



**COLDWELL  
BANKER  
COMMERCIAL**  
CAINE

**FOR SALE**

## DEVELOPMENT OPPORTUNITY

### 5017 ANDERSON MILL ROAD

Moore, SC 29369

AVAILABLE

+/-10.6 Acres

ASKING PRICE

\$300,000

CBCCAINE.COM



## CONTACT

Tim Satterfield

864 342 2322

tsatterfield@cbccaine.com

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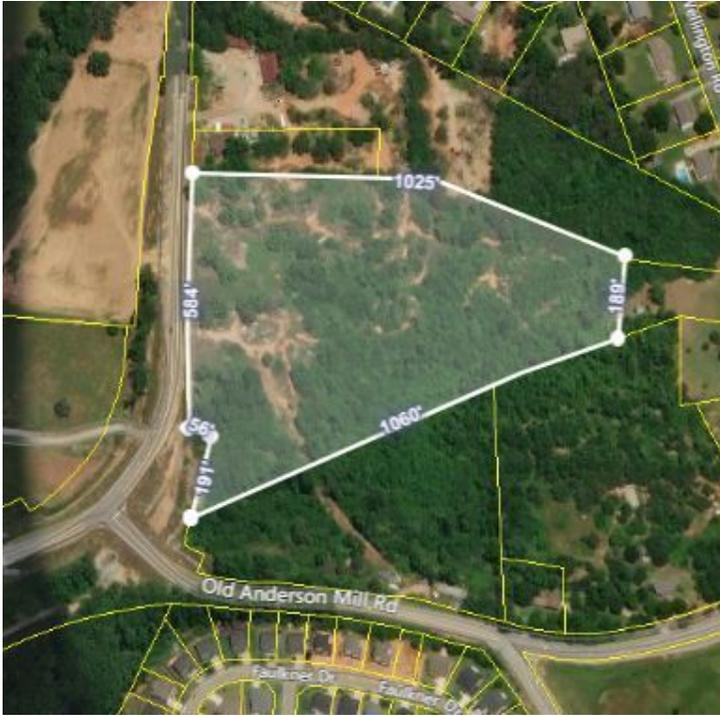
151 S. Daniel Morgan Avenue, Spartanburg, SC 29306  
864.585.8713



# 5017 ANDERSON MILL ROAD

Moore, SC 29369

SALE



## OFFERING SUMMARY

Sale Price: \$300,000

Lot Size: +/-10.6 Acres

Price / SF: \$0.65

## PROPERTY HIGHLIGHTS

- Amazing prime District 6 location
- Walking distance to Anderson Mill Elementary School
- Permitted to be used as a Salvage Yard
- Can be developed as a personal home or subdivide into smaller residential lots
- Spartanburg County Tax Map No. 6-28-00-031.01
- Historical Note: Walking distance to Historic Anderson Mill which is currently being renovated for original use by The Tyger River Foundation. This site is the birthplace of Spartanburg County government.

[Historic Anderson Mill](#)

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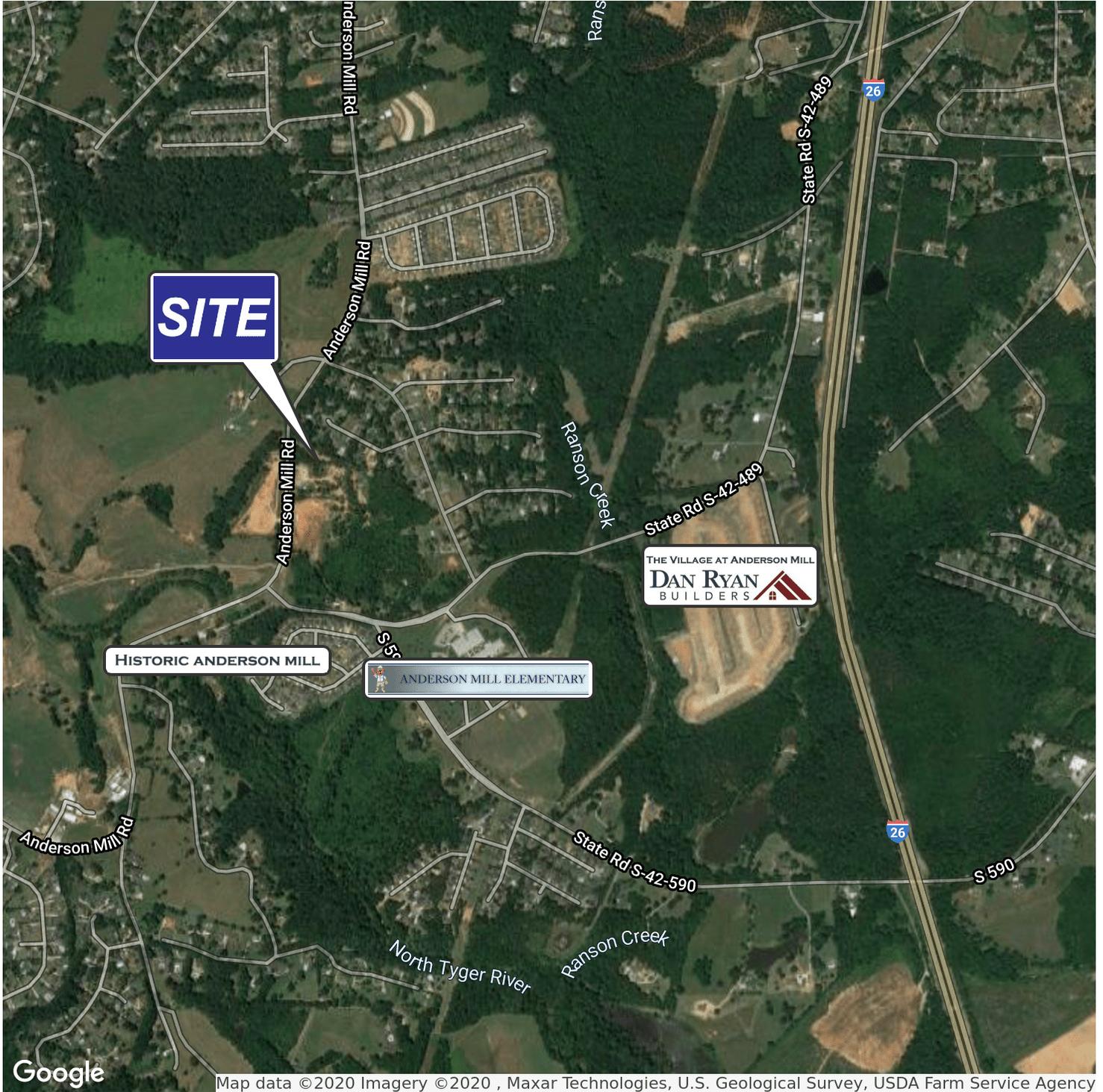
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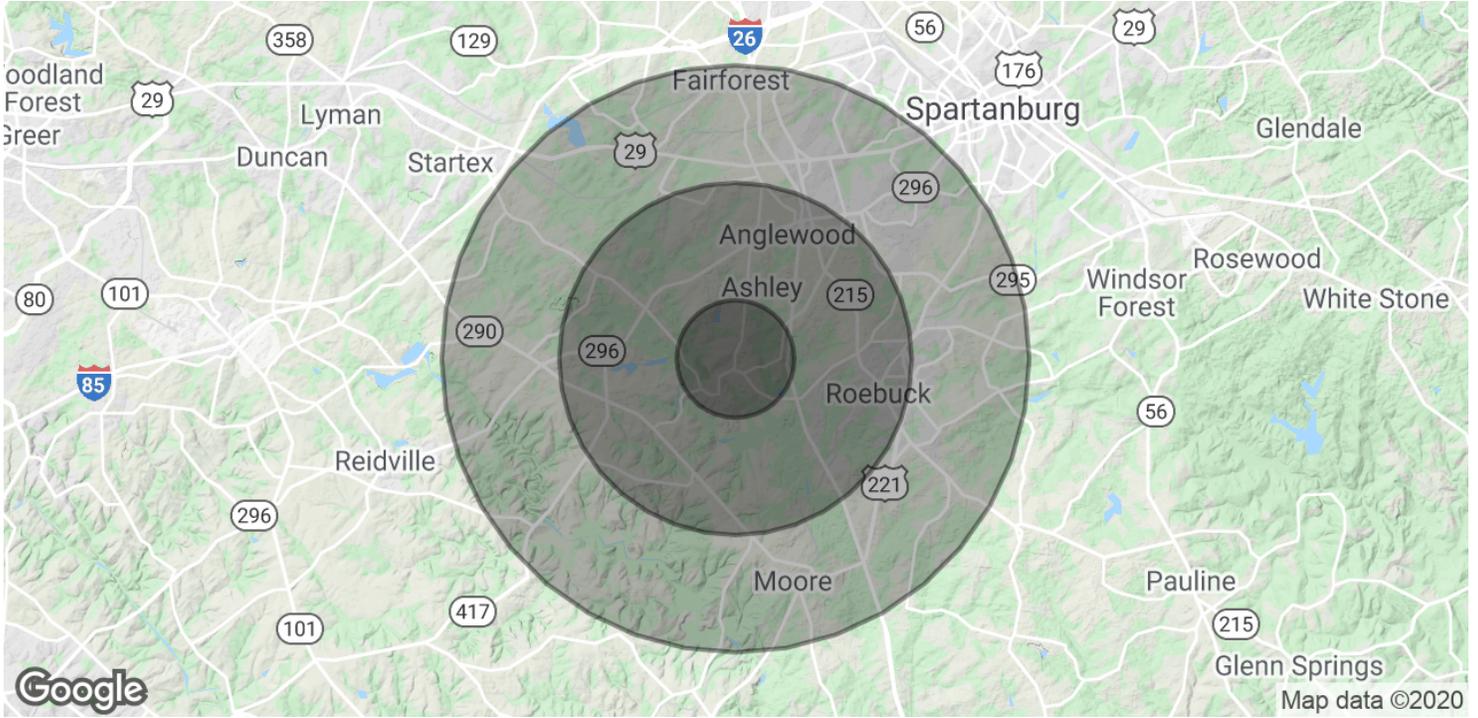
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,213	19,570	50,423
Average age	37.5	37.8	37.3
Average age (Male)	38.2	37.7	36.6
Average age (Female)	37.2	38.6	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,262	7,576	19,406
# of persons per HH	2.5	2.6	2.6
Average HH income	\$76,048	\$73,901	\$66,798
Average house value	\$196,197	\$186,165	\$168,889

\* Demographic data derived from 2010 US Census

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