



MULTIFAMILY DEVELOPMENT SITE NEAR CLEMSON

CROSS CREEK RD.
CENTRAL, SC 29630

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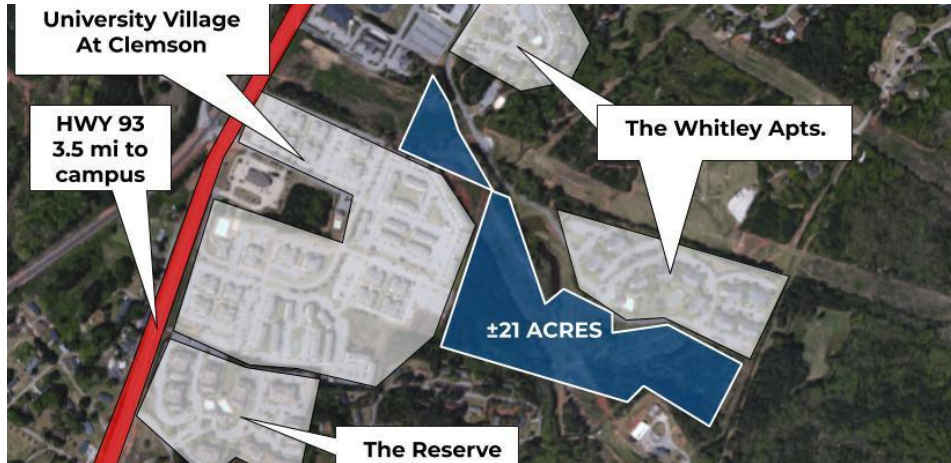
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An aerial satellite view of a residential area with a blue polygon highlighting a specific site. The polygon is irregular and covers a significant portion of the area shown. The text '±21 ACRES' is overlaid on the polygon.

±21 ACRES

Google

Property Summary



OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	21.19 Acres
Zoning:	RM16
Market:	Upstate South Carolina
Submarket:	Clemson
Price / SF:	\$1.03

PROPERTY OVERVIEW

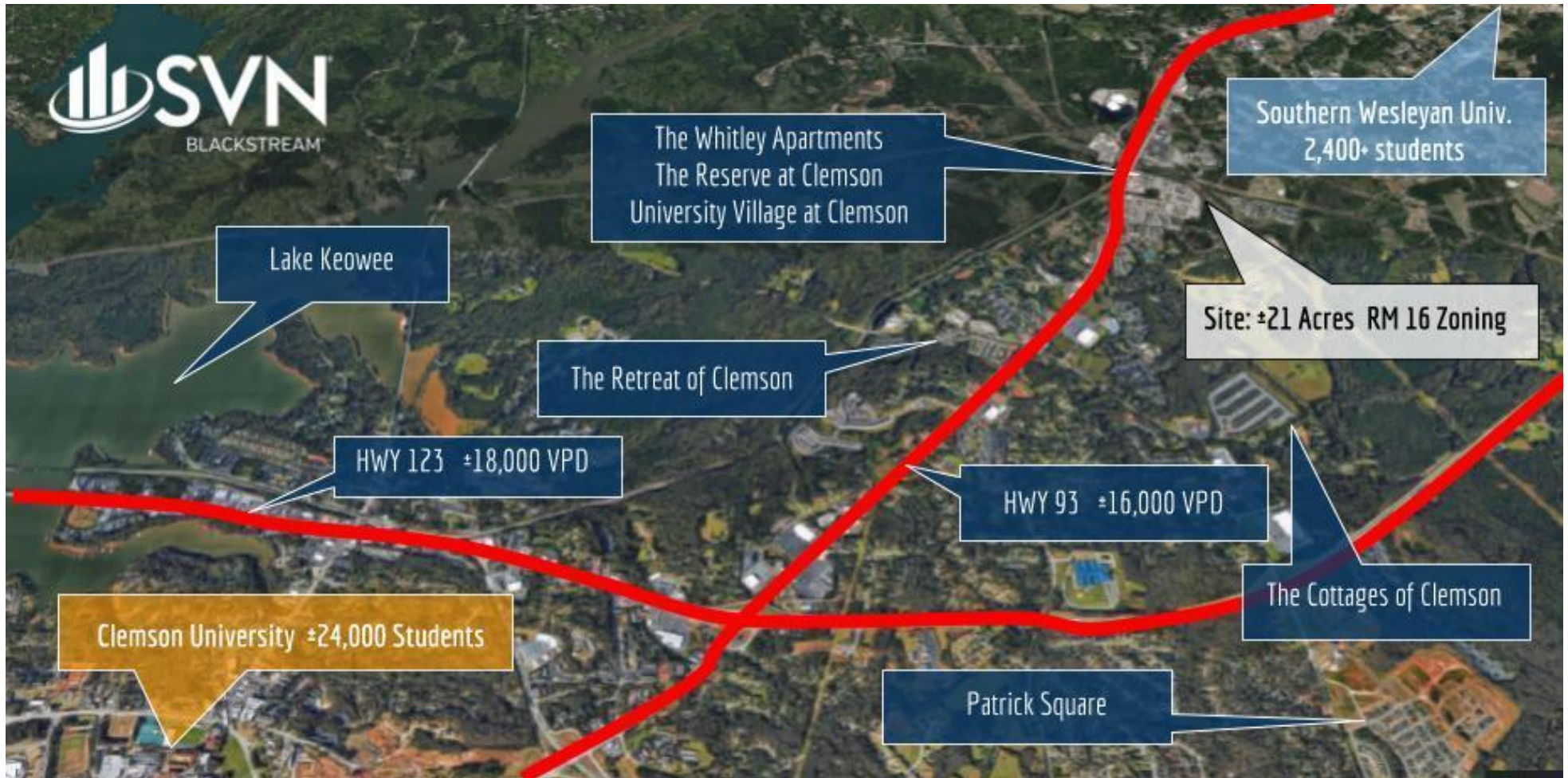
SVN Blackstream is pleased to present ±21 acres of land for sale near the campuses of Clemson University and Southern Wesleyan University. The tract of land is perfect for residential, multifamily or student housing development with its proximity to the university. With RM16 zoning, the property allows for a density of 16 units per acre.

Situated in between the town of Central and the city of Clemson, this property is conveniently positioned near a number of shopping and dining options. The property has direct connectivity to the Clemson Area Transit System which shuttles students to and from the University.

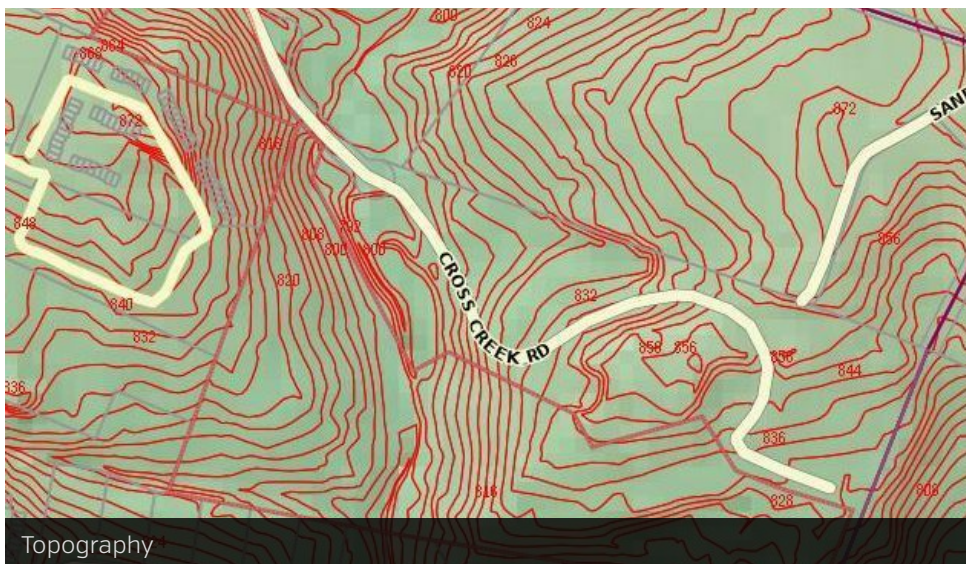
PROPERTY HIGHLIGHTS

- Close proximity to Clemson University and Southern Wesleyan University
- RM16 Zoning - 16 units per acre
- Access to the Clemson Area Transit System
- Near student housing and multifamily developments
- All utilities, water and sewer on site

Additional Photos



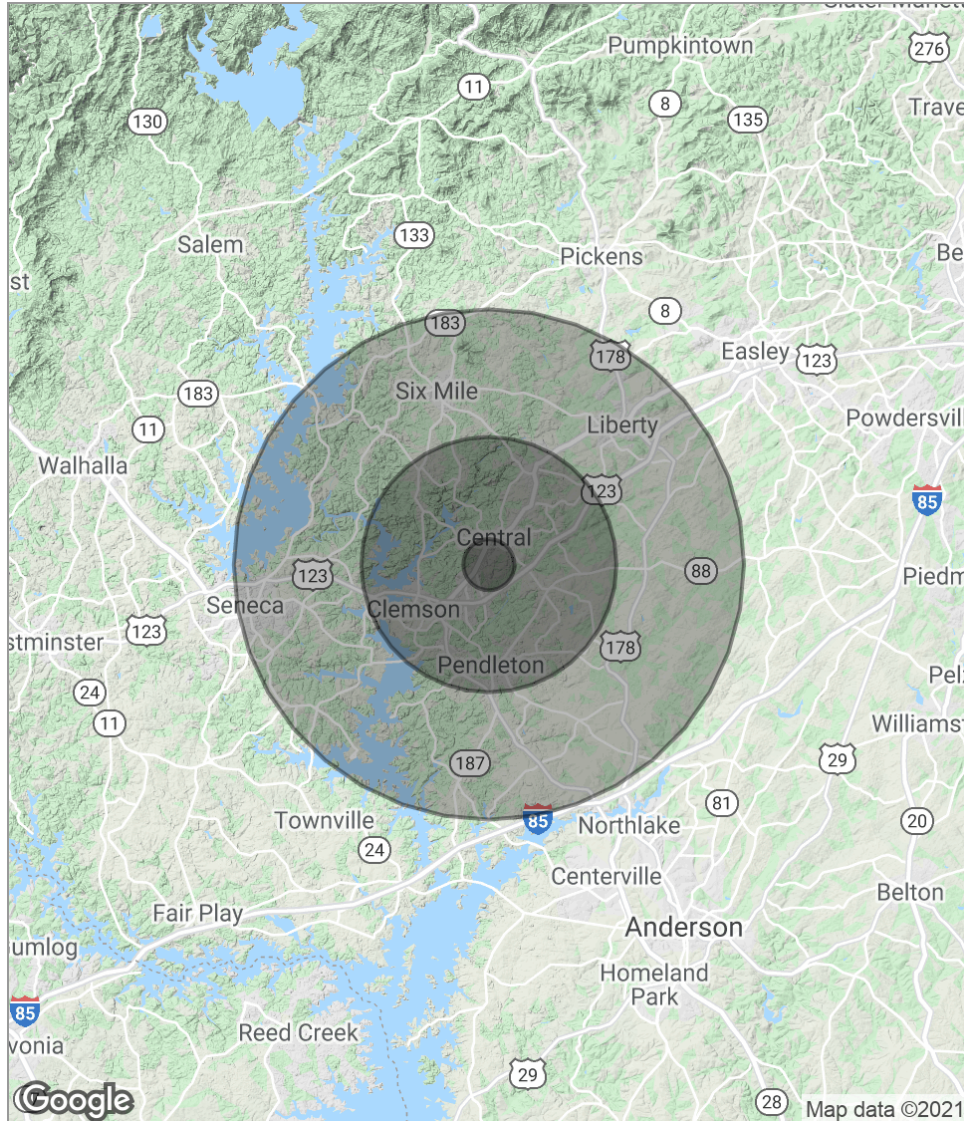
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,664	31,168	77,034
Median age	24.4	30.6	35.0
Median age [Male]	24.5	28.5	33.3
Median age [Female]	24.0	33.5	36.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	753	12,882	31,141
# of persons per HH	2.2	2.4	2.5
Average HH income	\$36,728	\$53,100	\$55,213
Average house value	\$233,171	\$197,127	\$172,907

* Demographic data derived from 2010 US Census



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