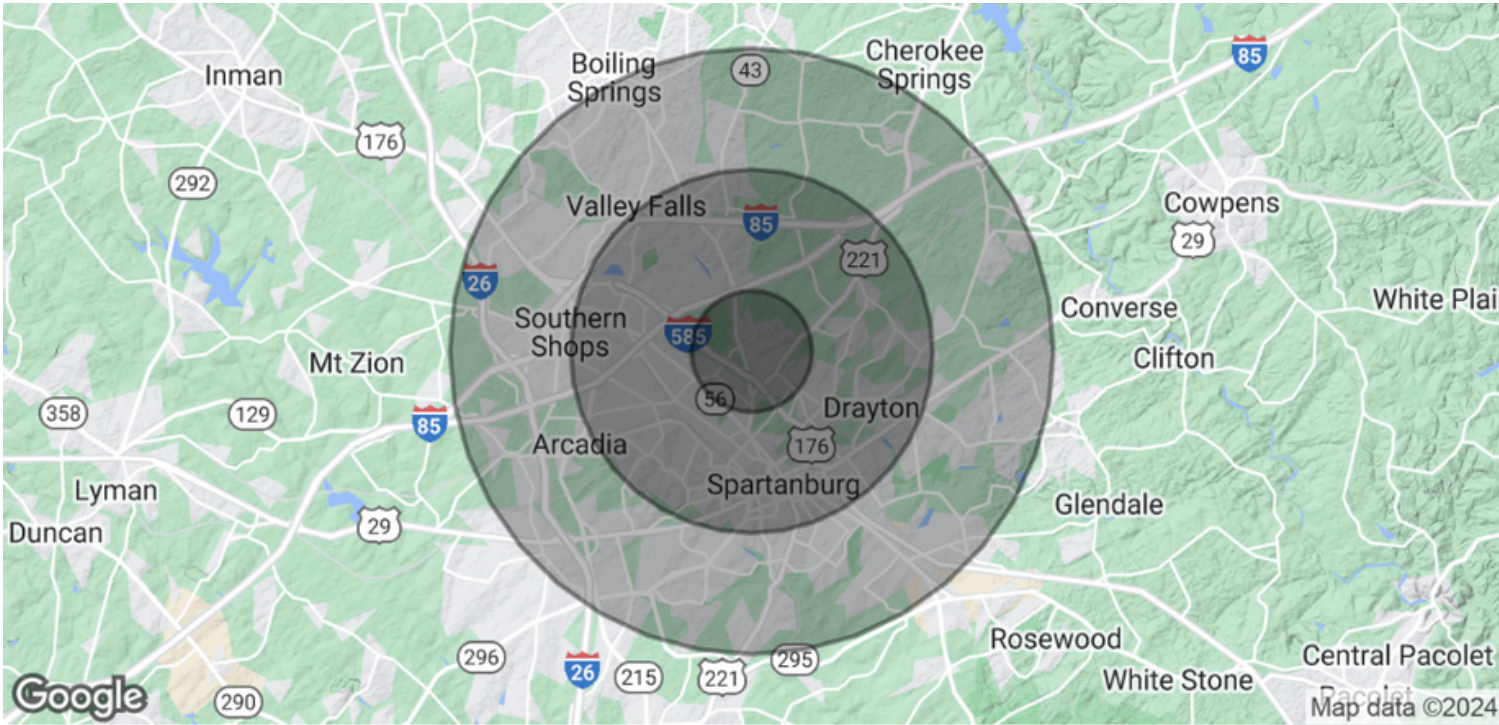


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,926	37,697	94,847
Average Age	38.5	34.4	35.7
Average Age (Male)	41.4	34.5	34.7
Average Age (Female)	39.4	36.0	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,800	15,839	41,240
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$38,049	\$42,686	\$53,463
Average House Value	\$93,544	\$102,074	\$129,592

* Demographic data derived from 2020 ACS - US Census

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