



**COLDWELL
BANKER
COMMERCIAL**
CAINE

FOR SALE

FORD ROAD

Clemson, SC 29631

AVAILABLE

+/-20.88 Acres

ASKING PRICE

\$730,000

CBCCAINE.COM



CONTACT

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864 250 4043
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**COLDWELL BANKER COMMERCIAL
CAINE**
117 Williams Street, Greenville, SC 29601
864.250.2800



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OFFERING SUMMARY

Sale Price: \$730,000

Lot Size: +/-20.88 Acres

Zoned: RM-3 (+/-3.11 Acres)

Unzoned: +/-17.77 Acres

Price / SF: \$0.80

PROPERTY OVERVIEW

Rare development opportunity just minutes from Clemson University

PROPERTY HIGHLIGHTS

- Property fronts on Ford Road, Old Jewell Bridge Road and Clemson Street
- Excellent site for single family/multi-family housing
- Water and sewer nearby
- 2 miles from Clemson University Campus
- Overlooking Lake Hartwell
- Hwy. 123 - 1 mile, Hwy. 76 - 1.5 miles, Hwy. 93 - 3 miles
- Pickens County Tax ID's: 4055-17-10-3288 and 4055-17-11-5054

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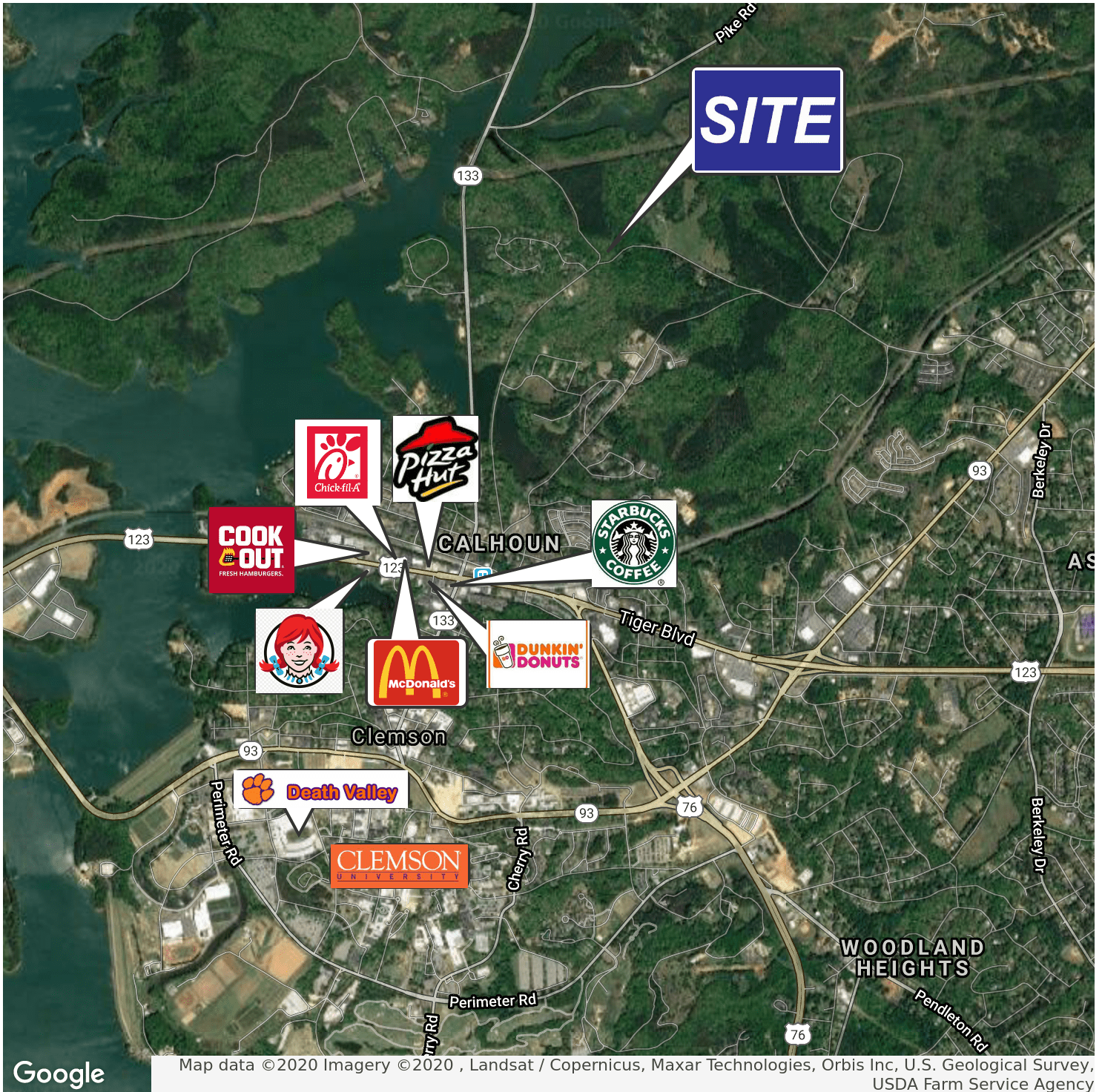
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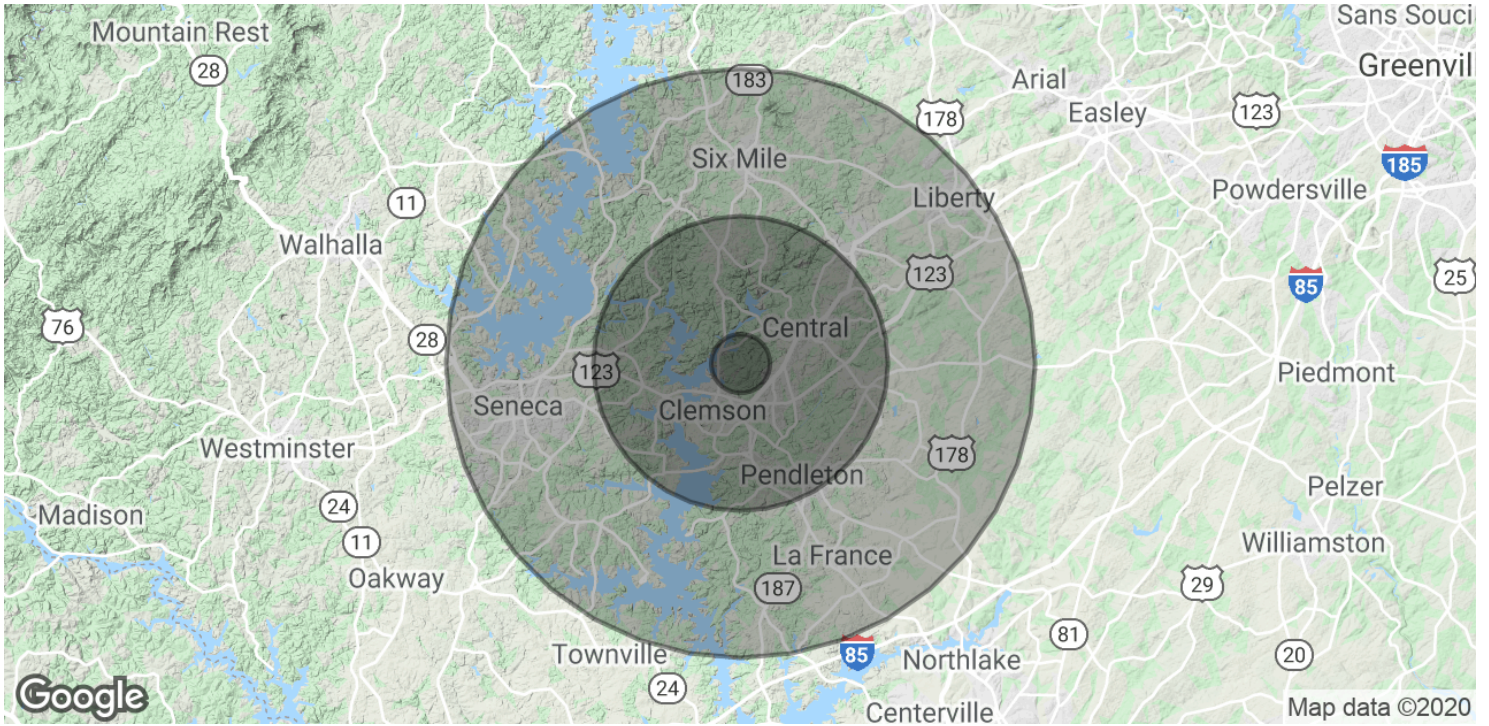
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	833	29,920	81,006
Average age	28.6	30.7	35.6
Average age (Male)	27.5	28.5	33.7
Average age (Female)	28.9	33.7	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	356	12,340	32,952
# of persons per HH	2.3	2.4	2.5
Average HH income	\$48,991	\$55,860	\$55,790
Average house value	\$195,875	\$209,091	\$187,741

* Demographic data derived from 2010 US Census

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