

# SALE

## DEVELOPMENT OPPORTUNITY

12634 E Wade Hampton Blvd Duncan, SC 29334



**AVAILABLE**  
**SALE PRICE**

**+/- 81 ACRES**  
**\$5,500,000**

**Tim Satterfield**  
864 342 2322

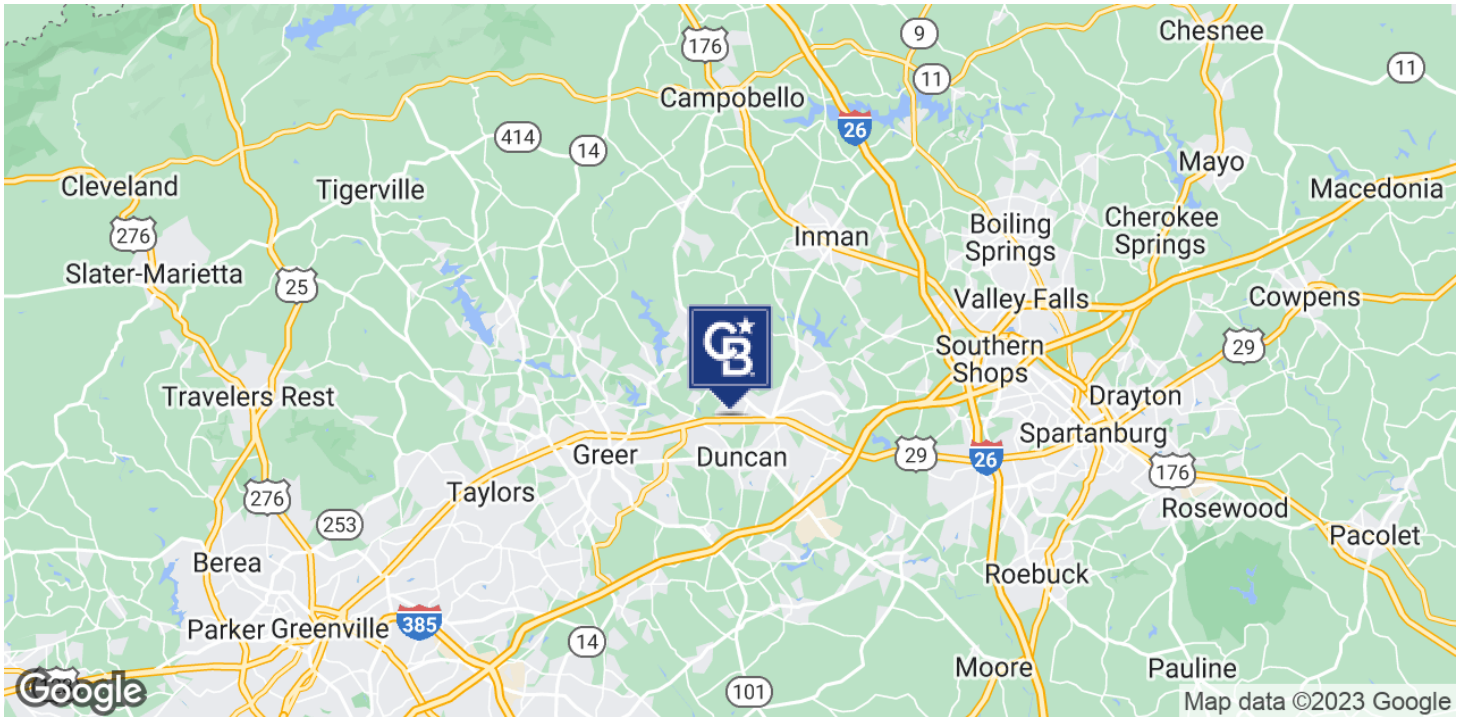


**COLDWELL BANKER**  
**COMMERCIAL**  
**CAINE**

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### OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	+/-81 Acres
Price / Acre:	\$67,901

### PROPERTY HIGHLIGHTS

- Excellent opportunity for builders and developers
- Subdividable
- Located halfway between Greenville and Spartanburg in the City of Duncan
- ULMO (Unified Land Management Ordinance)
- 2022 SC DOT Traffic Count: 25,000 VPD
- Spartanburg County Tax Map Numbers: 5-14-00-164.00, 5-14-00-163.00, 5-14-00-162.00, 5-14-00-149.00, 5-14-00-147.00, 5-14-00-146.00, 5-14-00-145.00, 5-14-00-127.00, 5-14-00-150.00, 5-14-00-151.00, 5-14-00-152.00, 5-14-00-153.00, 5-14-00-154.00, 5-14-00-155.00, 5-14-00-156.00, 5-14-00-157.00, 5-14-00-158.00, 5-14-00-159.00, 5-14-00-160.00, 5-14-00-161.00, 5-14-00-027.00

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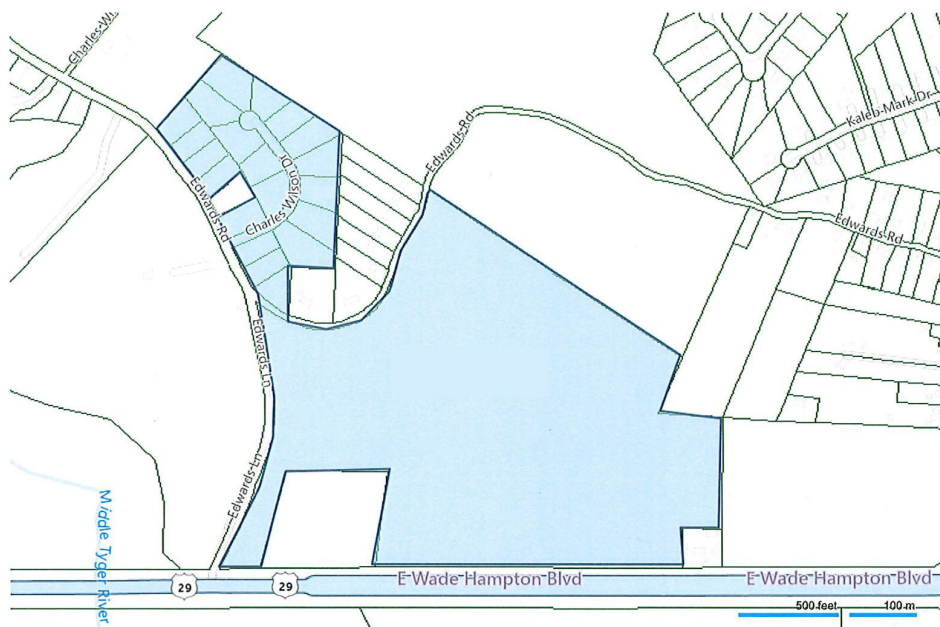
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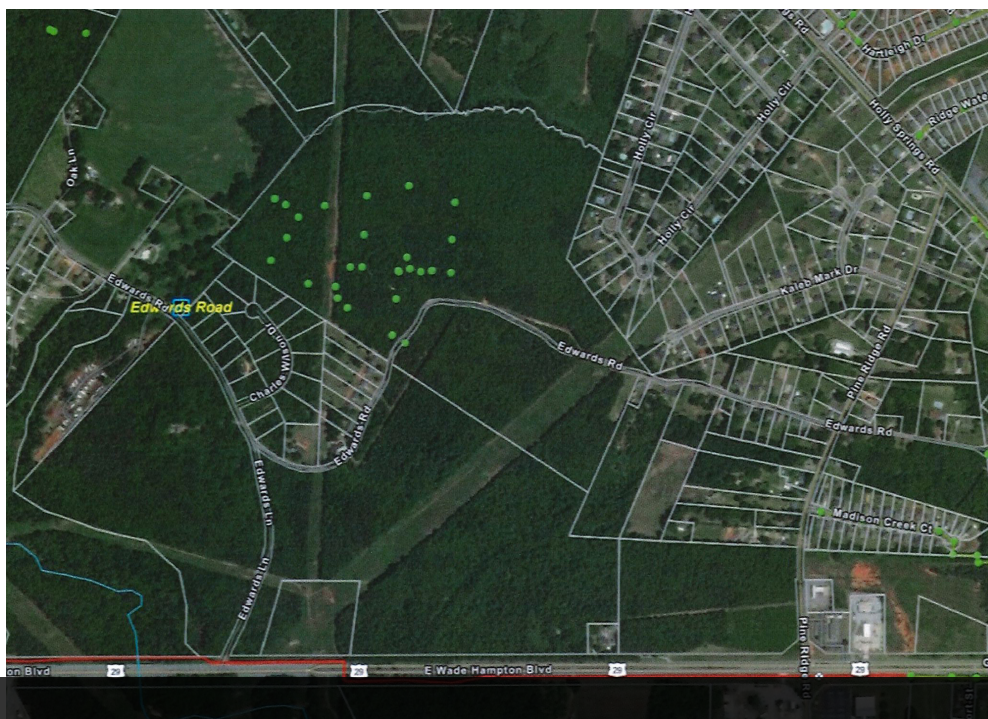
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PROPERTY OUTLINE



SEWER MAP

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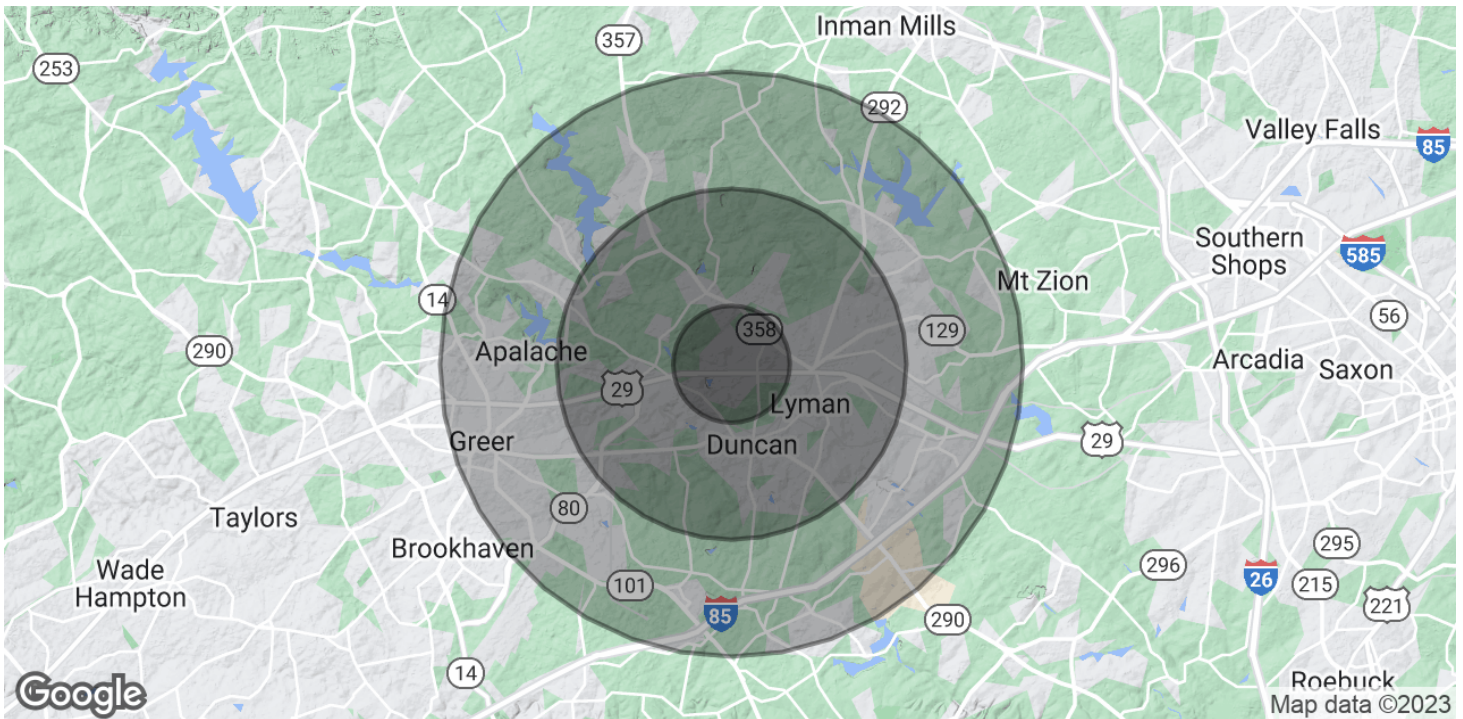
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,215	14,767	46,545
Average Age	32.7	35.3	36.5
Average Age (Male)	28.9	34.6	35.5
Average Age (Female)	37.2	36.3	37.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	823	5,840	18,590
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$63,237	\$56,574	\$58,984
Average House Value	\$156,418	\$144,595	\$151,446

\* Demographic data derived from 2020 ACS - US Census

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