

**Property Features** 

# 927 E North 1st St Seneca, SC 29678

## FOR SALE | Mixed Use Development Opportunity



Price	\$1,750,000 for +/- 3.66 Acres Under Contract - +/- 4.67 Acres	
Zoning	HC (Highway Commercial District)	
Acreage	+/- 3.66 - 8.33   <u>Aerial Video Footage</u>	
County	Oconee	
Additional Details	<ul> <li>All utilities on-site</li> <li>Over 200' of road frontage</li> <li>Located minutes from Clemson University   6.0 miles</li> <li>Railroad easement removed and clean phase 1</li> </ul>	



### **Site Location**



kdsproperties.com • 340 Rocky Slope Rd. Suite 302, Greenville, SC 29607 • 864-242-4200 Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. All property information is subject to change or withdrawal without notice.



#### **Aerial View**





#### **Surrounding Area**

Clemson Area Transit is a public service provided fare-free by Clemson University, the City of Clemson, the Town of Central, the Town of Pendleton, the City of Seneca, the SCDOT, and the FTA.

There is a bus stop .4 miles away at 105 HWY 123.

AKE KEOWEE

123

\$60M Redevelopment Project

Seneca, South Carolina

**NEWRY MILL** 

SENECA/ CLEMSON EXPRESS WELCOME ABOARD SERVICE TO: Oconee Memorial Hospital, Blue Ridge Orthopedics, HArtwell Village, Grand Marc Apts., Thornhill Village, Clemson University, Downtown Clemson, Ingles-Seneca.

> LAKE HARTWEL

123

Seneca is located in the state's most northwestern county of Oconee in South Carolina. It is the largest city in the county and lies on the edge of the Blue Ridge Mountain segment of the Appalachian Mountains. Seneca is the only city on Lake Keowee.

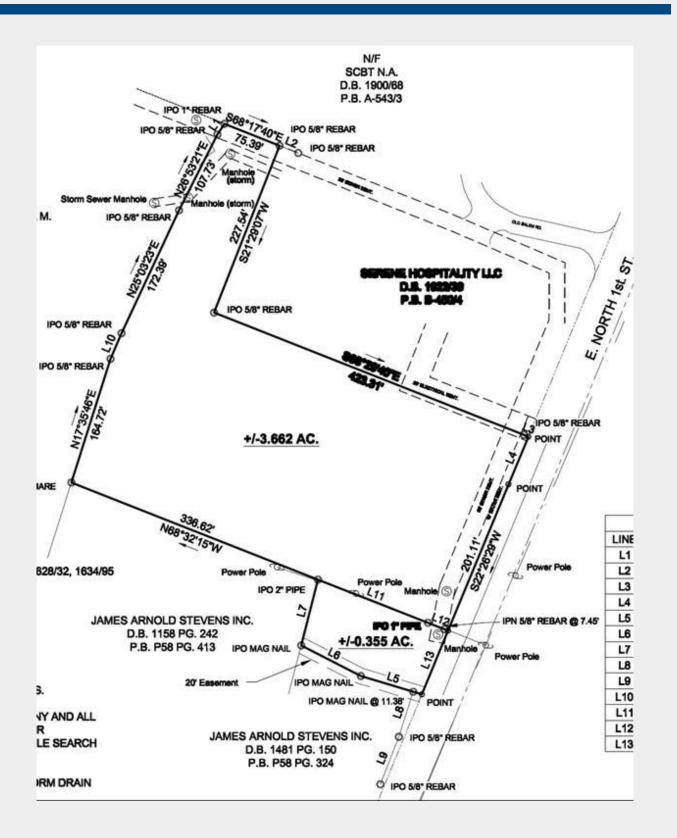
Three lakes (Lake Hartwell, 1963, Lake Keowee, 1971, and Lake Jocassee, 1974) now support public utilities, lake recreation, lakefront residency and water supply (Lake Keowee) to the city.

Seneca is the perfect place for a mix of small-town friendliness and room to roam with easy access to opportunities to unwind and have fun after hours.

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Survey





#### Demographics

	1 Mile	3 Miles
Population	2,534	17,220
Households	1,057	7,142
Median Age	45.50	43.70
Median HH Income	\$53,437	\$46,600
Daytime Employees	1,946	10,956
Pop Growth '22 - '27	6.91%	6.90%





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