

FOR SALE

± 36 Unzoned Acres Off of Exit 10, I-385



Old Orchard Retreat | 00 Twister Dr Gray Court, SC 29645

PROPERTY AND LOCATION HIGHLIGHTS

This unrestricted 36-acre recreational tract or homesite is a well positioned investment. Pulling off 385 from exit 10, you'll drive 6 minutes through beautiful farmland before arriving at the gate. Leaving the gate, you can be in Downtown Laurens, Woodruff, Simpsonville, or Fountain Inn all in 20-minutes or less. Additionally, you are just 35-minutes to Downtown Greenville or one hour from Downtown Columbia. The land holds great potential to be an exceptional hunting tract with minimal maintenance, and has been used as such for many years. The property sits in the midst of increasing property values, but is currently sheltered by adjacent managed timber tracts and farms. Don't miss this opportunity to purchase affordable acreage with exceptional proximity to life's finer things.

Additional Noteworthy Information:

- Laurens County TMS#: 319-00-00-007
- Zoning: Unzoned
- Best Use: Recreational and/or Homesite
- Road Frontage: ±1,000 linear feet on Twister Drive
- Topography: Gently rolling
- Natural Features: Pasture Land, Hardwoods, and Pines
- Possible Utilities: Power, Septic, and Well
- Schools: Laurens High, Gray Court Owings Middle and Elementary School.
- *Acreage and utility to be verified by Buyer or Buyer's Agent

OFFERING SUMMARY

Lot Size: ± 36 Acres

Sale Price: \$375,000.00

KNOX DUNCAN

864.608.0029

kduncan@reedypg.com

REEDY PROPERTY GROUP

301 N. Main Street, Suite 501

Greenville, SC 29601

reedyccommercial.com

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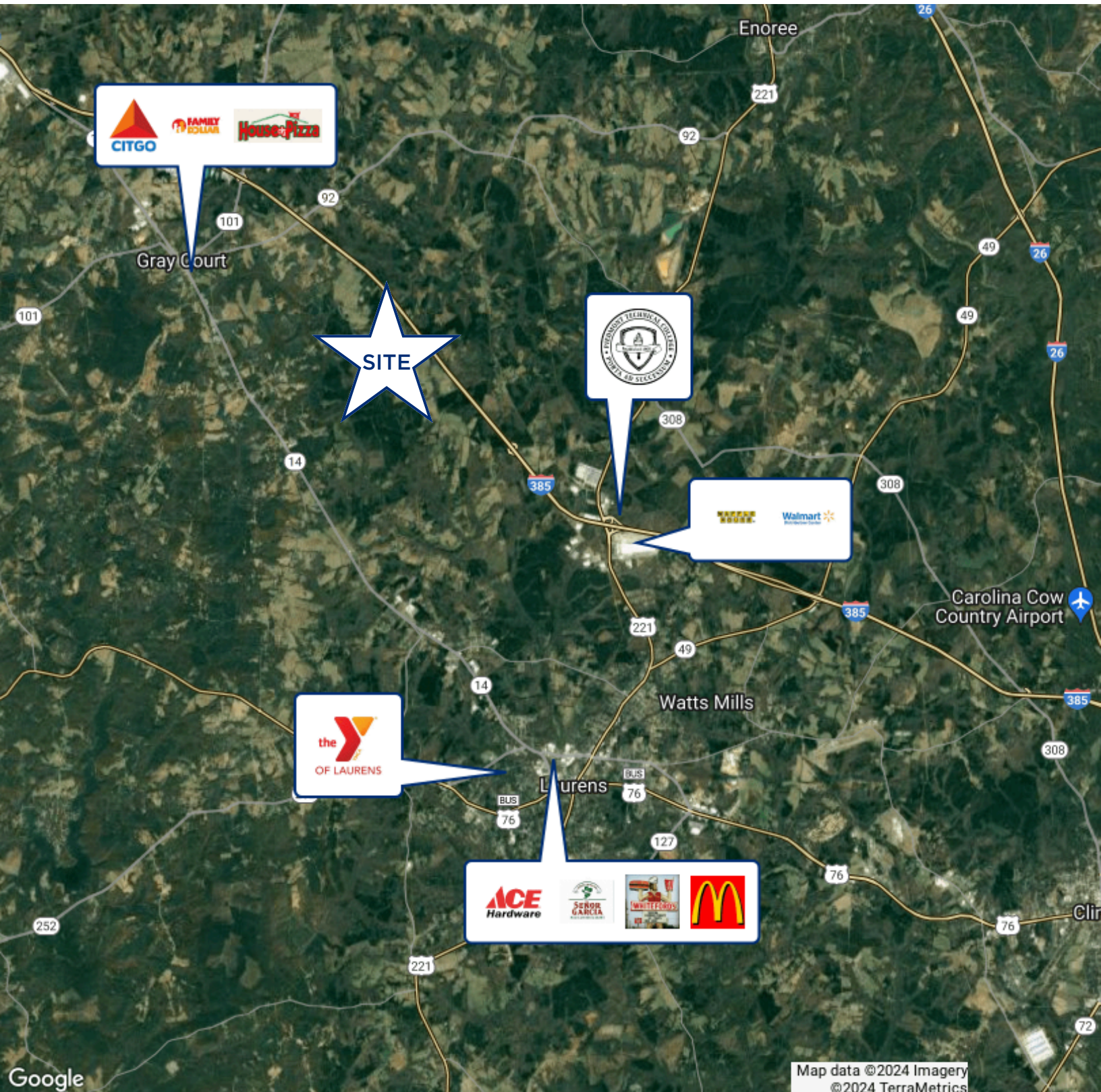


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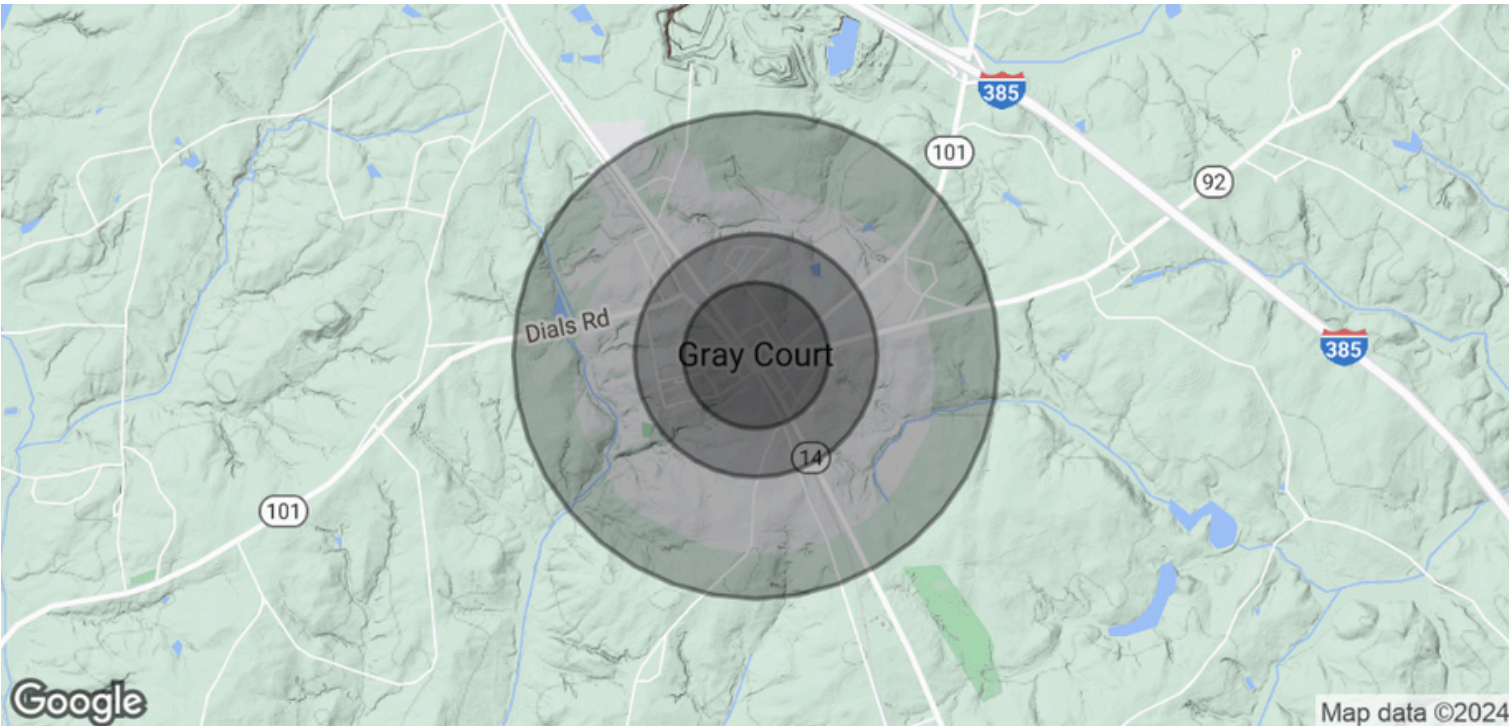
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LOCAL DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	131	405	908
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	162	367
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$78,908	\$78,908	\$78,911
Average House Value	\$215,994	\$215,994	\$215,740

Demographics data derived from AlphaMap