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COMMERCIAL**
CAINE

FOR SALE

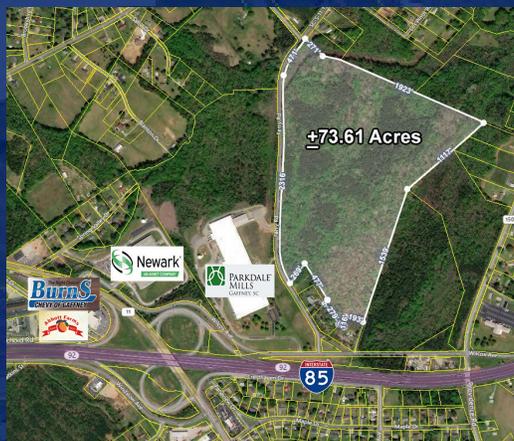
+/-73.61 ACRES

**FERRY RD. AND SUSIE PARKER RD.
GAFFNEY, SC 29341**

**REDUCED SALE PRICE: \$10,000/
ACRE(WAS \$15,000/ACRE)**

+73.61 Acres

CBCCAINE.COM



CONTACT:

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**COLDWELL BANKER COMMERCIAL
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151 S. Daniel Avenue, Spartanburg, SC 29306
864.585.8713



FERRY RD. AND SUSIE PARKER RD.

Gaffney, SC 29341



OFFERING SUMMARY

Reduced Sale Price: $\$10,000$ /Acre
(Was $\$15,000$ /Acre)

Lot Size: ± 73.61 Acres

Price / SF: $\$0.23$

PROPERTY OVERVIEW

± 73.61 acres for sale at I-85, Exit 92 in Gaffney, SC

PROPERTY HIGHLIGHTS

- Visibility and access from I-85
- Newark Electronics and Parkdale Mills are adjoining neighbors
- Convenient to Floyd Baker Blvd. and Gaffney Business District
- Water available along the property, sewer not available but close to site
- Cherokee County Tax Map No. 080-00-00-139.000 60225089

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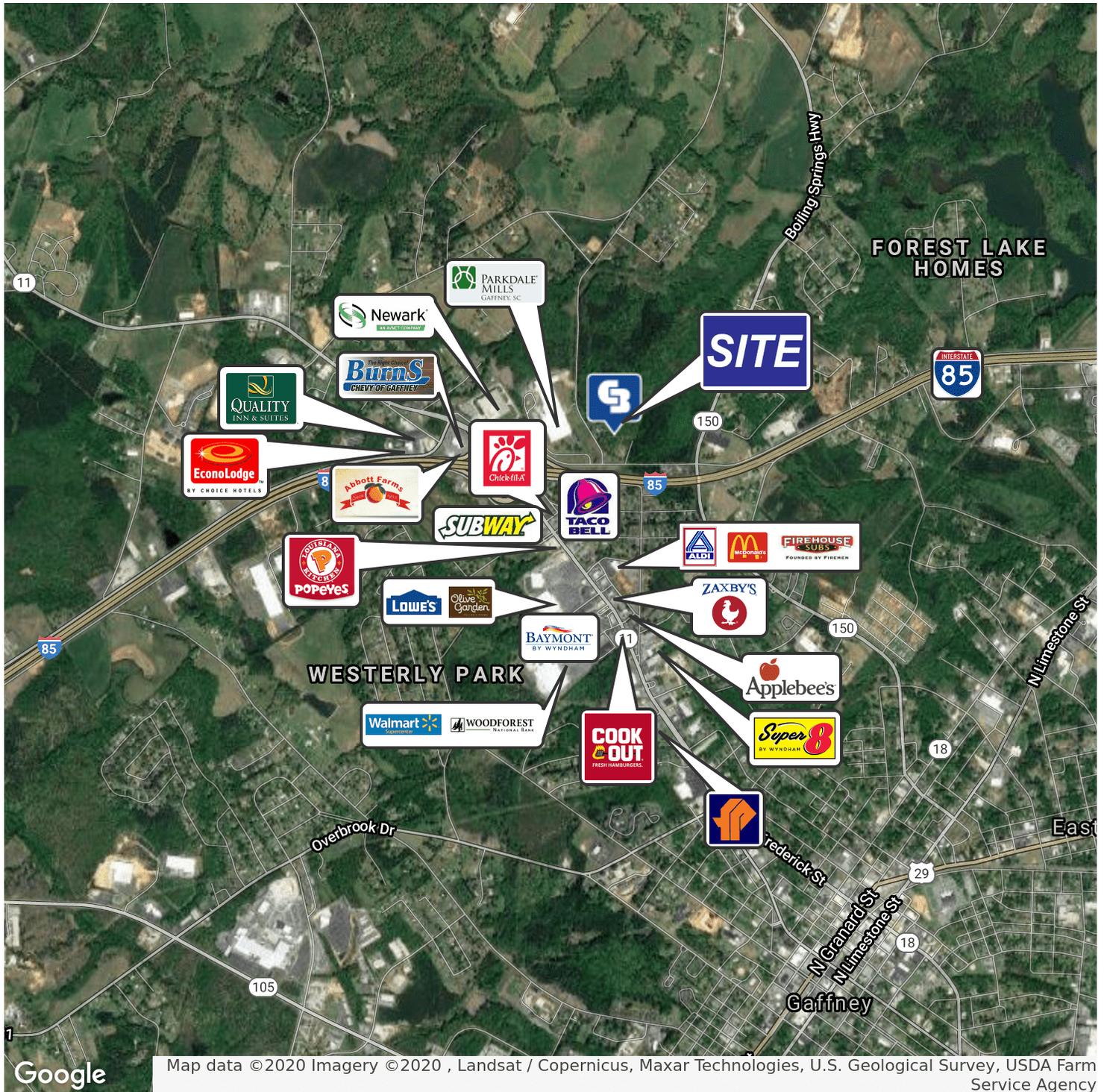
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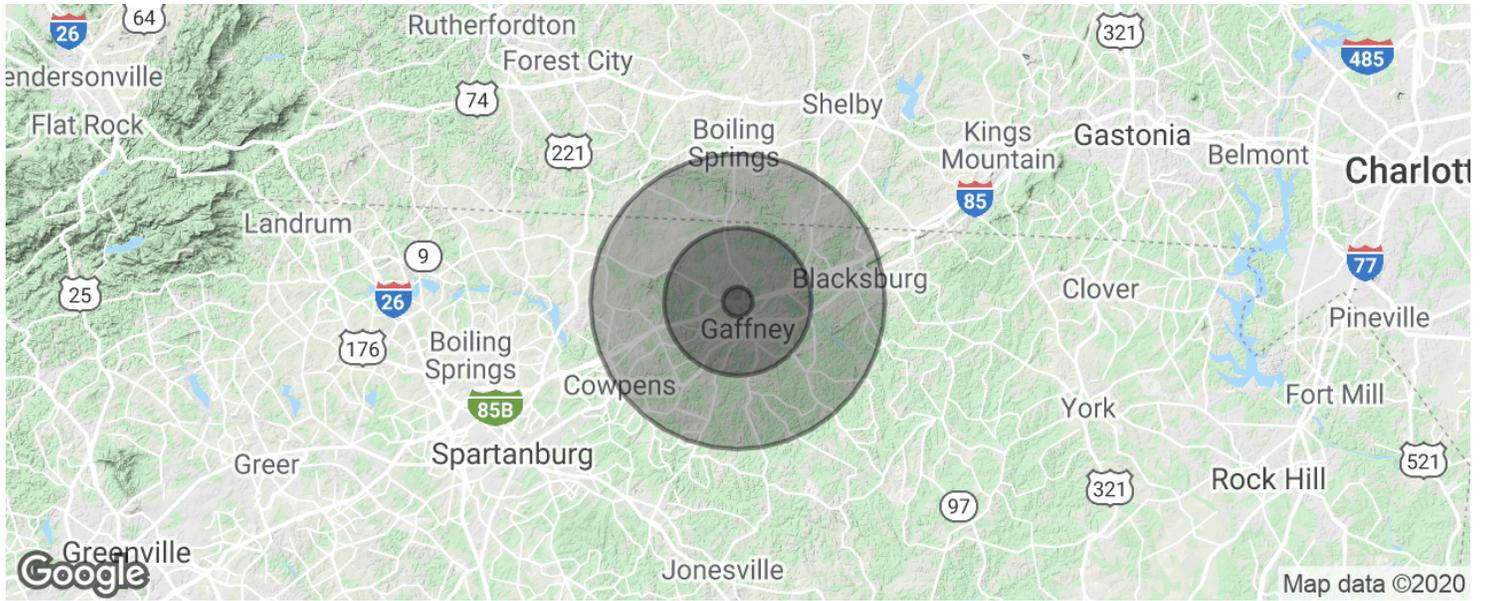
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FERRY RD. AND SUSIE PARKER RD.

Gaffney, SC 29341



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 536 | 10,585 | 60,481 |
| Median age | 35.9 | 35.1 | 36.3 |
| Median age (Male) | 36.0 | 34.8 | 35.2 |
| Median age (Female) | 35.9 | 35.6 | 37.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 181 | 3,739 | 22,385 |
| # of persons per HH | 3.0 | 2.8 | 2.7 |
| Average HH income | \$58,378 | \$51,297 | \$46,718 |
| Average house value | | \$107,160 | \$105,972 |

* Demographic data derived from 2010 US Census

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