

FOR SALE

± 112 ACRES IN LAURENS, SC



00 EKOM BEACH | LAURENS, SC

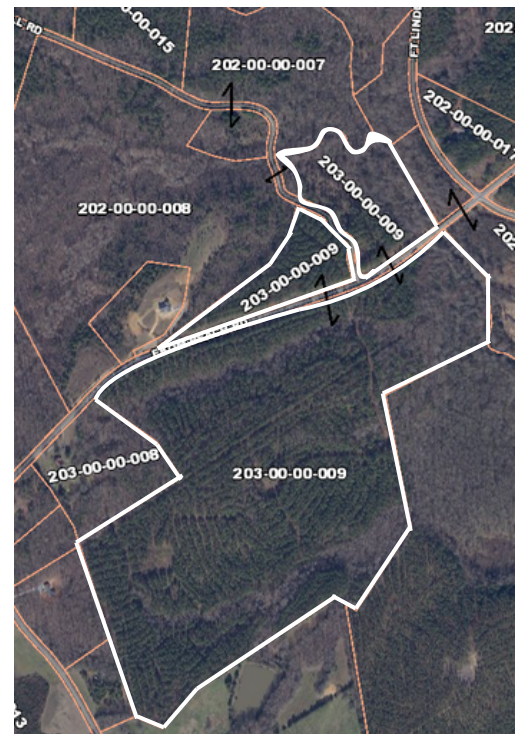
PROPERTY AND LOCATION HIGHLIGHTS

- Laurens County Tax Map #203-00-00-009
- Unzoned | Unrestricted w/ Superb Location & Excellent Visibility
- Best Use: Outstanding Recreational Potential with the Option for Residential Homesite
- Ample Road Frontage: Over ±5,000 Linear Feet
- Rolling/Level Topography | Mature Hardwoods & Pines
- Access: Creek & Reedy River Access with River Front Views
- Zoned for: Waterloo Elementary | Hickory Tavern Middle | Laurens Dist 55 High School
- Possible Utilities - Underground Utilities, Public Water, Septic
- Large price reduction - Seller is motivated to strike a deal
- *Acreage and Utility to be verified by Buyer or Buyer's Agent

OFFERING SUMMARY

Sale Price: \$699,900

Lot Size: ± 112 AC

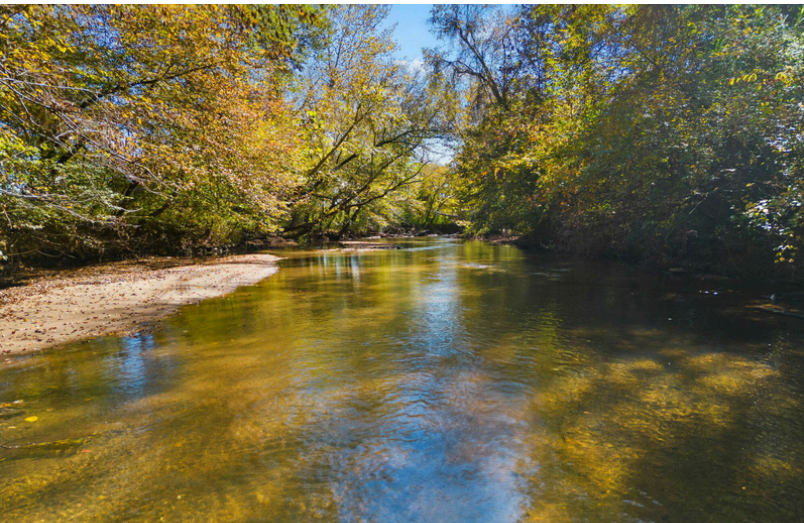


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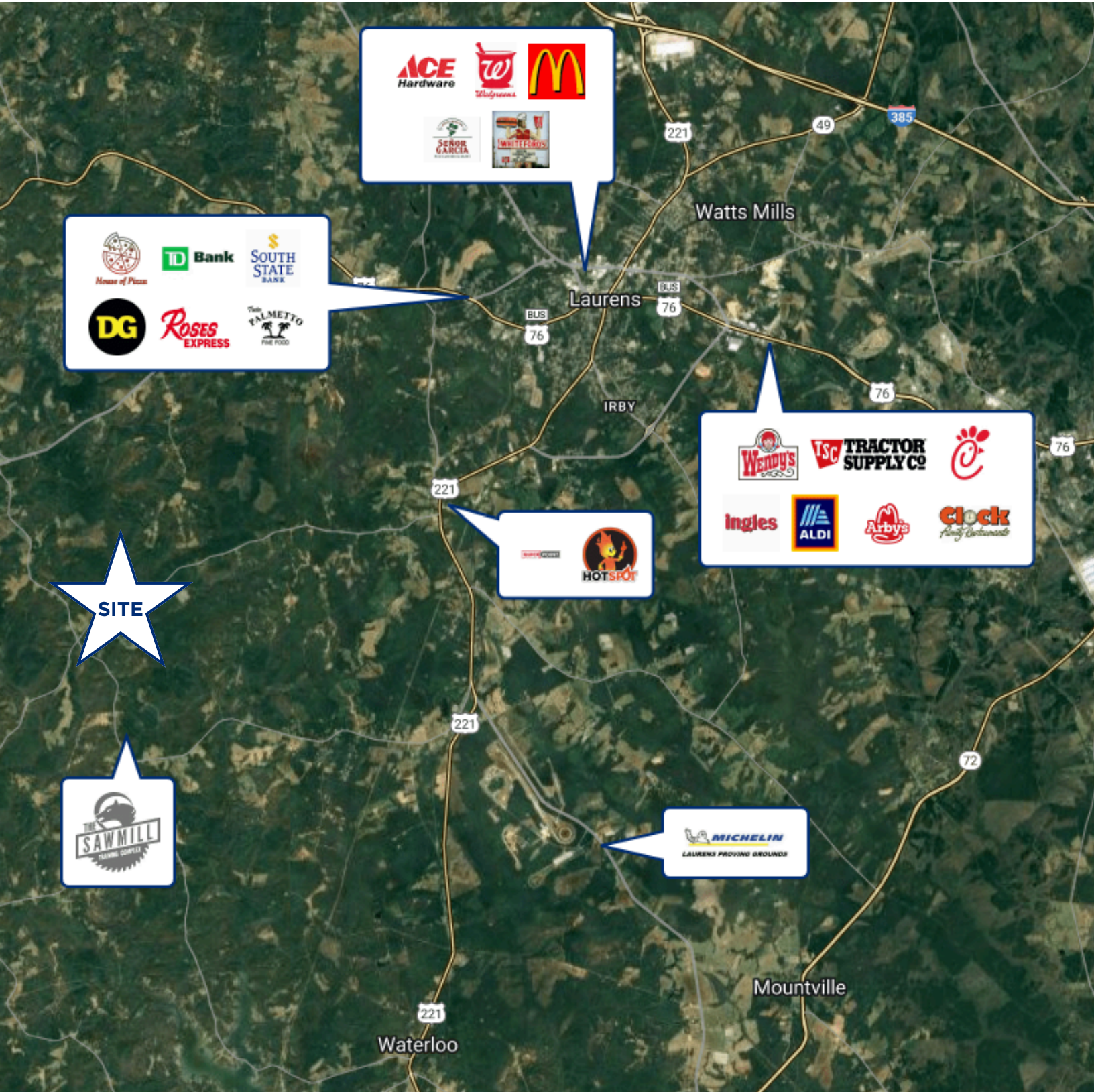


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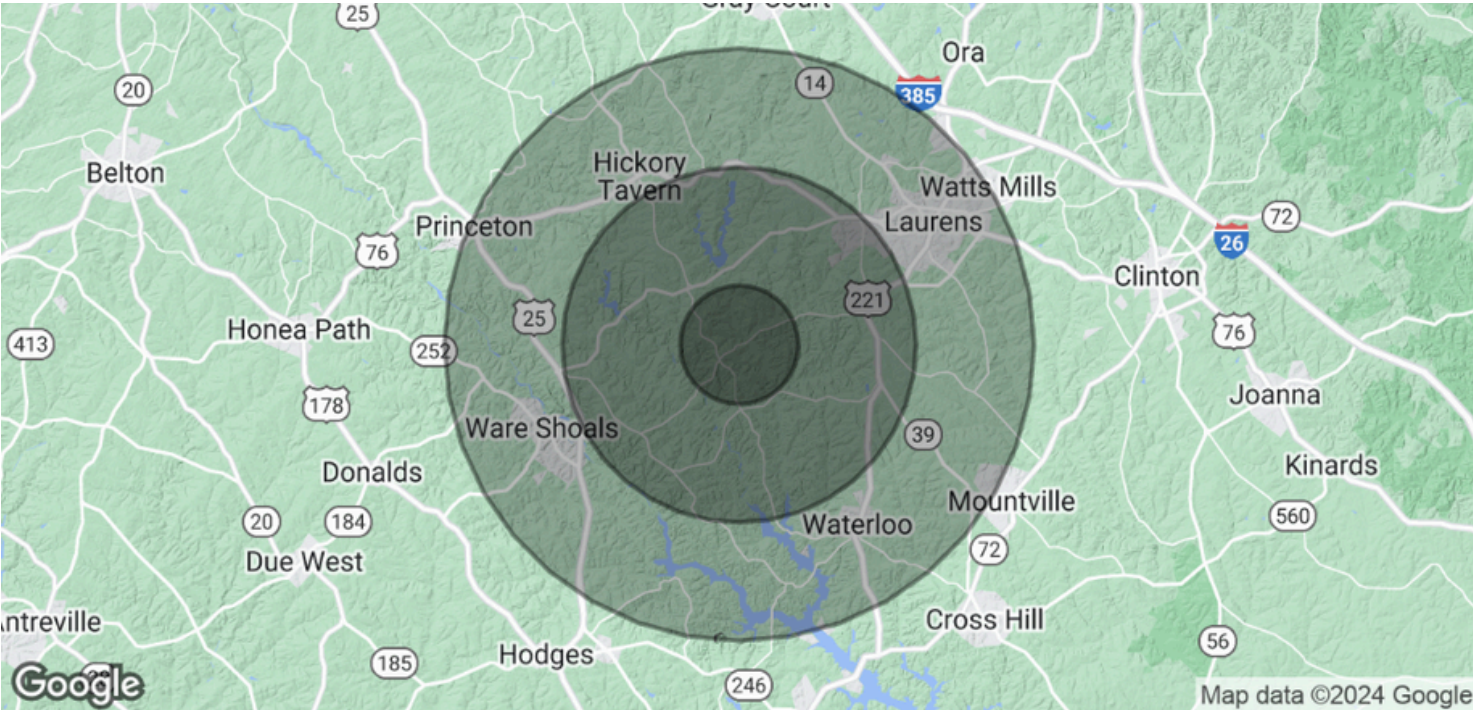


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LOCAL DEMOGRAPHICS



| POPULATION | 2 MILES | 6 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 518 | 7,179 | 34,076 |
| Average Age | 46.2 | 43.6 | 42.8 |
| Average Age (Male) | 42.4 | 40.1 | 40.3 |
| Average Age (Female) | 48.4 | 45.8 | 44.1 |

| HOUSEHOLDS & INCOME | 2 MILES | 6 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 257 | 3,247 | 16,187 |
| # of Persons per HH | 2.0 | 2.2 | 2.1 |
| Average HH Income | \$49,286 | \$52,546 | \$46,649 |
| Average House Value | \$203,924 | \$154,235 | \$111,881 |

* Demographic Data Derived From 2020 ACS - US Census