



**COLDWELL  
BANKER  
COMMERCIAL**  
CAINE

**FOR SALE**

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## **363 CLEMSON STREET**

Clemson, SC 29631

AVAILABLE

+/-15.8 Acres

ASKING PRICE

\$1,540,000



CBCCAINE.COM

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### CONTACT

T. Cox  
Commercial Sales Associate  
864 250 4043  
tcox@cbccaine.com

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



# 363 CLEMSON STREET

Clemson, SC 29631

# SALE



## OFFERING SUMMARY

Sale Price: \$1,540,000

Lot Size: +/-15.8 Acres

Zoning: RM-3

Price / Acre: \$97,468

## PROPERTY OVERVIEW

Rare development opportunity just minutes from Clemson University

## PROPERTY HIGHLIGHTS

- +/-525 ft. frontage on Clemson Street
- Excellent site for residential development
- All utilities available
- 2 miles from Clemson University Campus
- Hwy. 123 - 1.5 miles, Hwy. 76 - 2 miles, Hwy. 93 - 3.5 miles
- Pickens County Tax ID: 4044-08-99-9411

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Mixed Use Conceptual

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Google

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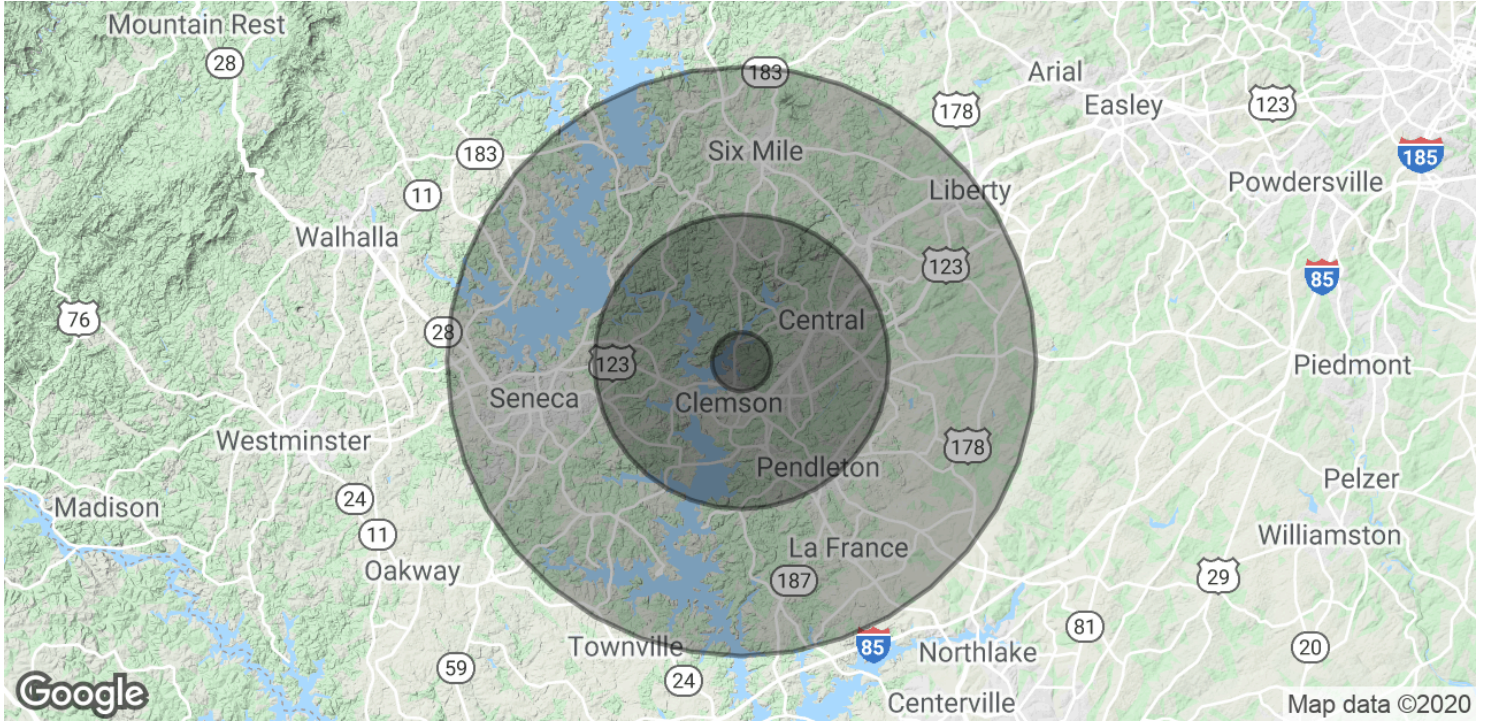
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,028	29,627	81,179
Average age	26.5	30.9	35.6
Average age (Male)	26.1	28.6	33.8
Average age (Female)	26.4	34.0	37.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	441	12,200	33,036
# of persons per HH	2.3	2.4	2.5
Average HH income	\$45,615	\$56,405	\$55,910
Average house value	\$184,539	\$210,110	\$190,307

\* Demographic data derived from 2010 US Census