

33± Acres Development Tract

14 Sloan Lake Road Woodruff, SC 29388



MAJOR PRICE REDUCTION

Downtown Woodruff Development Tract

- Sale Price Reduced from \$265,000 to \$150,000 (\$4,545/Acre)
- 33± acres of raw land
- Spartanburg County Tax Map Number 4-25-00-026.00
- Spartanburg County - Unzoned
- 3± minutes to the heart of emerging downtown Woodruff
- 540± feet of frontage on Sloan Lake Rd
- .4± Mile to intersection of N Main/HWY 221 & HWY 101
- All utilities available
- Buyer and/or Buyer's Agent(s) to confirm acreage, zoning, utility locations, and costs.



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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

Property Description

14 Sloan Lake Road Woodruff, SC 29388

PROPERTY DESCRIPTION

Surrounded by rapid industrial growth and new home developments, this property is located in the city limits of Woodruff.

There is a public infrastructure tax abatement program available for new developments. The downtown is growing rapidly with many new restaurants, parks and shops. This parcel is also located in an excellent school district and is also close to I-26, I-85 and 385.



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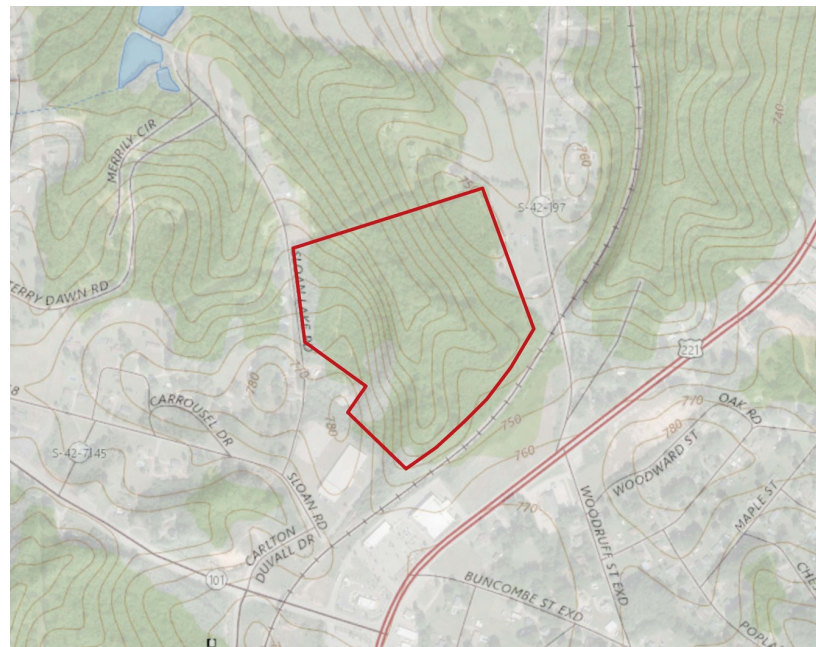
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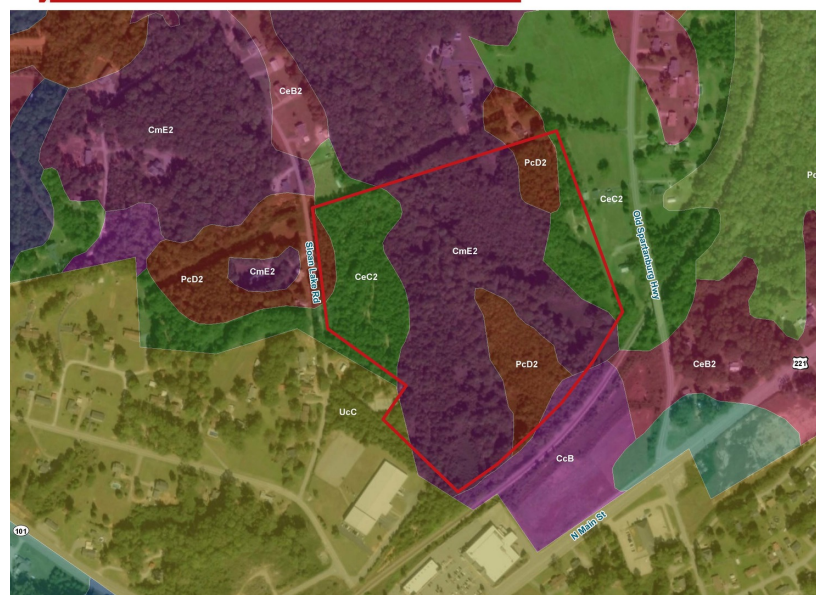
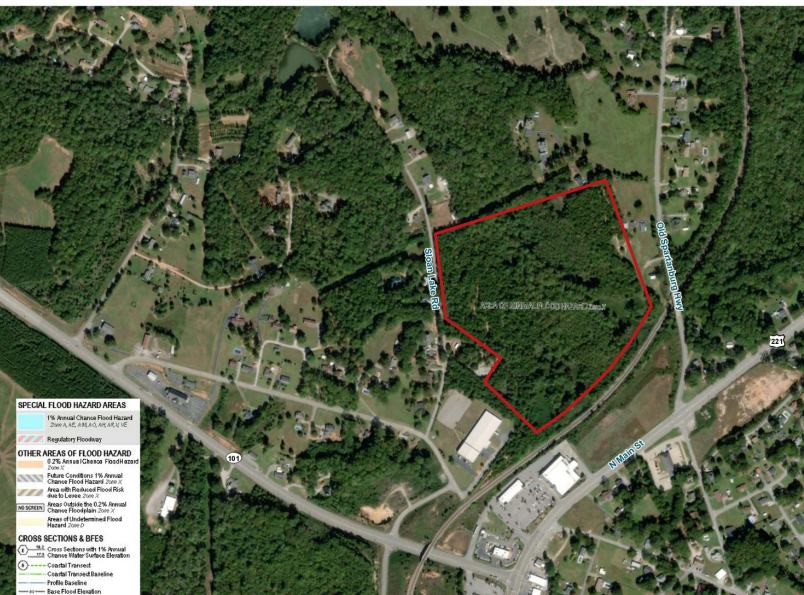
Map Sets

14 Sloan Lake Road Woodruff, SC 29388



FEMA National Flood Hazard Layer

Soil Survey



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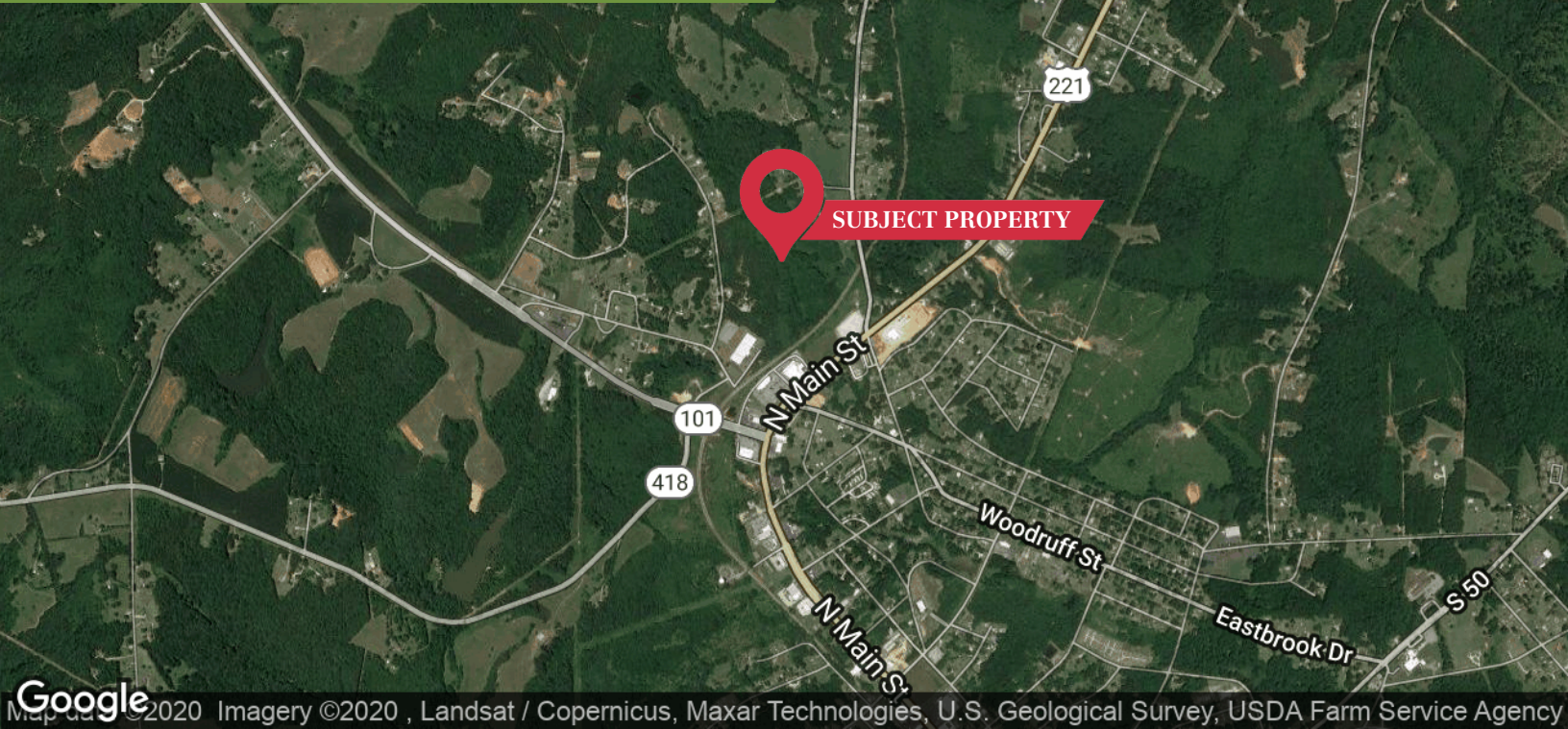
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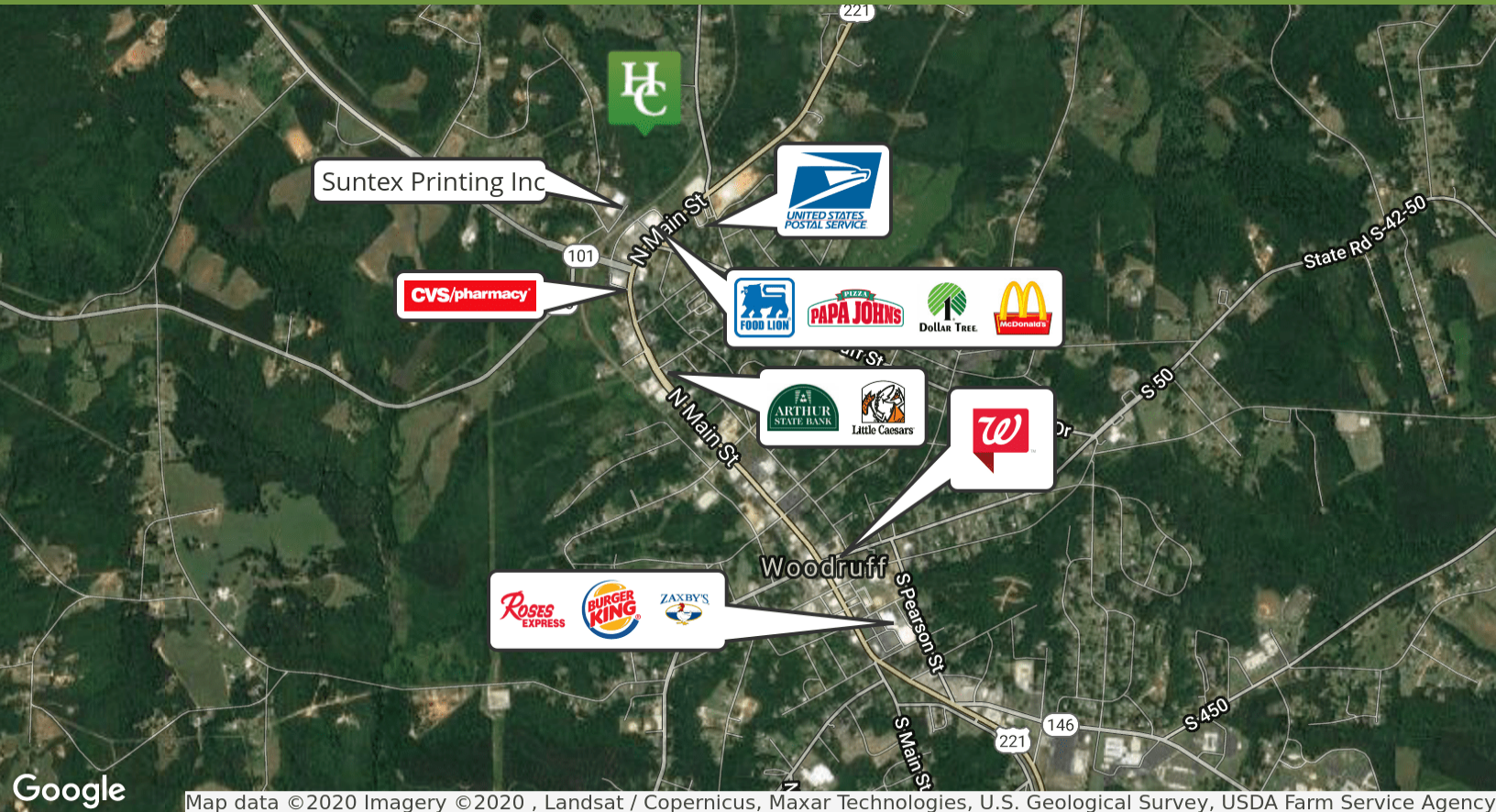


Property Location

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1 MILE FROM DOWNTOWN WOODRUFF
\$7,598/Acre



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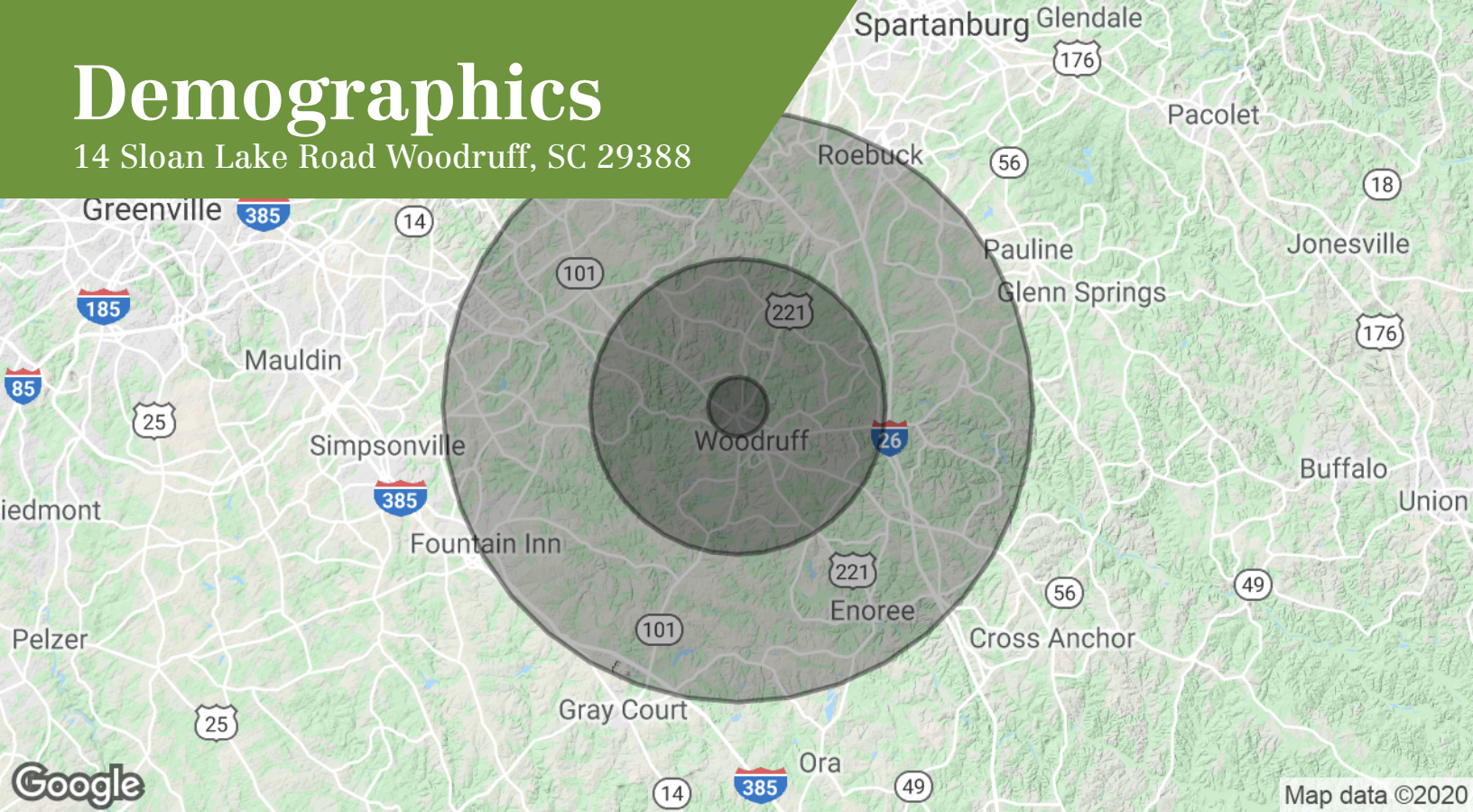
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Demographics

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Population

	1 Mile	5 Miles	10 Miles
Total population	449	11,638	59,028
Median age	39.7	39.4	38.1
Median age (male)	39.1	38.8	38.0
Median age (Female)	40.0	39.6	38.0

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	179	4,577	21,738
# of persons per HH	2.5	2.5	2.7
Average HH income	\$43,112	\$44,212	\$63,131
Average house value		\$135,476	\$181,701

* Demographic data derived from 2010 US Census

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