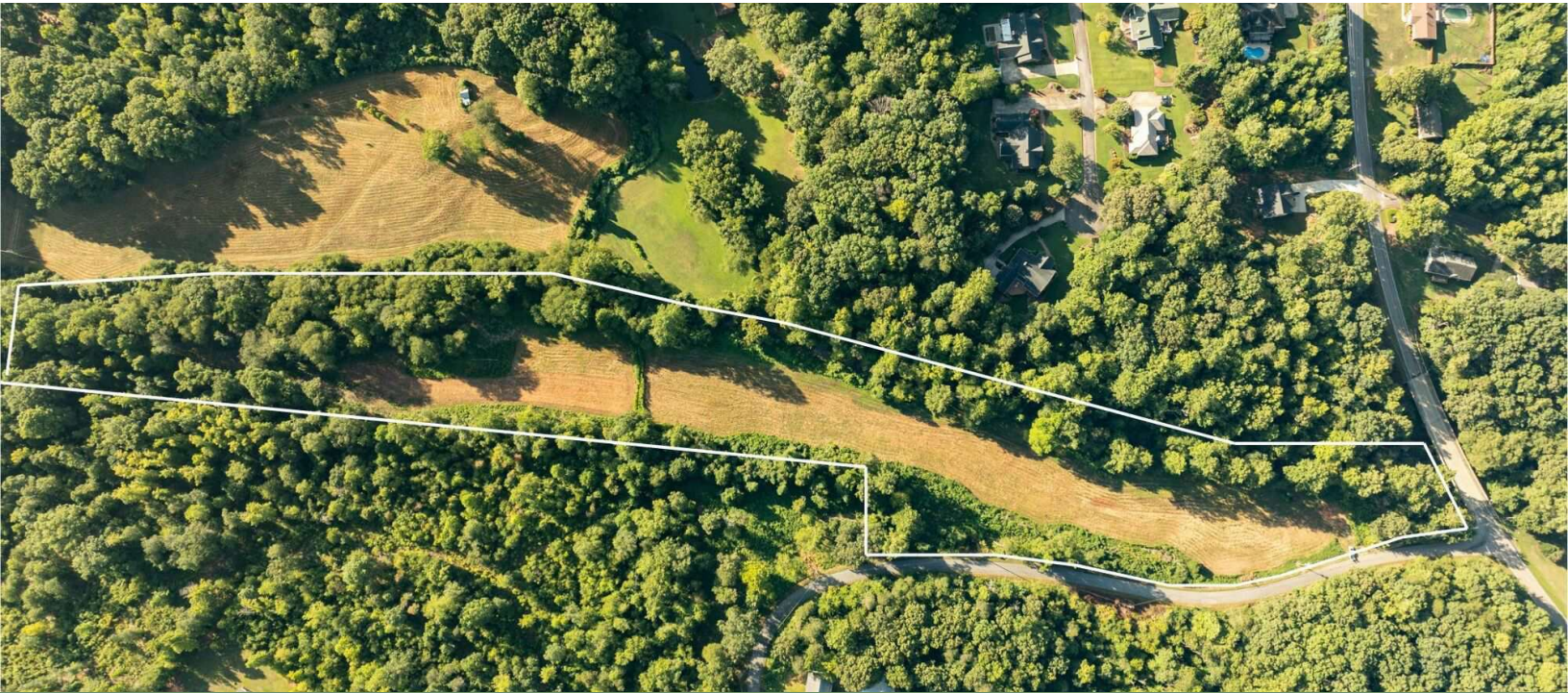


# FOR SALE

±8.67 UNRESTRICTED ACRES MINUTES FROM DOWNTOWN PICKENS



W ROPER ROAD | PICKENS, SC 29640

## PROPERTY AND LOCATION HIGHLIGHTS

- Pickens TMS#: 5100-17-00-5320
- Road Frontage: ±1,600 ft on West Roper and Griffin Mill
- Schools: Pickens Elementary, Pickens Middle, and Pickens High School
- Topography: Level
- Unrestricted
- Good Farmland
- Lots of wildlife

## OFFERING SUMMARY

**Total Lot Size:** ±8.67 Acres

**Total Sale Price:** \$99,900



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# West Roper Road

Pickens, SC 29640



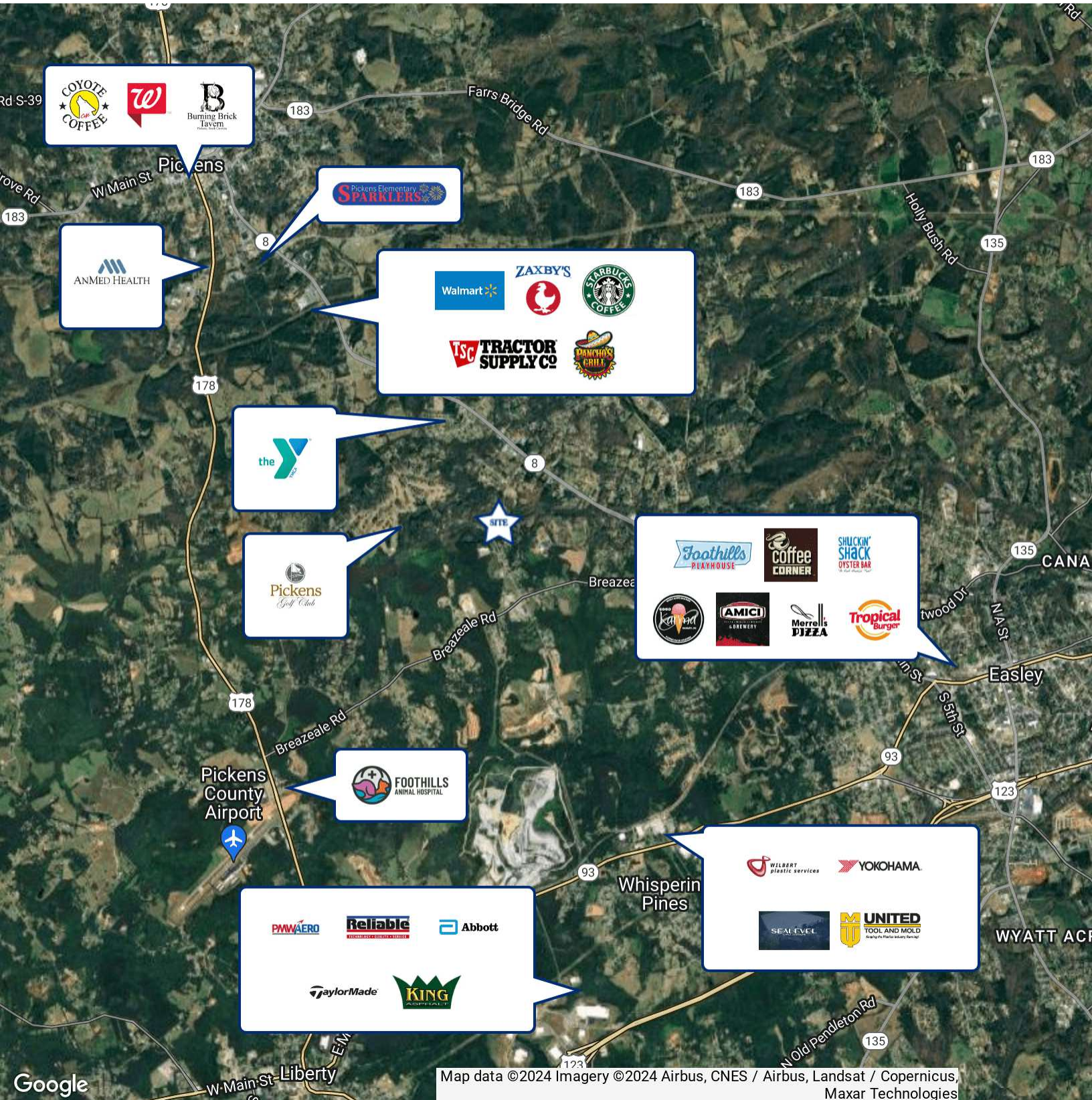
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# West Roper Road Pickens, SC 29640



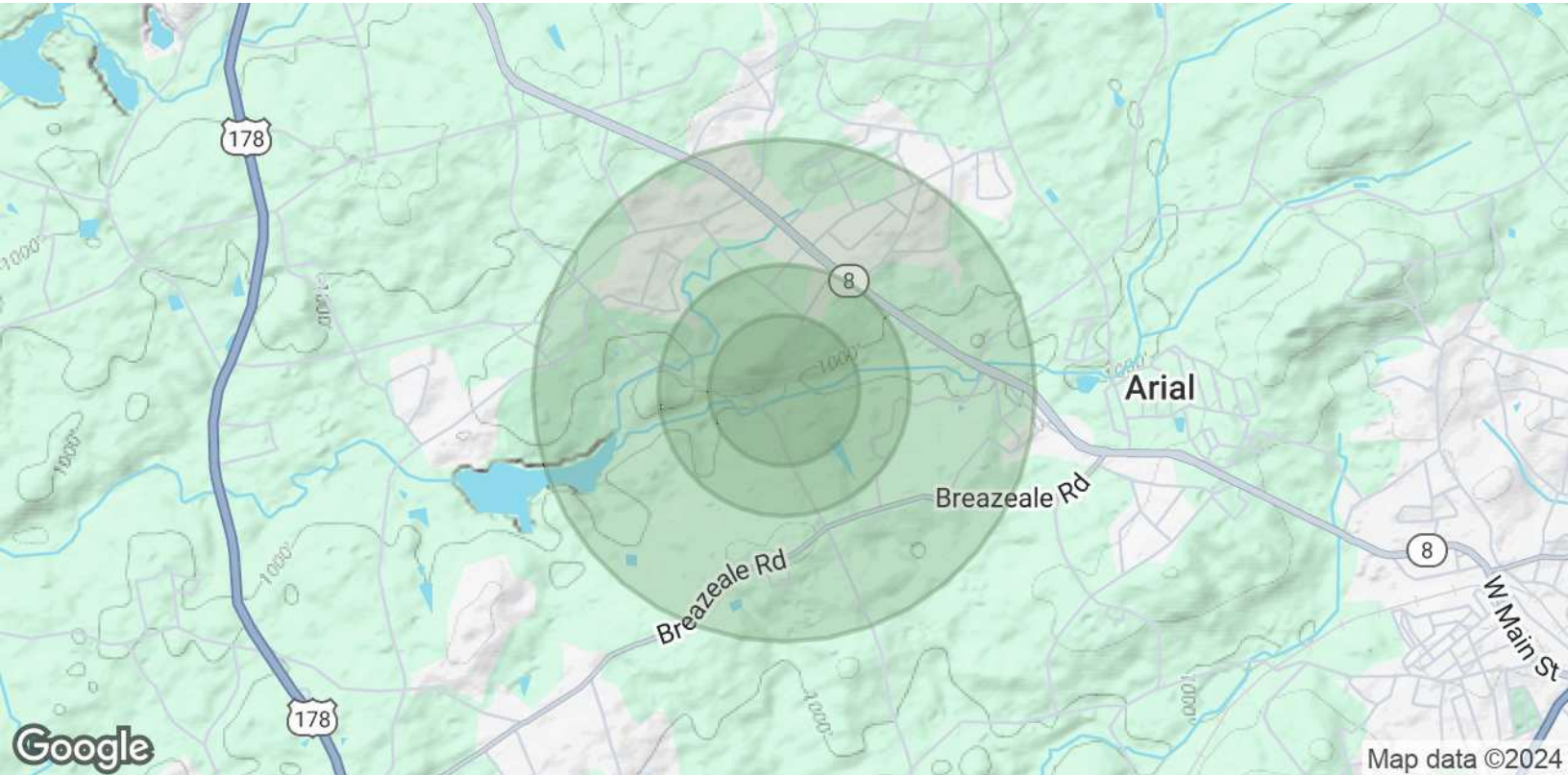
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West Roper Road  
Pickens, SC 29640



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 122       | 497       | 1,658     |
| Average Age          | 45        | 45        | 44        |
| Average Age (Male)   | 45        | 44        | 43        |
| Average Age (Female) | 45        | 45        | 44        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 53        | 213       | 692       |
| # of Persons per HH  | 2.3       | 2.3       | 2.4       |
| Average HH Income    | \$71,530  | \$71,157  | \$71,815  |
| Average House Value  | \$244,865 | \$243,474 | \$245,780 |

Demographics data derived from AlphaMap

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