

# 16.42 Acres

RESIDENTIAL DEVELOPMENT LAND IN ROEBUCK

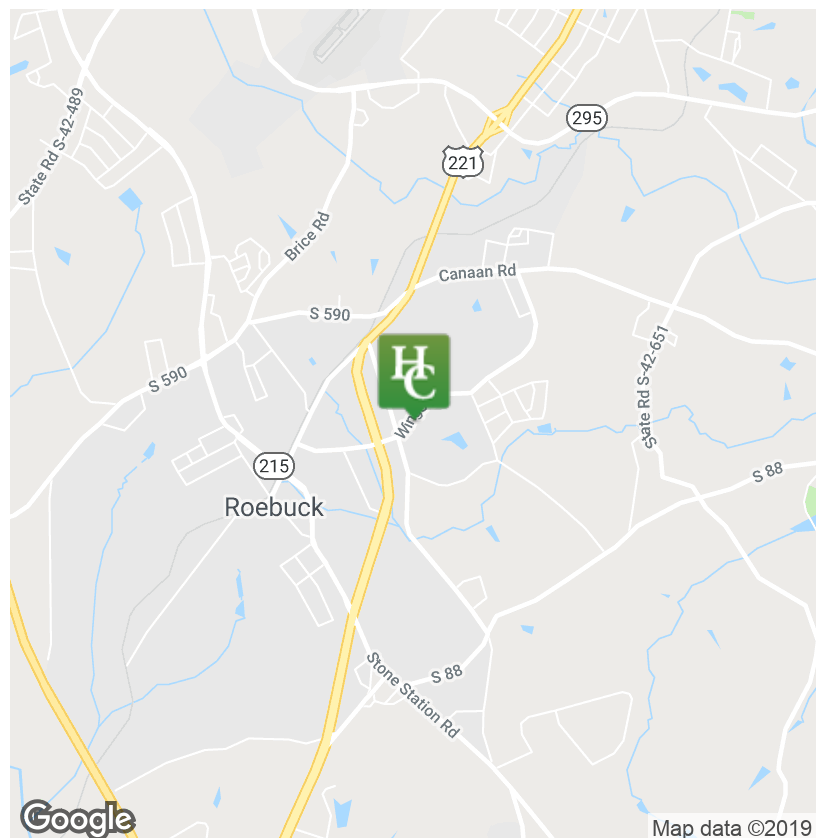


SALE PRICE: \$246,300



## 429 - 449 McAbee Road | Roebuck, SC

- Sale Price: 246,300
- 3 tax parcels to be sold as one
- Level topography
- 1500 feet of road frontage
- +/- 10 minutes to downtown Spartanburg
- +/- 5 minutes to I-26
- +/- 3 miles to Dorman High School
- +/- 5 miles to Hwy 290 Industrial Corridor
- All utilities there except sewer
- Tax ID: 6-29-12-036.00, 6-29-12-037.00, 6-29-12-038.00
- Buyer &/or Buyer's Agent(s) to confirm acreage, zoning, utility locations, and costs.



✉ Dallas Wright  
+1 843 505 2644  
dwright@naiearlefurman.com

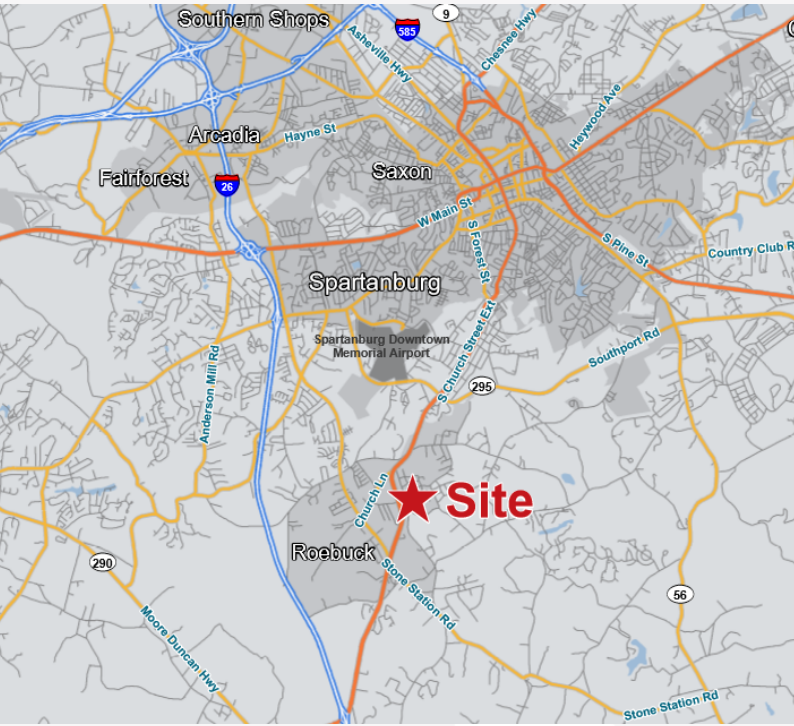
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📍 101 E Washington St  
Greenville, SC 29601  
naief.com

# Property Description

429 - 449 McAbee Road Roebuck, SC 29376



## PROPERTY DESCRIPTION

This property is conveniently located +/- 10 minutes from the heart of downtown Spartanburg and features +/-1500 feet of road frontage. It is also in the desirable school district 6. The property also has a very flat topography and boasts some beautiful mature pines and oak trees. There are 3 tax parcels that would be sold as one 16.42 acre tract.



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Huff Creek  
Properties

# Property Photos

429 - 449 McAbee Road Roebuck, SC 29376



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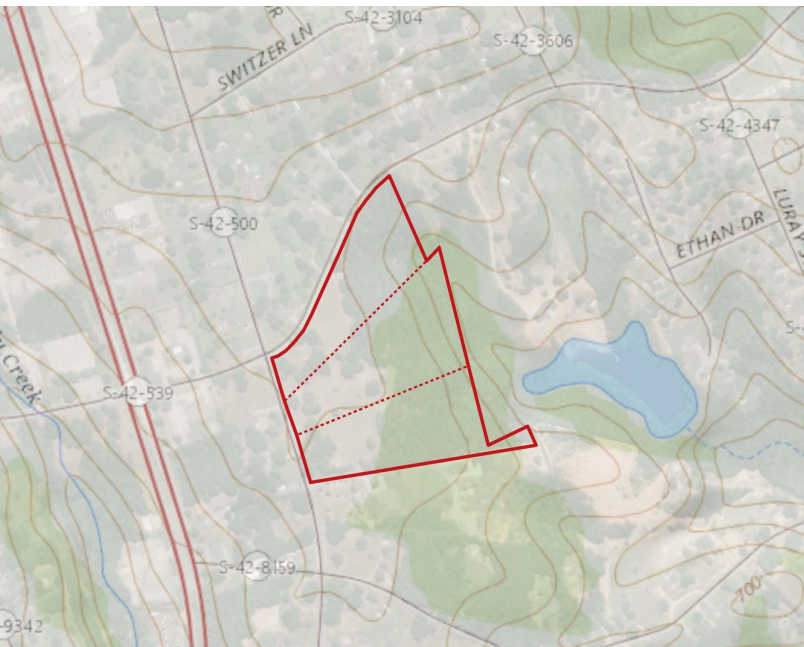
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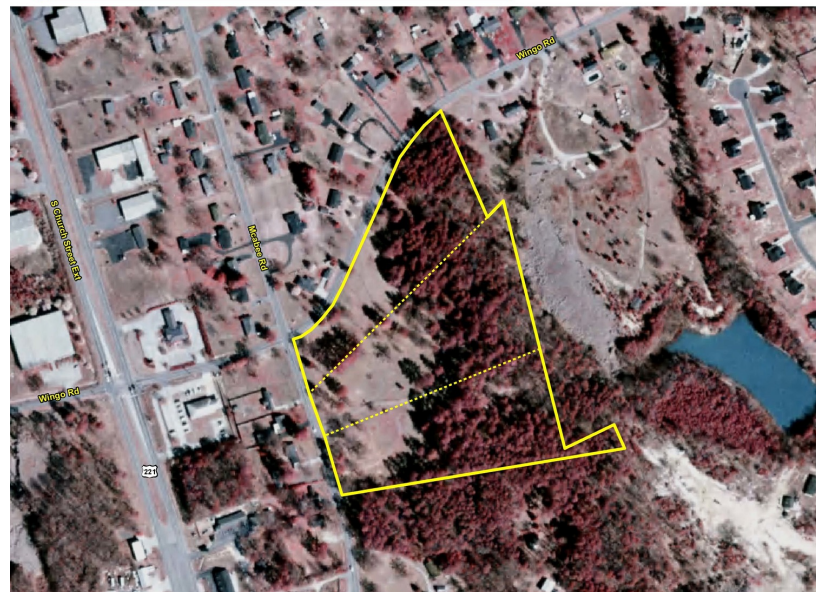


# Map Sets

429 - 449 McAbee Road Roebuck, SC 29376



2006 Infrared



Soil Survey

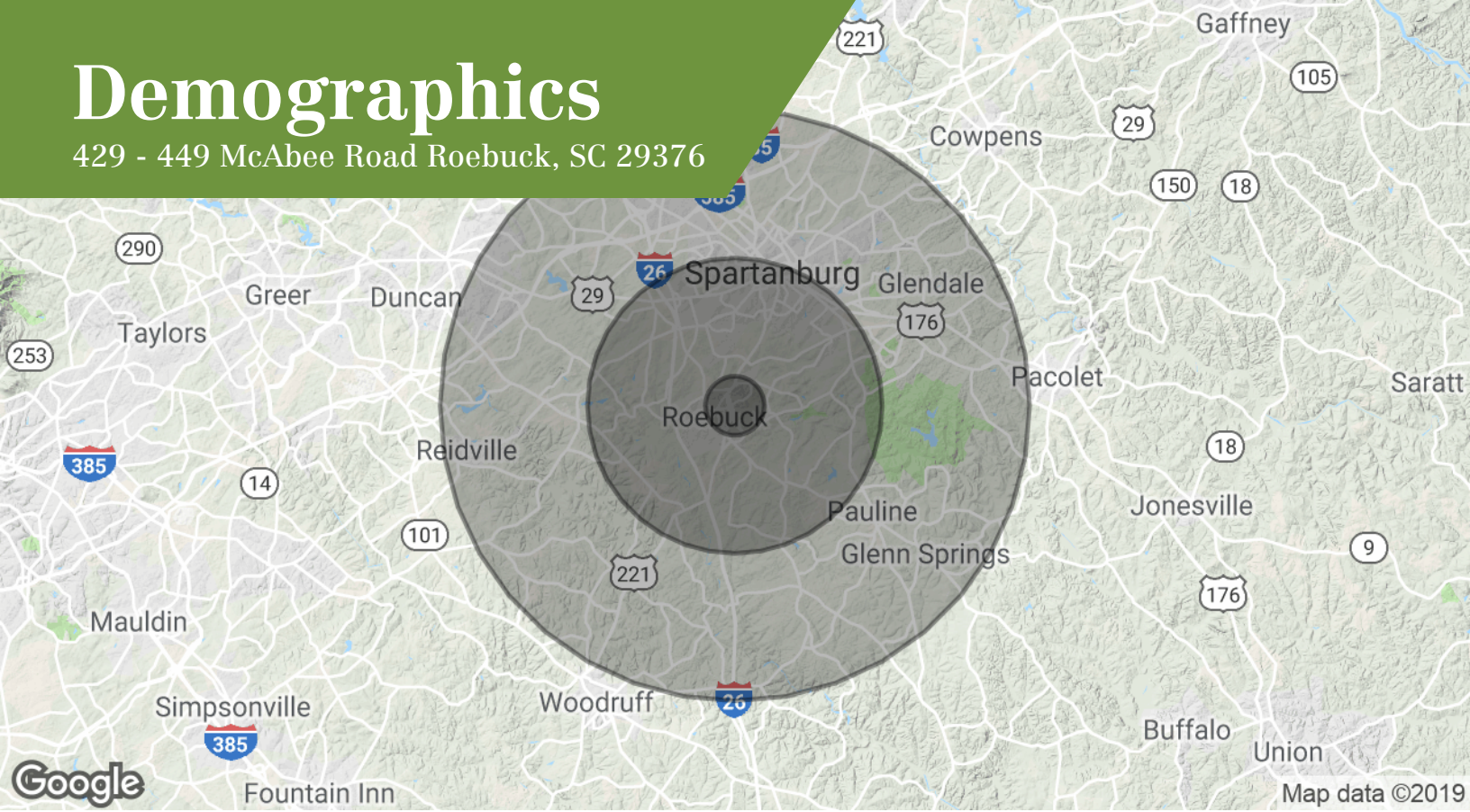


National Wetlands Inventory



# Demographics

429 - 449 McAbee Road Roebuck, SC 29376



## Population

	1 Mile	5 Miles	10 Miles
Total population	1,908	57,497	167,403
Median age	40.1	36.5	36.2
Median age (male)	38.5	35.9	35.4
Median age (Female)	42.9	37.5	37.2

## Households & Income

	1 Mile	5 Miles	10 Miles
Total households	777	22,682	63,251
# of persons per HH	2.5	2.5	2.6
Average HH income	\$52,017	\$53,982	\$57,773
Average house value	\$128,097	\$148,887	\$170,271

\* Demographic data derived from 2010 US Census