



**COLDWELL
BANKER
COMMERCIAL**

CAINE

FOR SALE

DEVELOPMENT OPPORTUNITY

825 HOWELL ROAD

Wellford, SC 29385

+/-30.9 ACRES

ASKING PRICE

\$249,000



CONTACT

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

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Wellford, SC 29385

SALE



SALE PRICE **\$249,000**

OFFERING SUMMARY

Lot Size: +/-30.9 Acres

Price / SF: \$0.18

PROPERTY HIGHLIGHTS

- Development Opportunity
- Subject to Spartanburg County ULMO (Unified Land Management Ordinance)
- Uses include single or multi-family housing, industrial
- Located near the intersection of I-85 and Nazareth Rd.
- 2019 Traffic Counts: 101,500 VPD (I-85), 5,100 VPD (Howell Rd.), 4,100 VPD (Nazareth Church Rd.)
- Spartanburg County Tax Map No. 5-26-00-017.02



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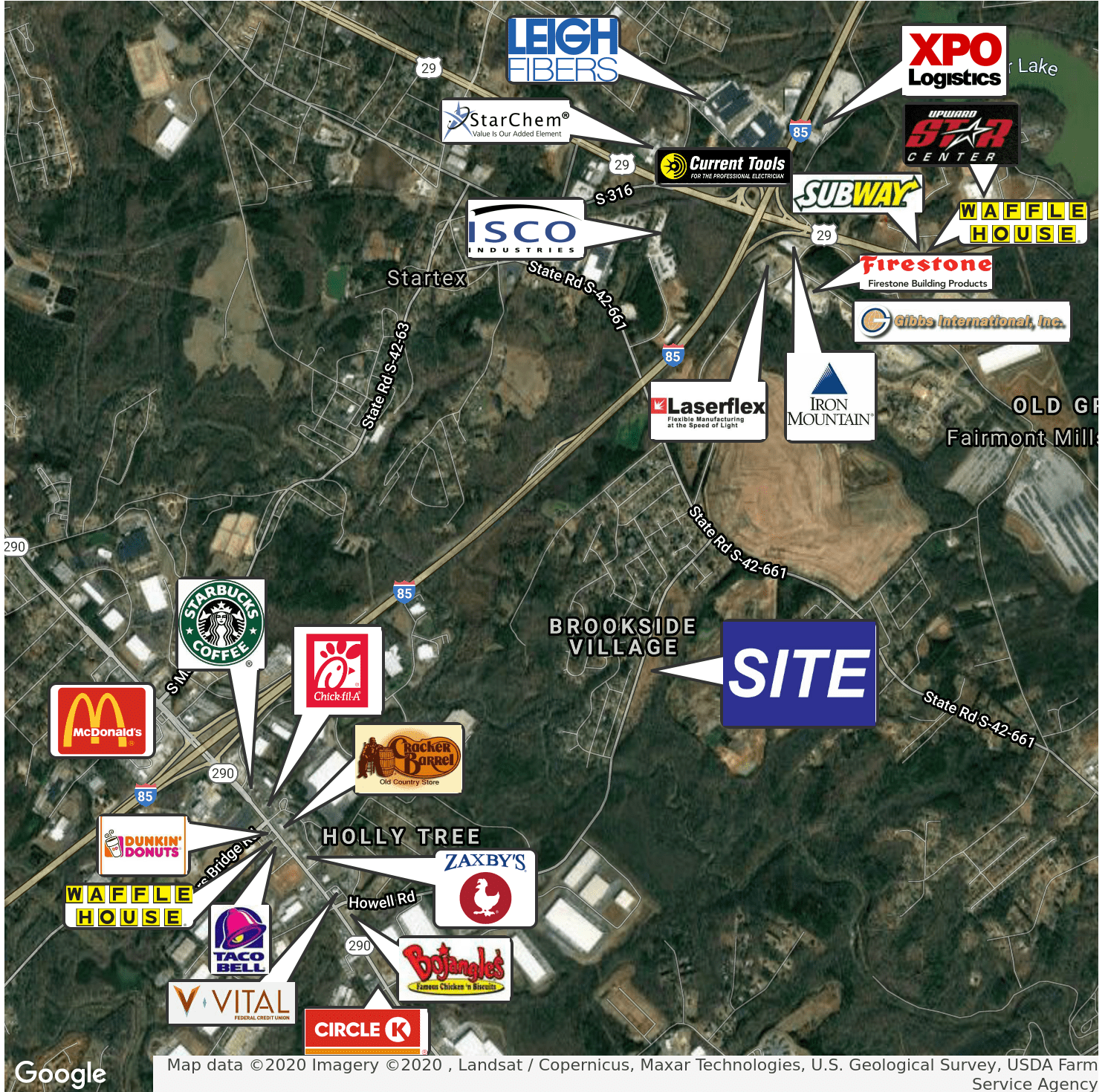




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Google

Map data ©2020 Imagery ©2020, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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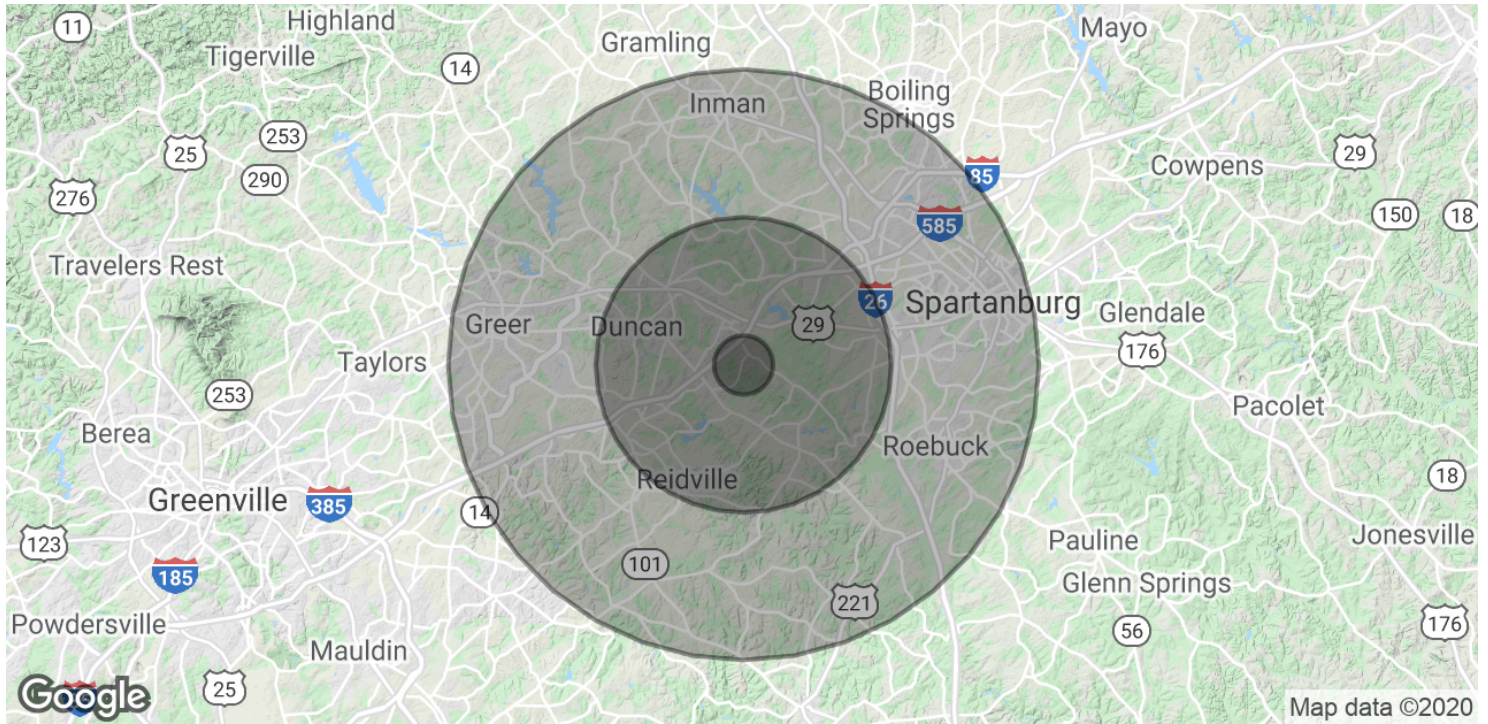
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,517	37,537	158,797
Average age	40.5	38.2	36.1
Average age (Male)	37.8	35.9	35.0
Average age (Female)	42.3	39.9	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	610	14,843	60,711
# of persons per HH	2.5	2.5	2.6
Average HH income	\$57,720	\$63,997	\$55,156
Average house value	\$111,580	\$178,891	\$156,535

* Demographic data derived from 2010 US Census

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