

# Commercial Land Ready For Development

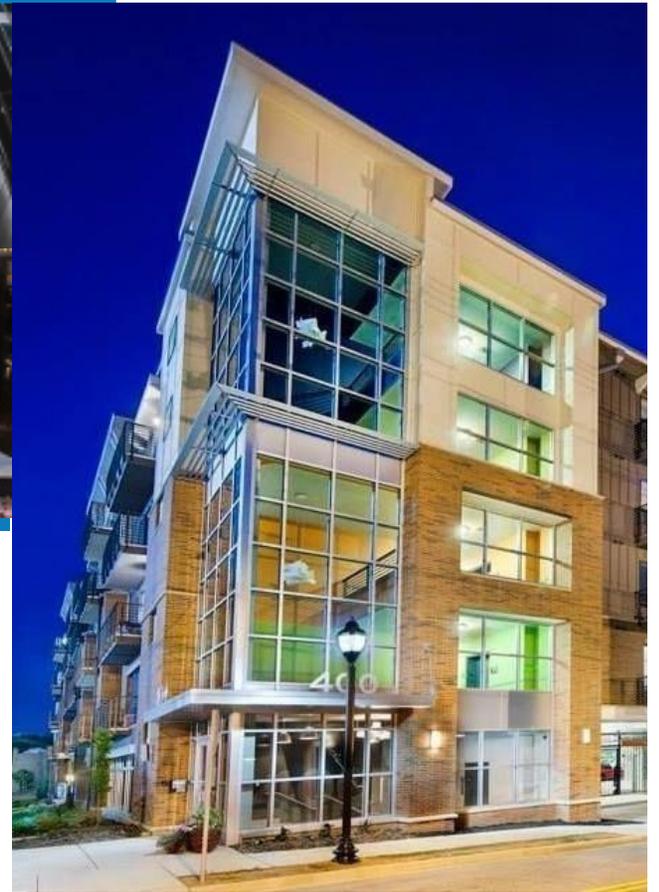


## ENTITLED MULTI-FAMILY DEVELOPMENT

Premium Location | Ready to Ground Break |  
Premier Investment Opportunity

## READY TO BUILD?

Storm Water Approved | Site Plan Approved |  
Density Approved | DOT Traffic Engineering  
Approved | 2 Commercial Out Parcels



[www.spencerhines.com](http://www.spencerhines.com)

245 N Main St Suite 201  
Greenville, SC  
29601

## PREMIUM LOCATION

Greenville, South Carolina is the fourth largest growing city in the United States according to the U.S. Census Bureau. Land Located in Pickens County.

8.2 Miles to Greenville

4.2 Miles to Powdersville

5.2 Miles to Easley



## POPULATION DENSITY

- ▶ 2024 Projection
  - ▶ 1 mile: 530
  - ▶ 3 mile: 19,578
  - ▶ 5 mile: 72,430
- ▶ 2019 Estimate
  - ▶ 1 mile: 515
  - ▶ 3 mile: 19,072
  - ▶ 5 mile: 68,798

## HOUSEHOLD INCOME

- ▶ 2019-2024
  - ▶ 1 mile: 2.19% increase
  - ▶ 3 mile: 3.60% increase
  - ▶ 5 mile: 5.28% increase

## AVERAGE HOUSEHOLD INCOME

- ▶ 2019
  - ▶ 1 mile: \$70,564
  - ▶ 3 mile: \$74,070
  - ▶ 5 mile: \$61,961

## PRICING

\$1,150,000

16 Acres

## LOCATION

4215 Calhoun Memorial Hwy

Easley, SC 29640

Tax Map #: 5049-15-53-6094

## OUR PROCESS



Spencer/Hines Properties has over 150 years of combined experience serving buyers, sellers and landlords of commercial real estate. At Spencer/Hines we accept your real estate needs as high priority and react with the same enthusiasm. Your properties are not just another number to us and we do not let your needs get lost in the shuffle. The level of client satisfaction we enjoy is a direct reflection of our personnel. We look forward to working with you.



## CONTACT US

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# FINDING THE IDEAL INVESTMENT OPPORTUNITY FOR YOU