

BELTLINE CONNECTOR SITE

Brown Road & Beltline Connector, Anderson, SC 29621



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PROPERTY: Parcel 1 +/- 30.2 ACRES
 Parcel 2 +/- 6 ACRES
 Parcel 3 +/- 10 ACRES
 *Owner will consider subdividing. Buyers are encouraged to submit offers that fit their site needs.

ADDRESS: Brown Road & Beltline Connector

CITY: Anderson

STATE: South Carolina

COUNTY: Anderson

ZONING: Commercial & Multi-Family

UTILITIES: All Utilities Available

PARCEL NUMBERS:
 1-21-000-4005 1-21-000-4005
 1-21-21-02001 1-21-000-4006
 1-21-2102-002 1-21-000-4019
 1-21-2102-003 1-21-000-4020
 1-21-2102-004 1-21-000-4005
 1-21-2102-005 1-21-21-01-001
 1-21-2102-006

TRAFFIC COUNTS (2017):
 Brown Road: 9,400 VPD
 Clemson Blvd: 30,600 VPD
 E. West Parkway: 11,300 VPD

DRIVE TIMES:
 I-85: 6 minutes
 Retail on Clemson Blvd: less than 1 minute
 Anderson Mall: 5 minutes
 Clemson University: 19 minutes
 AnMedHealth: 10 minutes
 Hartwell Boat Ramp: 2 minutes
 Whitehall Elementary School: 7 minutes

TOPOGRAPHY: Very favorable and development ready

PRICING:
 Parcel 1 +/- 30.2 ACRES - \$75,000/AC
 Parcel 2 +/- 6 ACRES - \$160,000/AC
 Parcel 3 +/- 10 ACRES - \$83,000/AC

Parcel boundaries are for illustration and pricing purposes only. Buyers are encouraged to submit offer that includes which portion of the property they are interested in. The asking pricing per acre is based on selling its designated parcel.

OFFERING MEMORANDUM

BELTLINE CONNECTOR SITE
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Property Details



LOT KEY:

- 2 STORY TOWNHOUSE WITH 2 CAR GARAGE
- 2 STORY TOWNHOUSE WITH 1 CAR GARAGE
- 1 STORY VILLA WITH 2 CAR GARAGE
- 1 STORY VILLA WITH 1 CAR GARAGE
- COMMUNITY AMENITY
- FUTURE COMMERCIAL

SITE DATA:

MUNICIPALITY:	CITY OF ANDERSON
ZONING:	GENERAL COMMERCIAL
ACREAGE:	~32 ACRES
STORMWATER AMENITY/GREENSPACE:	~10 ACRES (30%) ~0.5 ACRES (2%)

LOT COUNT:

2 STORY TOWNHOUSE WITH 1 CAR GARAGE:	75 UNITS
2 STORY TOWNHOUSE WITH 2 CAR GARAGE:	48 UNITS
1 STORY VILLA WITH 1 CAR GARAGE:	33 UNITS
1 STORY VILLA WITH 2 CAR GARAGE:	49 UNITS
TOTAL UNITS:	205 UNITS
TOWNHOMES:	123 (60%)
VILLAS:	82 (40%)

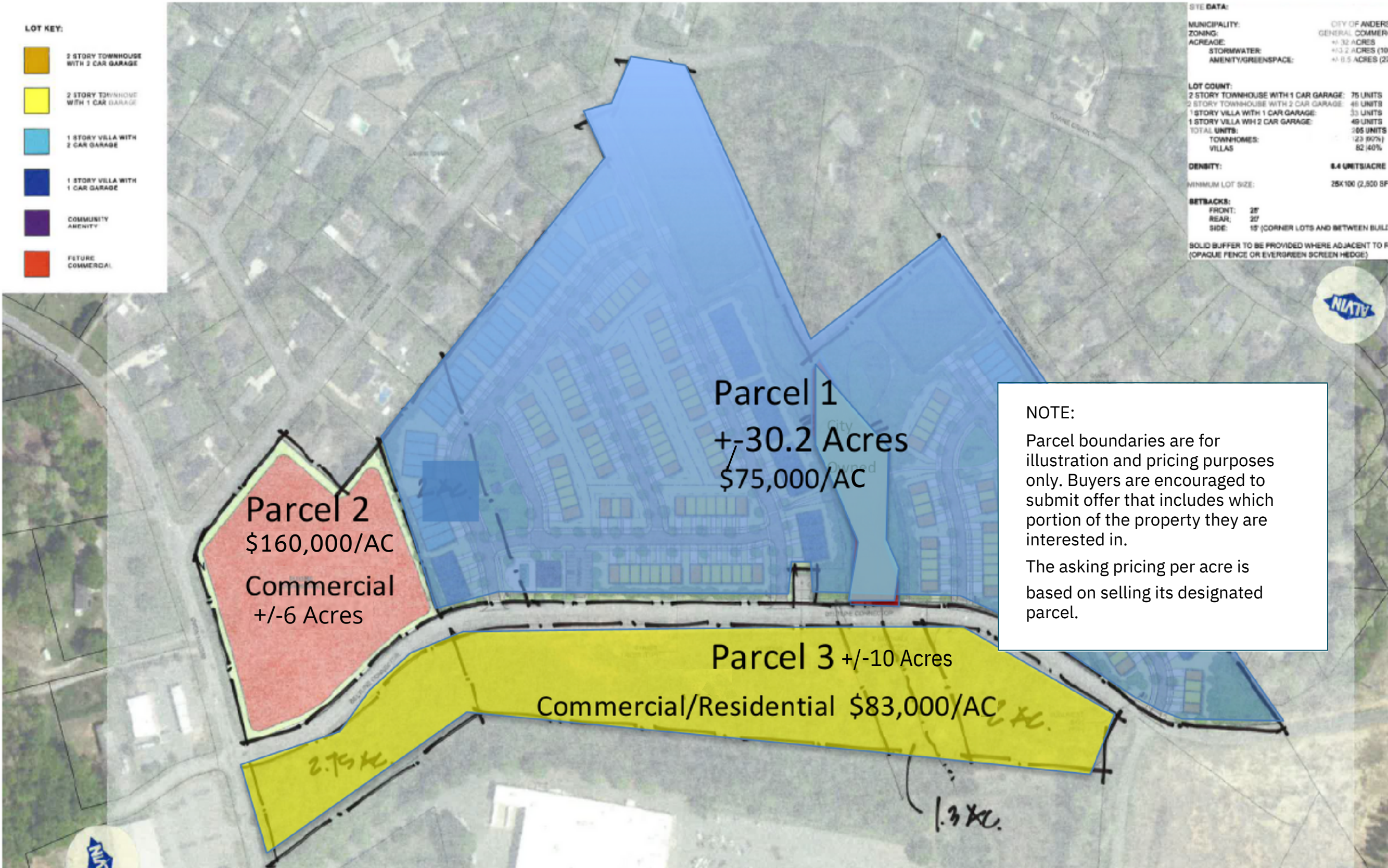
DENSITY: 6.4 UNITS/ACRE

MINIMUM LOT SIZE: 25X100 (2,500 SF)

SETBACKS:

FRONT:	25'
REAR:	25'
SIDE:	15' (CORNER LOTS AND BETWEEN BUILDINGS)

SOLID BUFFER TO BE PROVIDED WHERE ADJACENT TO FUTURE DEVELOPMENT (OPAQUE FENCE OR EVERGREEN SCREEN HEDGE)



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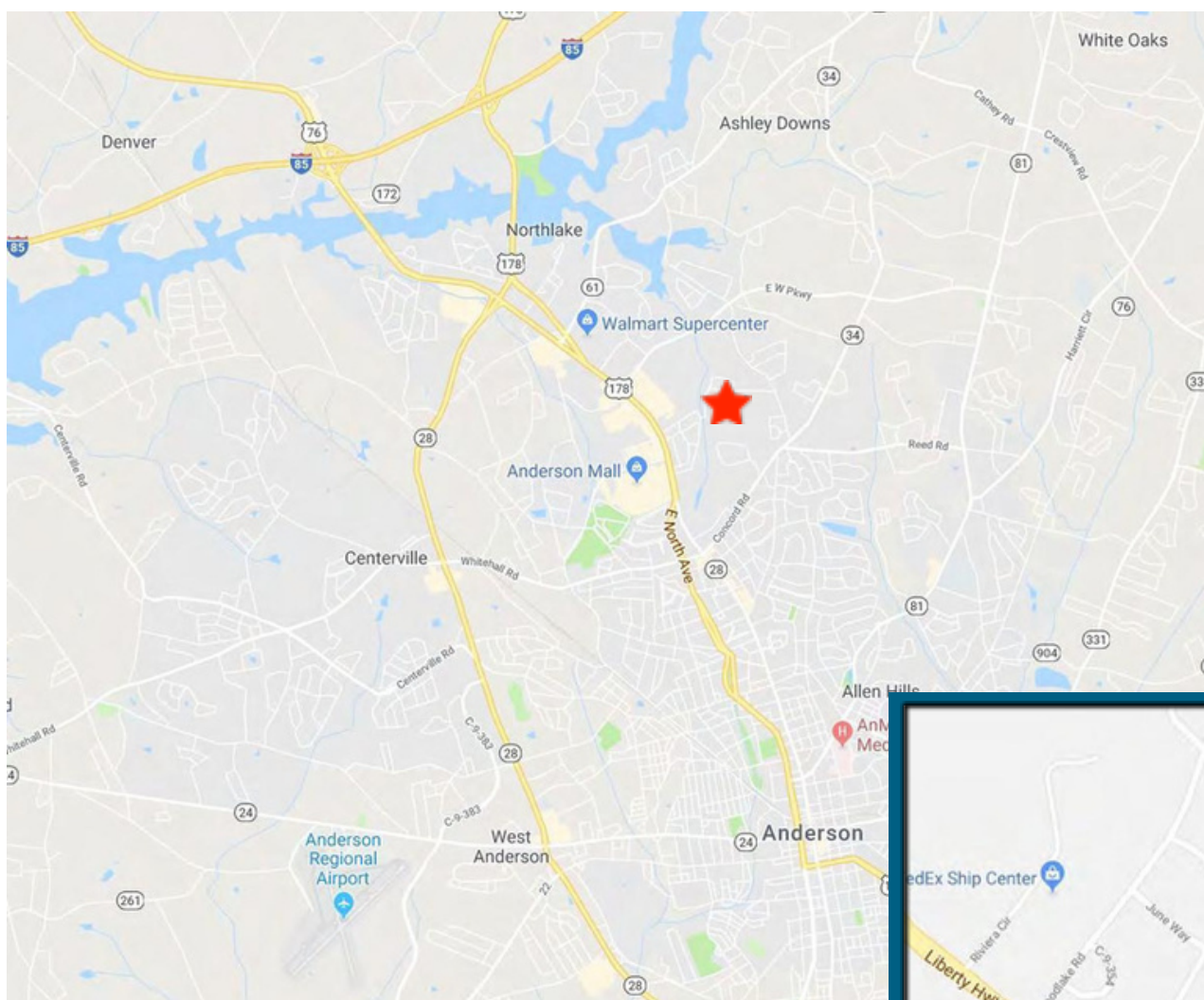
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Land Pricing





- Close proximity to entertainment, retail & healthcare
- Adjacent to Sam's Club, Walmart, Chick-fil-A, Starbucks, Publix
- Easily accessible from Clemson Boulevard, Brown Road, Interstate 85, new East West Parkway

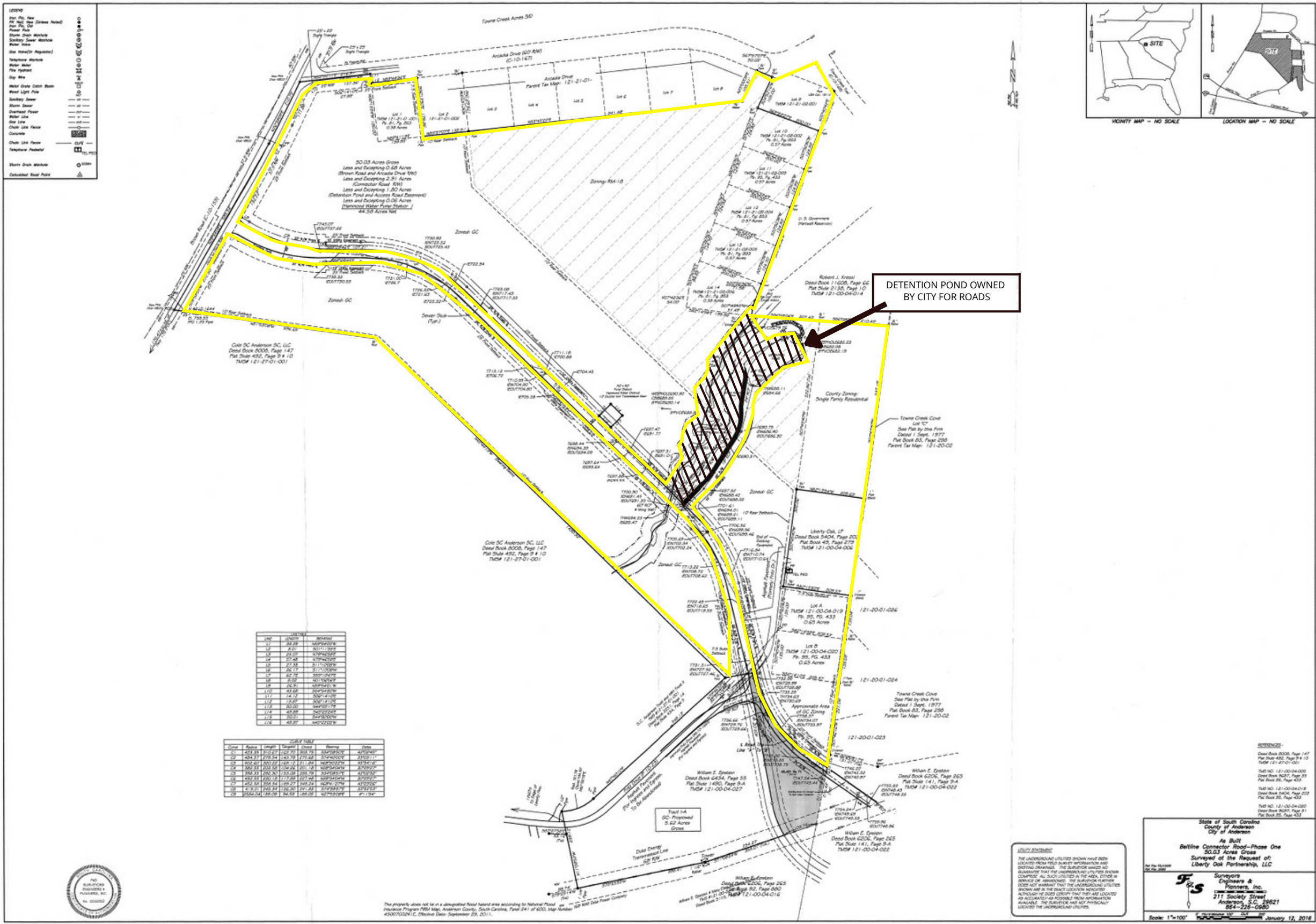


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Location





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Survey

