

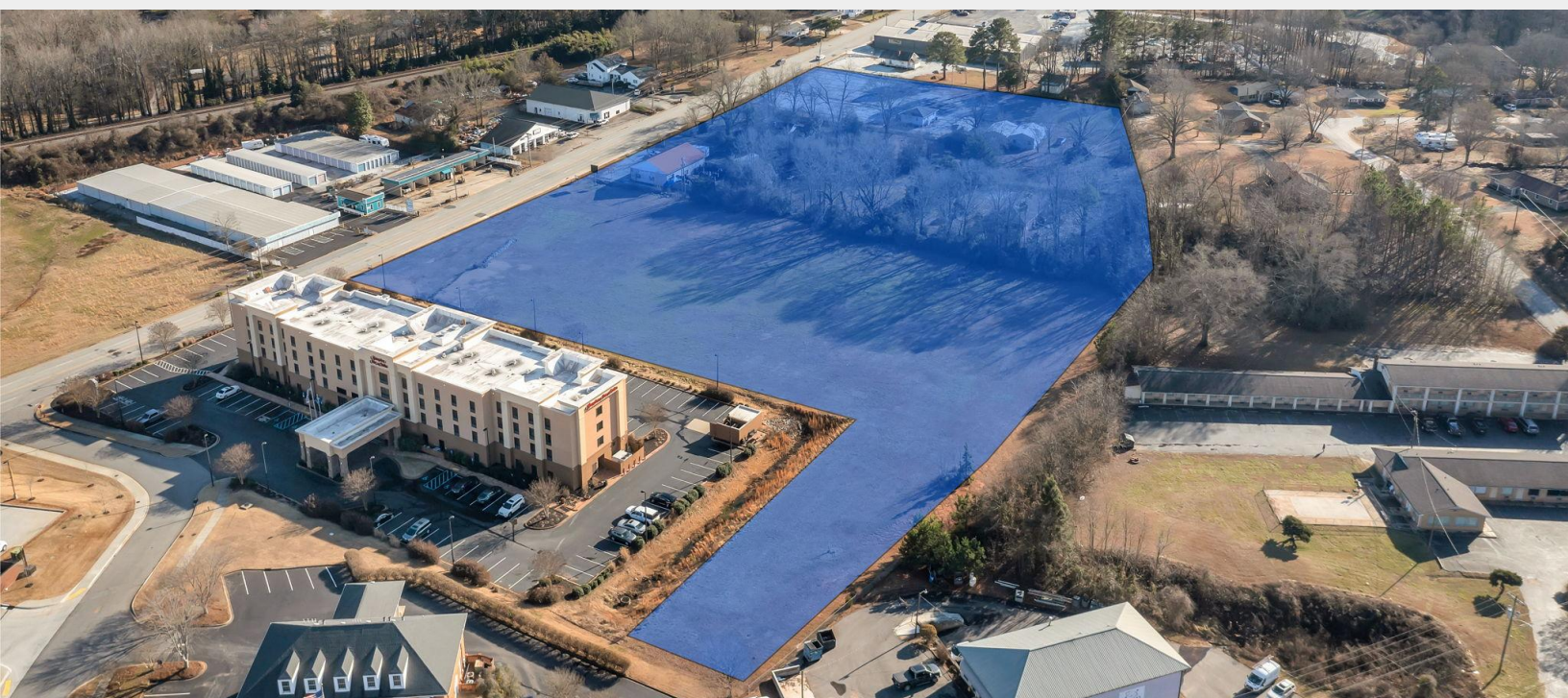
FOR SALE | Mixed Use Development Opportunity



Property Features

Price	\$3,299,000 for +/- 8.3 Acres (whole tract) \$2,590,000 for +/- 6.4 Acres \$709,000 for +/- 1.9 Acres
Zoning	HC (Highway Commercial District)
Acreage	+/- 1.9 - 8.3 Aerial Video Footage
County	Oconee
Additional Details	<ul style="list-style-type: none"> • All utilities on-site • Over 710' of road frontage • Located minutes from Clemson University 6.0 miles • Rental income available





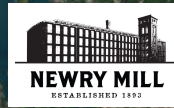
Clemson Area Transit is a public service provided fare-free by Clemson University, the City of Clemson, the Town of Central, the Town of Pendleton, the City of Seneca, the SCDOT, and the FTA.

There is a bus stop .4 miles away at 105 HWY 123.

SENECA/ CLEMSON EXPRESS
 WELCOME ABOARD SERVICE
 TO: Oconee Memorial Hospital,
 Blue Ridge Orthopedics, Hartwell
 Village, Grand Marc Apts.,
 Thornhill Village, Clemson
 University, Downtown Clemson,
 Ingles-Seneca.



LAKE KEOWEE



\$60M Redevelopment Project

SITE

123

123



LAKE HARTWELL

Seneca is located in the state's most northwestern county of Oconee in South Carolina. It is the largest city in the county and lies on the edge of the Blue Ridge Mountain segment of the Appalachian Mountains. Seneca is the only city on Lake Keowee.

Three lakes (Lake Hartwell, 1963, Lake Keowee, 1971, and Lake Jocassee, 1974) now support public utilities, lake recreation, lakefront residency and water supply (Lake Keowee) to the city.

Seneca is the perfect place for a mix of small-town friendliness and room to roam with easy access to opportunities to unwind and have fun after hours.

	1 Mile	3 Miles
Population	2,534	17,220
Households	1,057	7,142
Median Age	45.50	43.70
Median HH Income	\$53,437	\$46,600
Daytime Employees	1,946	10,956
Pop Growth '22 - '27	6.91%	6.90%



BROKERS



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