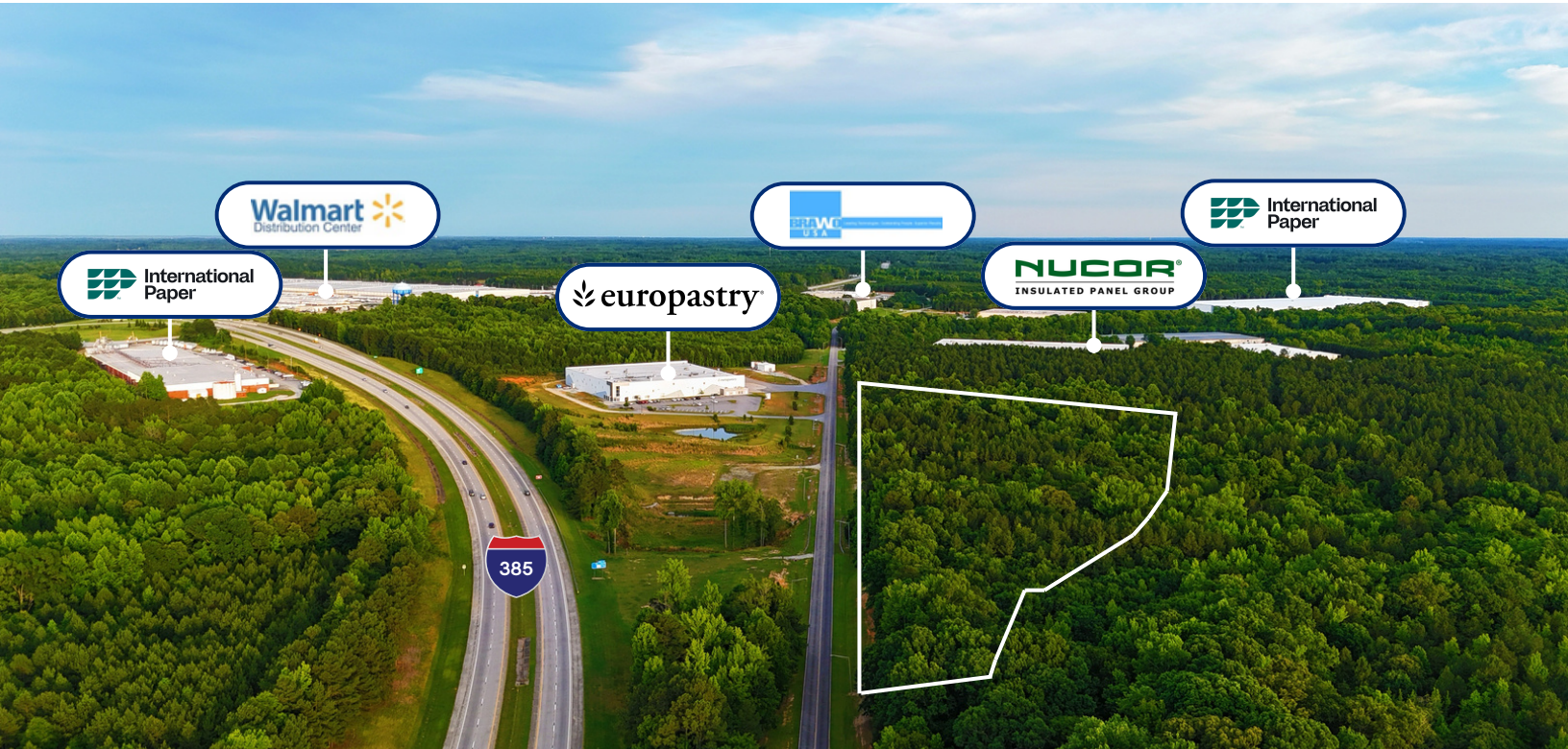


FOR SALE

±21.95 Unrestricted Acres in Laurens, SC



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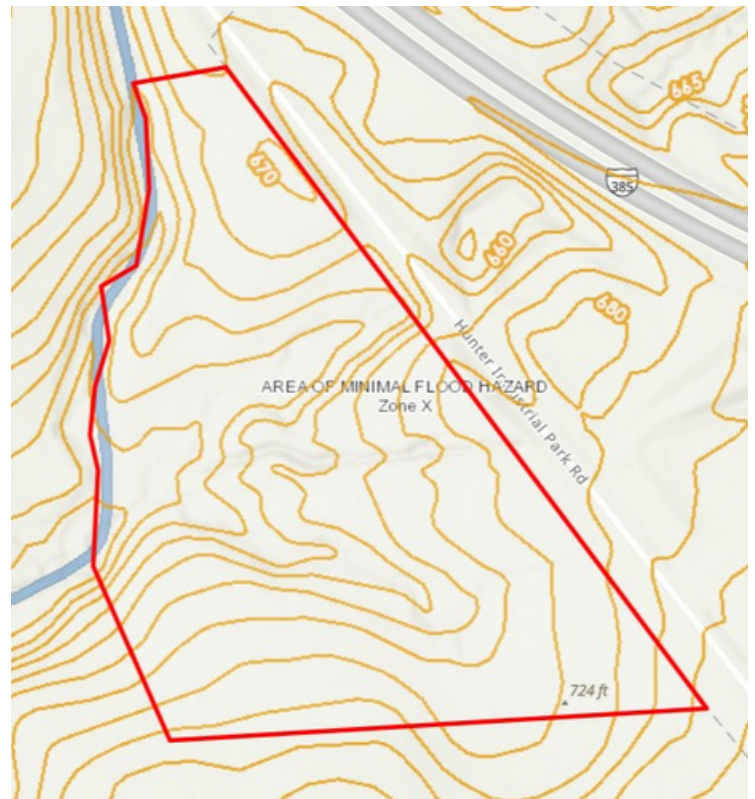
Hunter Industrial Park | Laurens, SC

PROPERTY AND LOCATION HIGHLIGHTS

- Laurens Tax Map Number: 381-00-00-009
- Road Frontage: ±1,600 linear feet on Hunter Industrial Park Road
- Topography: Rolling
- Zoning: None
- Water Features: ±1,000 linear feet of stunning Little River creek frontage on the backside of the property as well as a runoff stream in the center of property
- Possibility of annexation into city of Laurens / Hunter Industrial Park.
- ±9 minutes from Downtown Laurens.
- ±15 minutes to Downtown Fountain Inn.
- ±30 minutes to Downtown Greenville.
- Just over an hour to Columbia.
- ±2 miles to 385 access.
- ±29,700 SC AADT on 385 adjacent to property.
- All utilities available through Laurens Commission of Public Works (Water, Sewer, Power, Cable and Natural Gas)

OFFERING SUMMARY

Parcel Size:	±21.95 Acres
Sale Price:	\$500,000



KNOX DUNCAN

864.608.0029
kduncan@reedypg.com

REEDY PROPERTY GROUP
301 N. Main Street, Suite 501
Greenville, SC 29601
reedyccommercial.com

New Hunter Industrial Park Road

Laurens, SC



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New Hunter Industrial Park Road

Laurens, SC

Electric Utility Map



Natural Gas Utility Map



New Hunter Industrial Park Road Laurens, SC

Water Utility Map



Sewer Utility Map



New Hunter Industrial Park Road

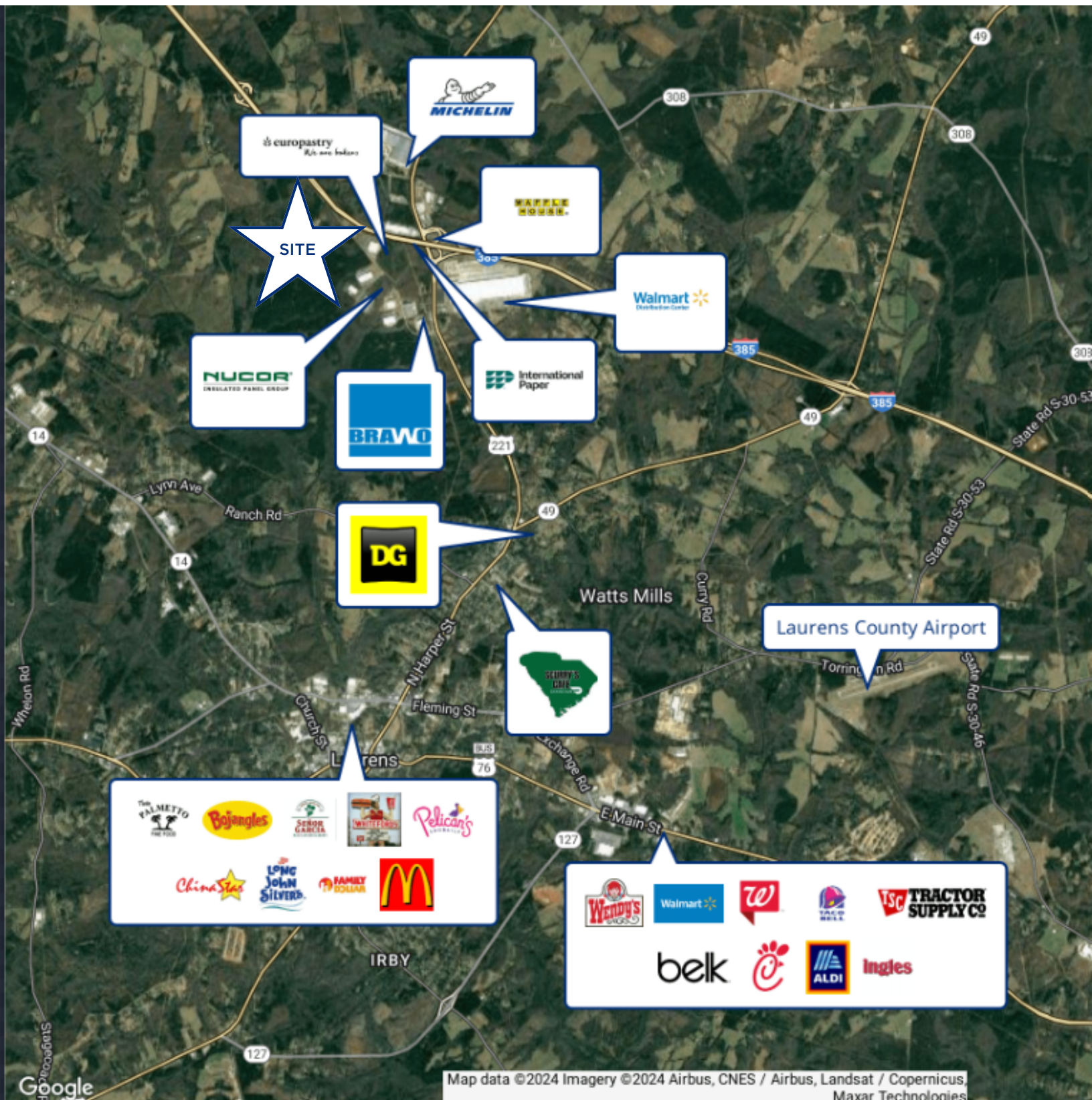
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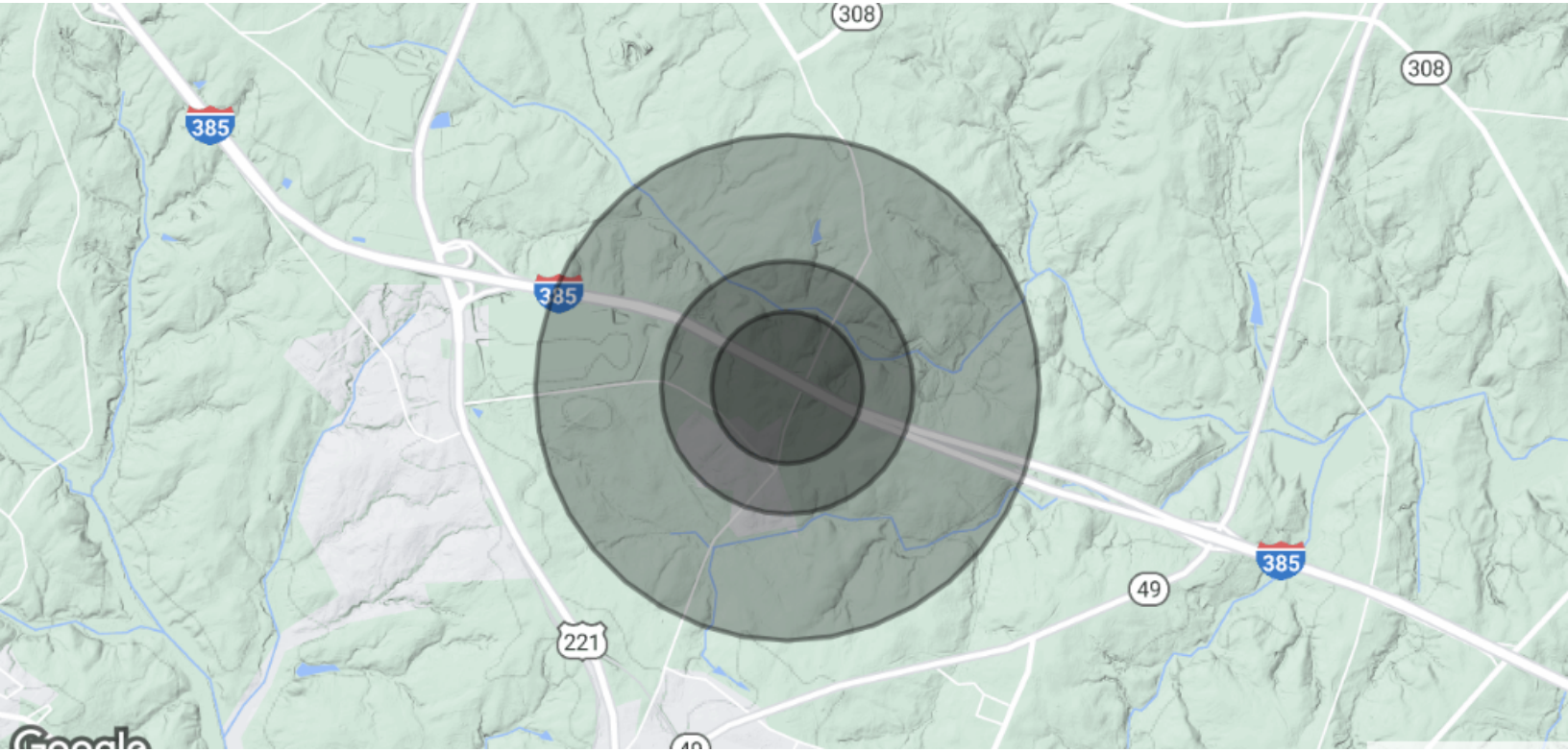
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New Hunter Industrial Park Road

Laurens, SC



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	20	98	398
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	41	158
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$84,244	\$82,961	\$82,688
Average House Value	\$251,994	\$262,766	\$264,890

Demographics data derived from AlphaMap

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