

# FOR SALE – 7.24+/- ACRES

*SC Hwy. 28 and Bountyland Road, Seneca, SC 29672*



## PROPERTY INFORMATION

STREETS: SC Hwy. 28 and Bountyland Road

CITY: Seneca

STATE: South Carolina

COUNTY: Oconee

ZONING: Unzoned

UTILITIES: All utilities on site

SIZE: 7.24+/- Acres

TRAFFIC COUNTS: Hwy. 28 – 20,700 VPD  
Bountyland Road – 6,600 VPD

### DEMOGRAPHICS:

Population 1,340 (1 Mile)  
16,058 (Lake Keowee area)

Avg. HH Income \$88,402 (1 Mile)  
\$81,669 (Lake Keowee area)

POTENTIAL USES: Grocery, Retail, Medical, Self Storage,  
Multi-Family

PRICING: \$1,450,000

For additional information please contact:

Bobby Barreto – (864) 679-3635

Michael Spiers – (864) 679-3634

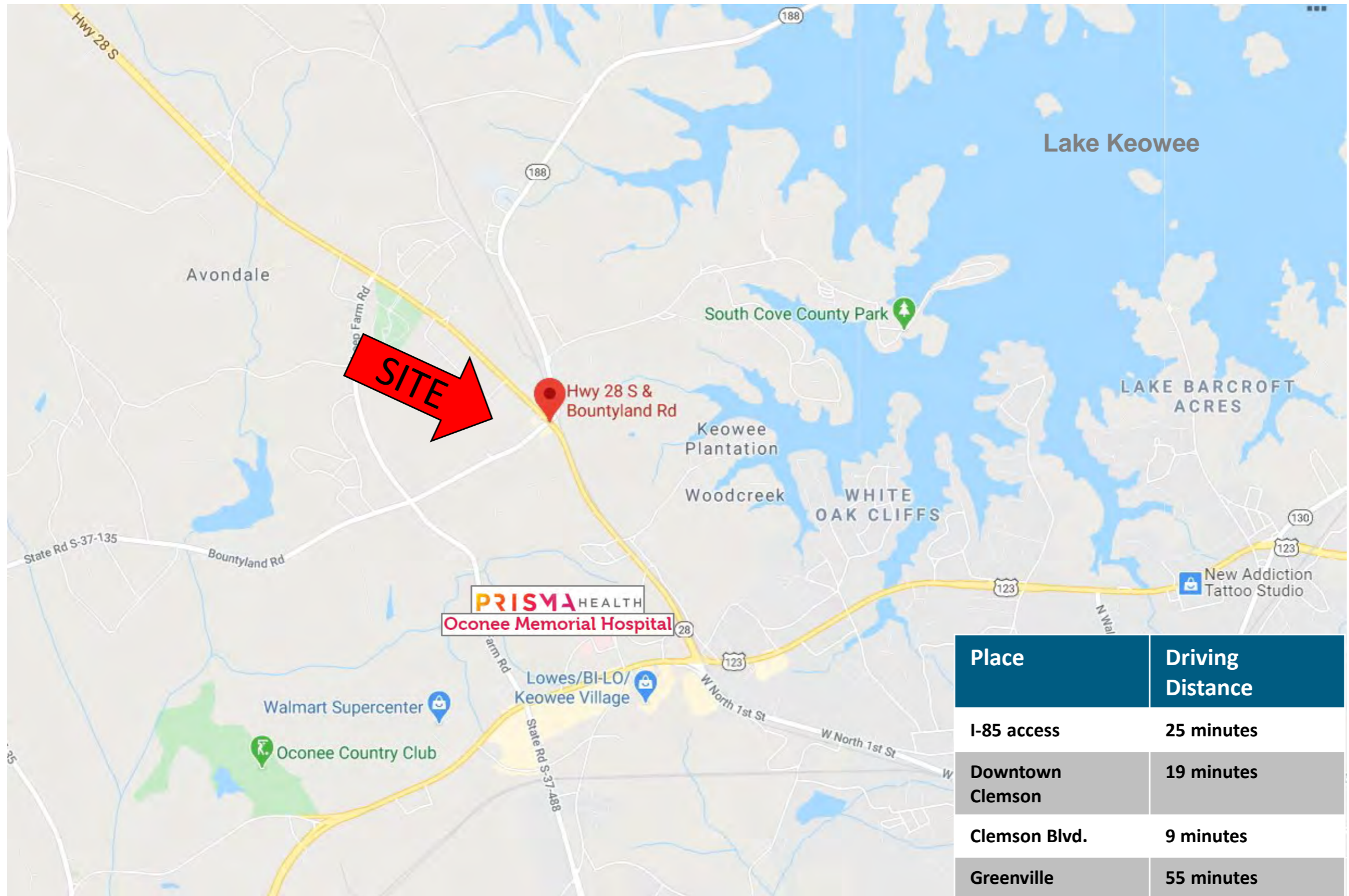
40 W. Broad Street, Suite 500

Greenville, SC 29601

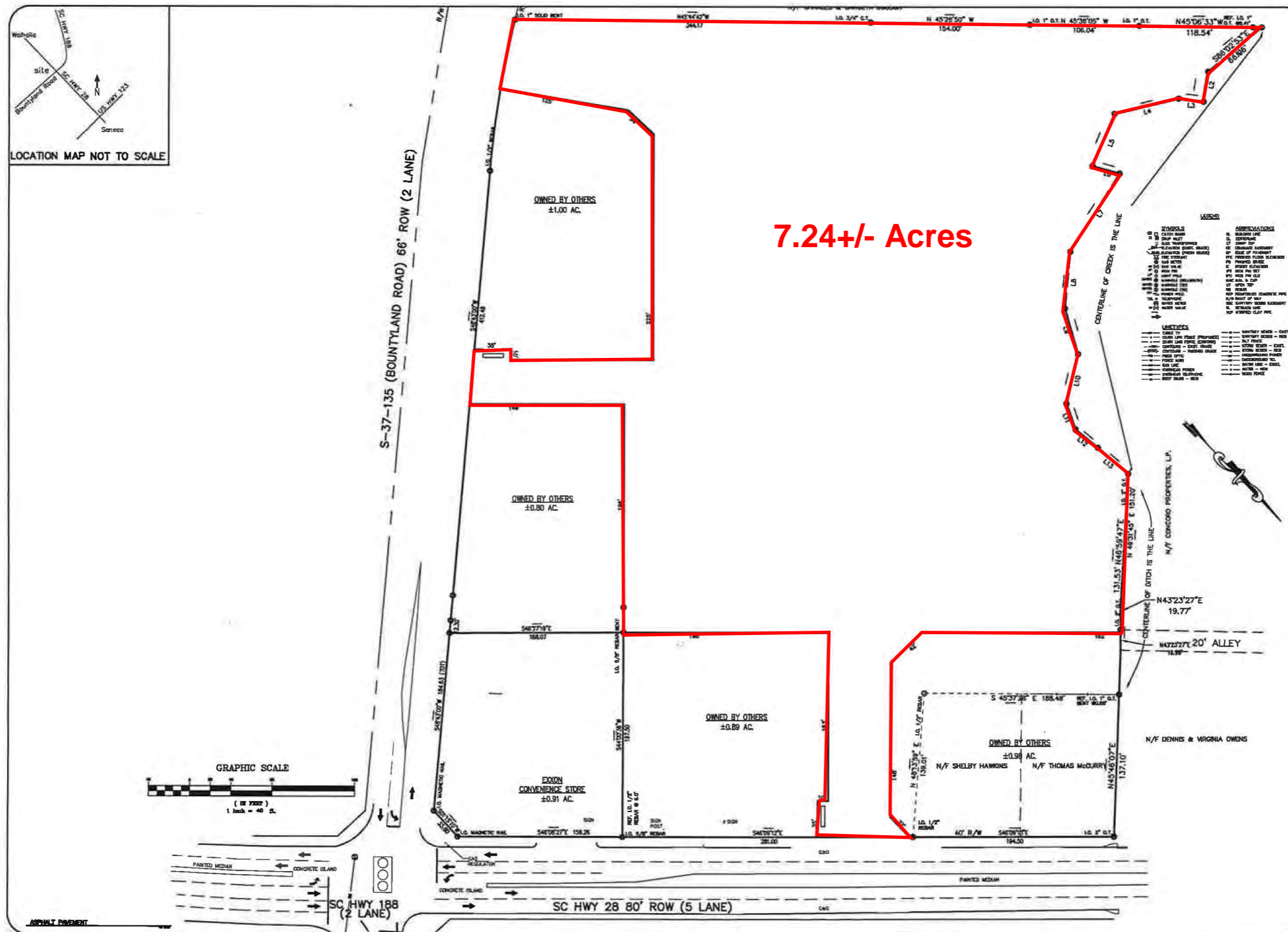
[www.windsoraughtry.com](http://www.windsoraughtry.com)



# AREA MAP



# SURVEY



# MARKET INFORMATION

## ABOUT SENECA

The largest city in Oconee County, Seneca is situated in the northwestern corner of South Carolina in the foothills of the Blue Ridge Mountains. Seneca's historic downtown District includes the Episcopal Church of the Ascension, now headquarters of the Blue Ridge Arts council and Ram Cat Alley, a pedestrian-friendly block of one-of-a-kind shops, restaurants and festivals.

Fishing the lake waters (Lakes Hartwell, Keowee and Jocassee all are within a short driving distance), visiting the state and county parks or canoeing and kayaking on the scenic Chattooga River are great recreational adventures year round. Favorably positioned between Atlanta, Georgia, and Greenville, South Carolina, just minutes away from Clemson University, Seneca and Oconee County have gained national acclaim for its natural beauty, quaint towns, antique shopping and as a favorite destination for history buffs and outdoor enthusiasts alike.

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|  <b>Airport Access</b><br>Greenville Spartanburg International<br>- 50 non-stop daily departures<br>- 16 major cities and 19 major airports across the US<br>- Allegiant Air<br>- American Airlines<br>- Delta<br>- Frontier Airlines<br>- Southwest Airlines<br>- United Airlines<br>Oconee County Regional Airport |  <b>Port Access</b><br>Inland Port Greer<br>- 55 miles from the City of Seneca<br>- 121,600 rail lifts in 2018<br>- 6.4% growth from 2017<br>Port of Charleston<br>- 243 miles from the City of Seneca<br>- 2.3 M TEUs handled in 2018<br>- 6.4% growth from 2017 |  <b>Highway Access</b><br>Interstates<br>- I-85<br>Highways<br>- US-76<br>- US-123<br>- SC-11<br>- SC-28 |  <b>Rail Access</b><br>Rail Providers<br>- Norfolk-Southern |
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