

## FOR SALE | Mixed Use Development Opportunity



**Property Features**

<b>Price</b>	\$1,750,000 for +/- 3.66 Acres Under Contract - +/- 4.67 Acres
<b>Zoning</b>	HC (Highway Commercial District)
<b>Acreage</b>	+/- 3.66 - 8.33   <a href="#">Aerial Video Footage</a>
<b>County</b>	Oconee
<b>Additional Details</b>	<ul style="list-style-type: none"> <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>





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.

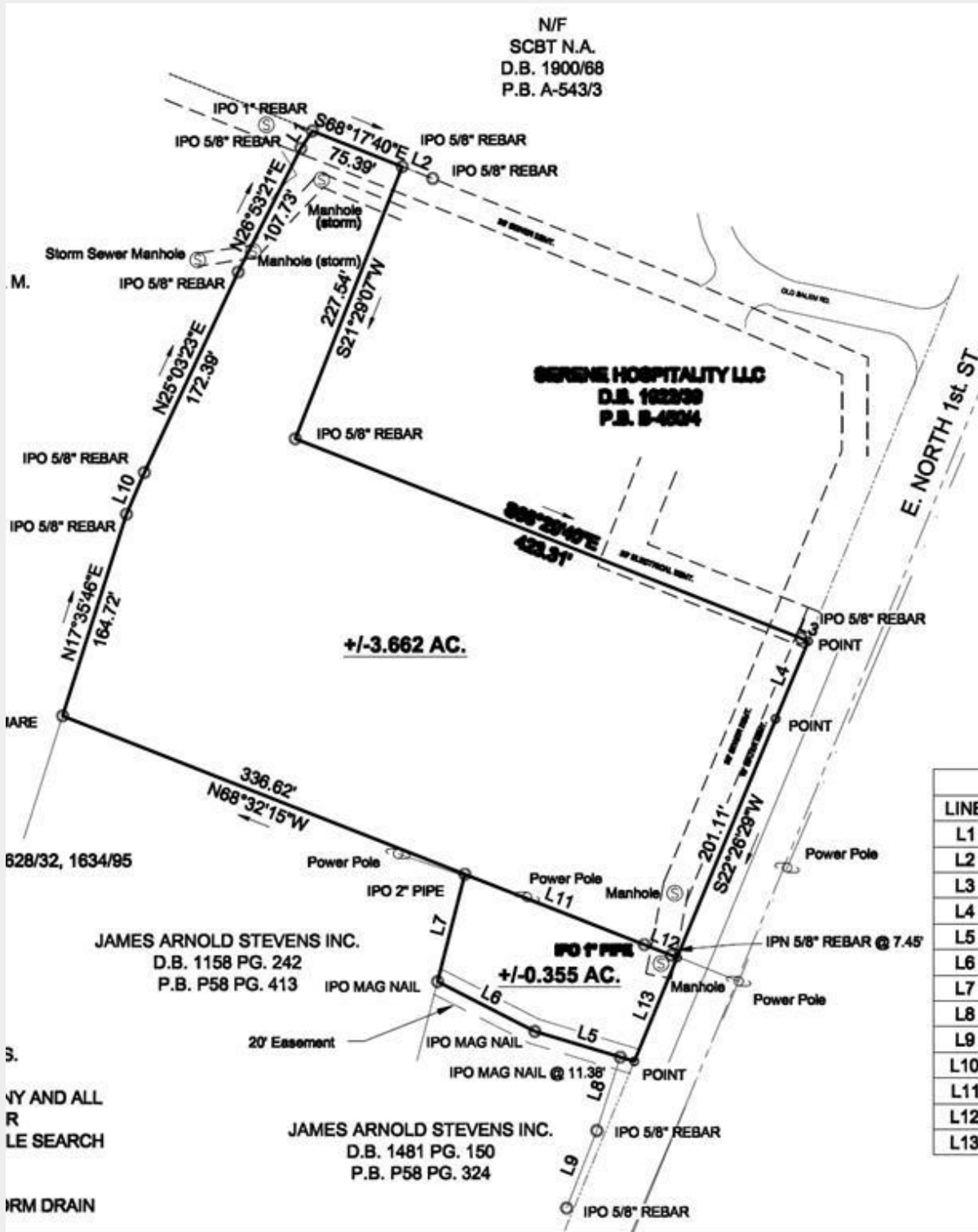
SENECA/ CLEMSON EXPRESS  
 WELCOME ABOARD SERVICE  
 TO: Oconee Memorial Hospital,  
 Blue Ridge Orthopedics, Hartwell  
 Village, Grand Marc Apts.,  
 Thornhill Village, Clemson  
 University, Downtown Clemson,  
 Ingles-Seneca.



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.



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



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