

# LAND FOR DEVELOPMENT

4048 Anderson Mill Road, Spartanburg, SC 29301

Boundary lines are approximate.  
Exact to be determined by survey.



**Sales Price:**  
**\$299,500**

**+/- 5.15 acres**

## +/- 5.15 Acres for Sale

- Gently Sloping Site Located Just Off Reidville Rd.
- High Growth Area With New Residential Development; +/-21,553 Cars/Day (2018)
- +/- 250 ft. Road Frontage On Anderson Mill Rd.
- Great For Residential Development

**CONTACT**

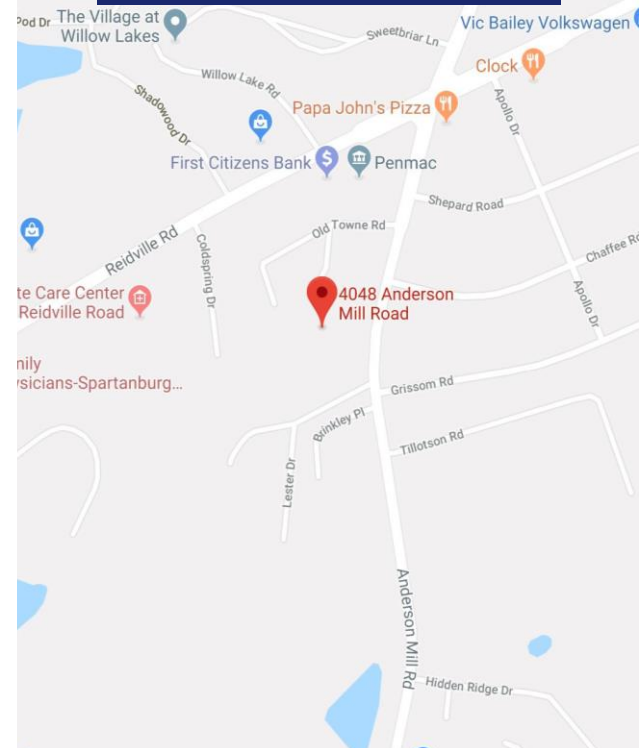
**Robbie Romeiser - 864.706.0877**  
robbie@spencerhines.com

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

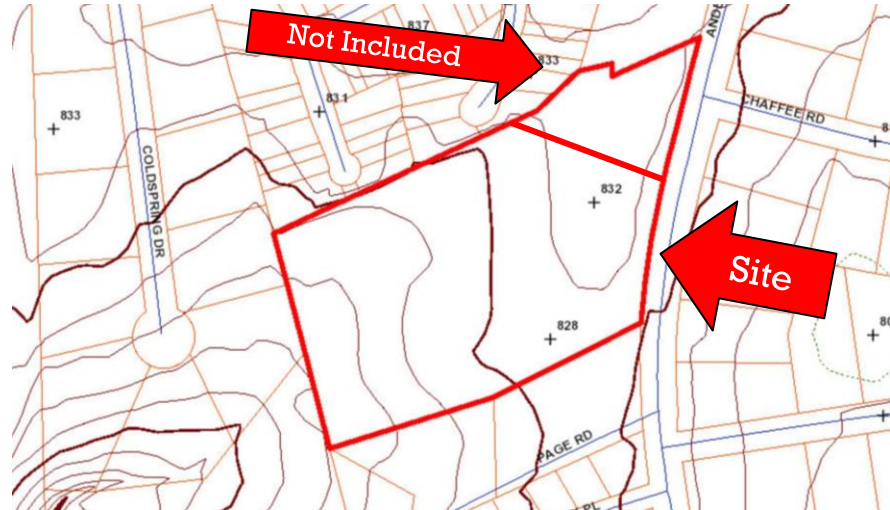
380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

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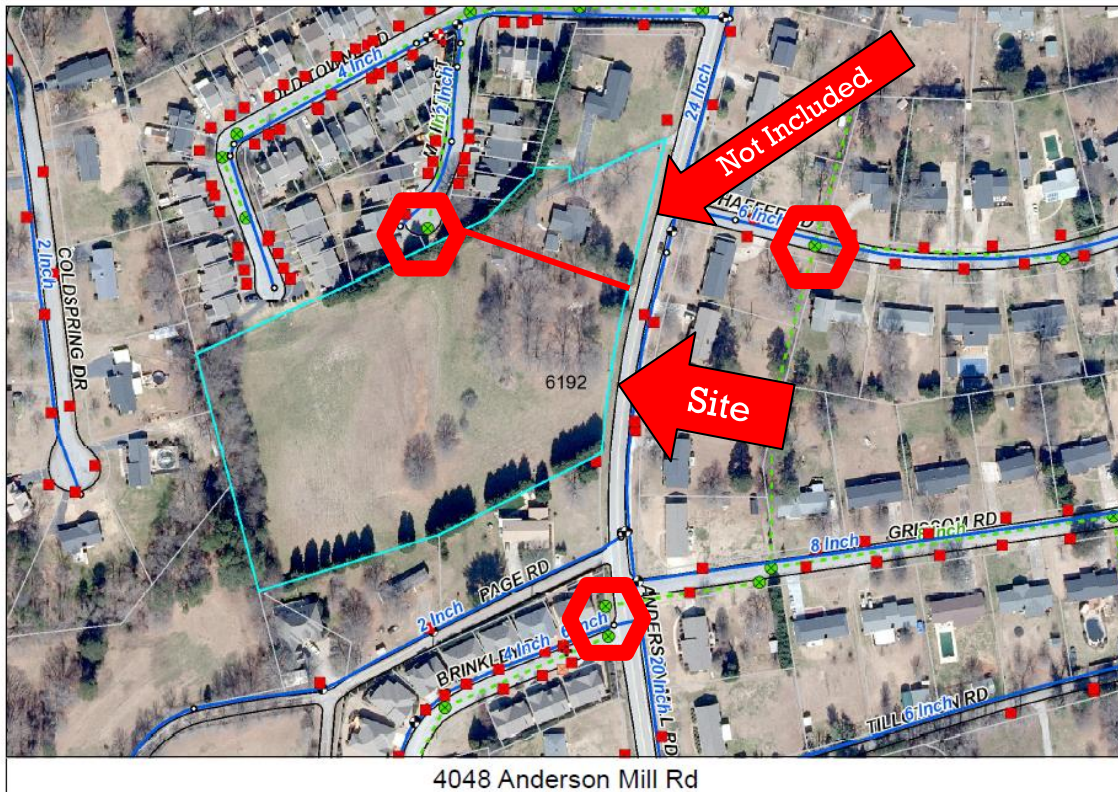


## Additional Site Data

- **Zoning:** Subject to Spartanburg County ULMO
- **Water & Sewer:** Spartanburg Water, Sewer available
- **Natural Gas:** Piedmont Natural Gas
- **Power:** Duke Energy
- **Phone, Internet, Cable:** Charter | AT&T
- **Demographics (3-Mile 2019 Estimate)**
  - Pop: 37,313
  - #HH's: 14,629
  - Ave. HH Inc.: \$74,569



## Sewer Availability "Tap-In" Points



4048 Anderson Mill Rd

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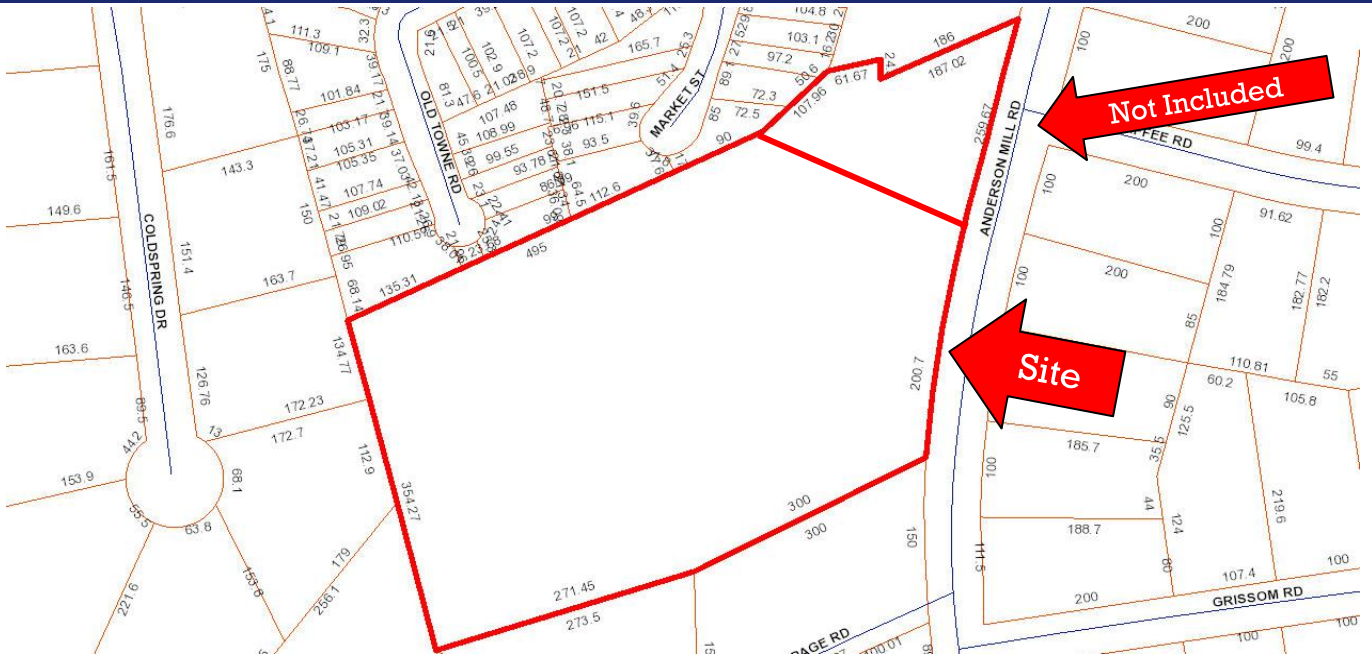
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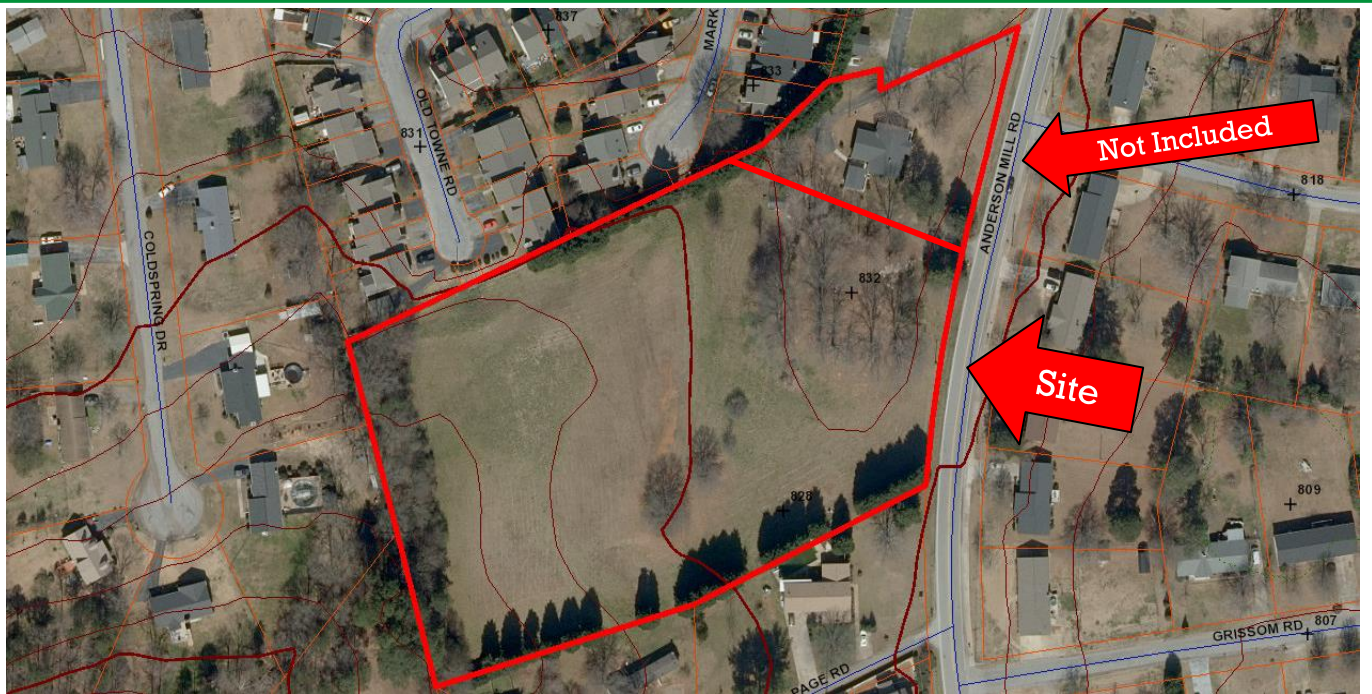


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**Aerial Topography Maps With Dimensions**



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**Demographic Summary Report**

4048 Anderson Mill Rd, Spartanburg, SC 29301			
Building Type: <b>Land</b>	Total Available: <b>0 SF</b>		
Class: -	% Leased: <b>0%</b>		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	6,095	40,623	83,698
2019 Estimate	5,577	37,313	77,042
2010 Census	4,693	32,272	67,656
Growth 2019 - 2024	9.29%	8.87%	8.64%
Growth 2010 - 2019	18.84%	15.62%	13.87%
<b>2019 Population by Hispanic Origin</b>	410	3,334	6,868
<b>2019 Population</b>	5,577	37,313	77,042
White	3,907 70.06%	23,585 63.21%	44,347 57.56%
Black	1,133 20.32%	10,894 29.20%	27,937 36.26%
Am. Indian & Alaskan	22 0.39%	205 0.55%	481 0.62%
Asian	400 7.17%	1,797 4.82%	2,677 3.47%
Hawaiian & Pacific Island	3 0.05%	37 0.10%	51 0.07%
Other	112 2.01%	795 2.13%	1,549 2.01%
U.S. Armed Forces	10	25	45
<b>Households</b>			
2024 Projection	2,490	15,940	32,300
2019 Estimate	2,277	14,629	29,690
2010 Census	1,918	12,653	25,980
Growth 2019 - 2024	9.35%	8.96%	8.79%
Growth 2010 - 2019	18.72%	15.62%	14.28%
Owner Occupied	1,475 64.78%	9,752 66.66%	18,407 62.00%
Renter Occupied	802 35.22%	4,877 33.34%	11,283 38.00%
<b>2019 Households by HH Income</b>	2,277	14,629	29,687
Income: <\$25,000	352 15.46%	2,505 17.12%	7,747 26.10%
Income: \$25,000 - \$50,000	491 21.56%	3,895 26.63%	7,718 26.00%
Income: \$50,000 - \$75,000	493 21.65%	3,097 21.17%	5,560 18.73%
Income: \$75,000 - \$100,000	429 18.84%	1,970 13.47%	3,616 12.18%
Income: \$100,000 - \$125,000	140 6.15%	972 6.64%	1,761 5.93%
Income: \$125,000 - \$150,000	130 5.71%	755 5.16%	1,082 3.64%
Income: \$150,000 - \$200,000	103 4.52%	854 5.84%	1,384 4.66%
Income: \$200,000+	139 6.10%	581 3.97%	819 2.76%
<b>2019 Avg Household Income</b>	\$81,250	\$74,569	\$63,852
<b>2019 Med Household Income</b>	\$64,028	\$57,979	\$47,933

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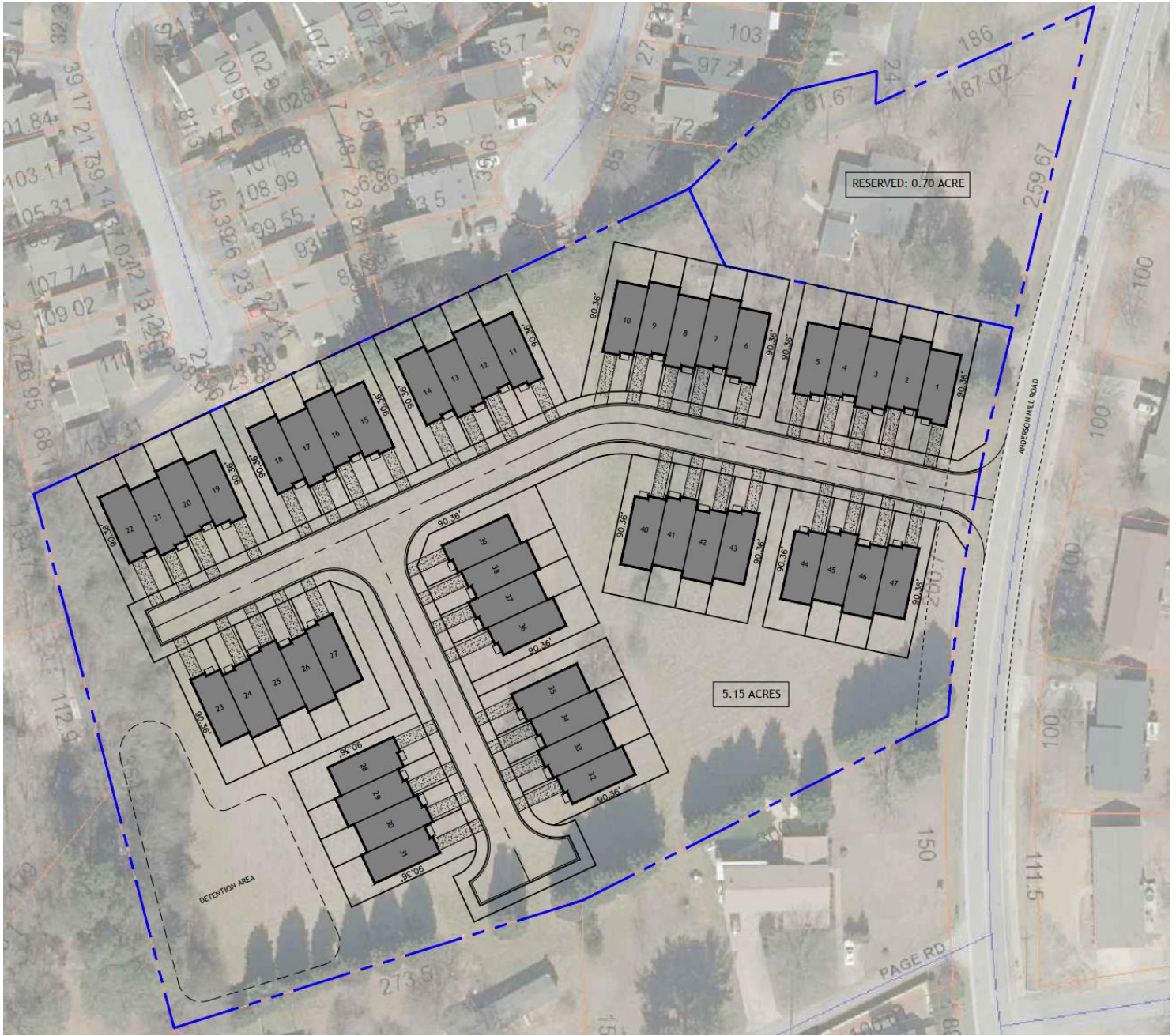


**SPENCER/HINES**  
P R O P E R T I E S

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## Conceptual Rendering



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