

HIGHWAY 93 COMMERCIAL OPPORTUNITY

±10.17 Acres in Pickens County



607 OLD GREENVILLE HWY CLEMSON, SC 29631 • FOR SALE



PROPERTY HIGHLIGHTS

- Pickens County Tax Map #s: 4054-11-75-1713, 4054-11-65-8807, 4054-11-65-7410, 4054-11-65-6587
- ±10.17 Acre Corner Lot with Commercial Opportunity on Old Greenville Highway, Clemson, SC
- Road Frontage: ±870 Linear Feet on Old Greenville Highway
- Zoned RM1; Level Topography with Excellent Visibility
- Zoned for: Clemson Elementary | Edwards Middle | Daniel High School
- Utilities – Power, Water, Cable, Internet, Sewer, Septic
- 2021 SCDOT Traffic Count – 17,000 VPD on Old Greenville Hwy
- 2021 SCDOT Traffic County – 25,800 VPD on Tiger Blvd
- *Acreage and Utility to be verified by Buyer or Buyer's Agent

LOCATION DESCRIPTION

- ±5 Minutes to Downtown Clemson
- ±19 Minutes from Easley
- ±25 Minutes from Pickens
- ±37 Minutes to Downtown Greenville

DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total Households	8,172	14,082	20,282
Total Population	17,969	33,835	48,111
Average HH Income	\$62,906	\$59,011	\$59,227

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	±10.12 Acres

CHASE STYLES

Associate
864.365.5440
cstyles@reedygpg.com

REEDY COMMERCIAL
P.O. Box 17009
Greenville, SC 29606
864.568.5102
reedycommercial.com

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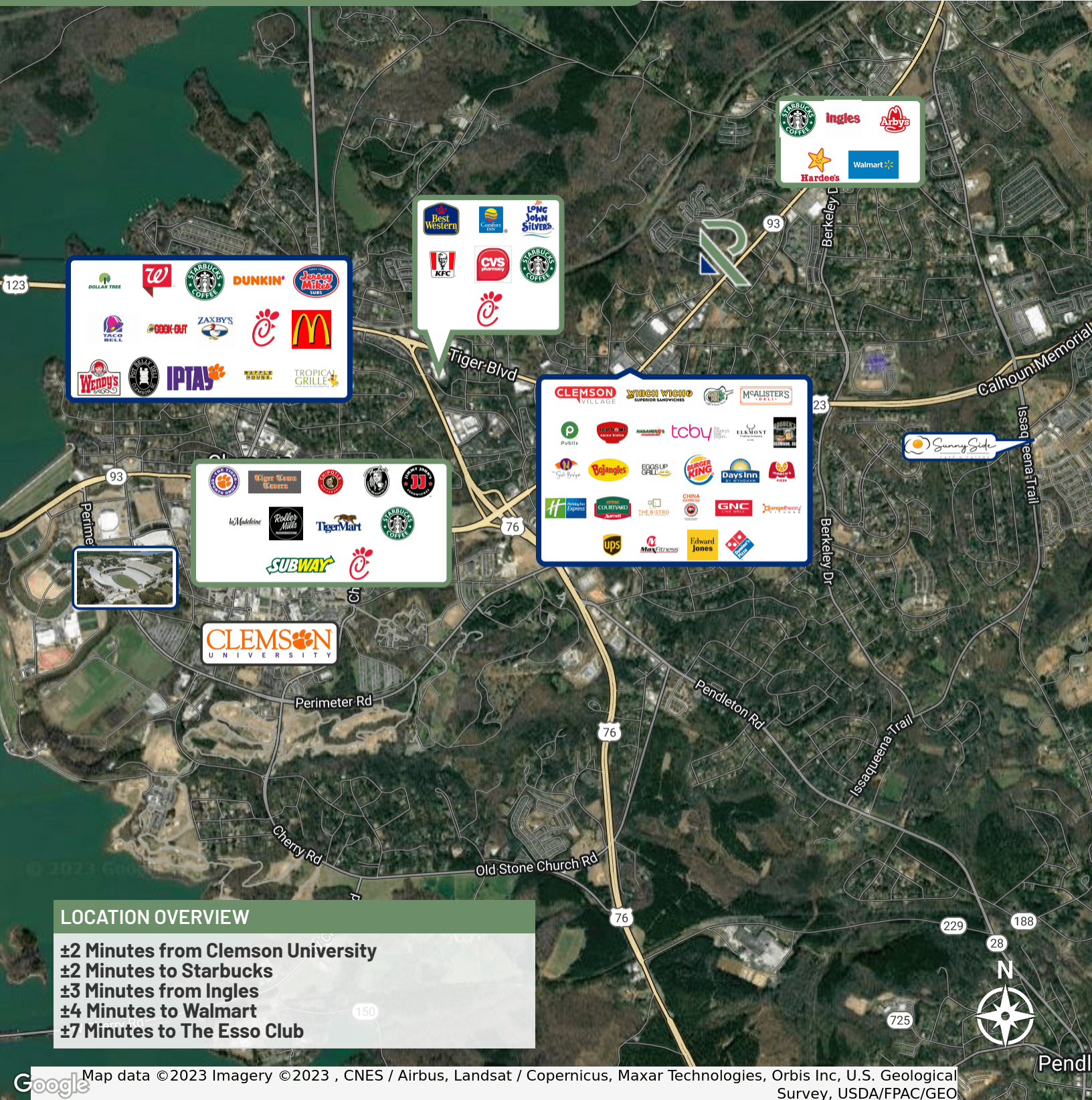
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LOCATION OVERVIEW

- ±2 Minutes from Clemson University
- ±2 Minutes to Starbucks
- ±3 Minutes from Ingles
- ±4 Minutes to Walmart
- ±7 Minutes to The Esso Club

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