

# 445 Blairwood Court Spartanburg, SC 29303



46-Unit Residential Development Site on  $\pm$  18.41 AC | For Sale

## PROPERTY AND LOCATION HIGHLIGHTS

- Forty-six (46) permitted lots in Spartanburg County – North side of Spartanburg near Boiling Springs
- Perfect site for a local builder or entry-level national builder
- $\pm$  7 miles to new Spartanburg Baseball stadium
- $\pm$  1.5 miles to I-85
- Less than 4 miles to I-26/I-85 interchange
- $\pm$  0.5 miles to Spartanburg City line
- Less than 2 miles from Highway 29 / Wade Hampton
- Less than 0.25 miles from Highway 9
- Less than 3 miles from Boiling Springs
- Road Frontage:  $\pm$  500 Ft
- Zoned: Residential
- Topography: Relatively flat
- Utilities: Power, Water, and Sewer available
- Laurens County TMS#: 7-08-01-128.00
- *\*Acreage and utility to be verified by Buyer and/or Buyer's Agent*

## OFFERING SUMMARY

**Sale Price:** \$499,000.00  
**Lot Size:**  $\pm$  18.41 AC

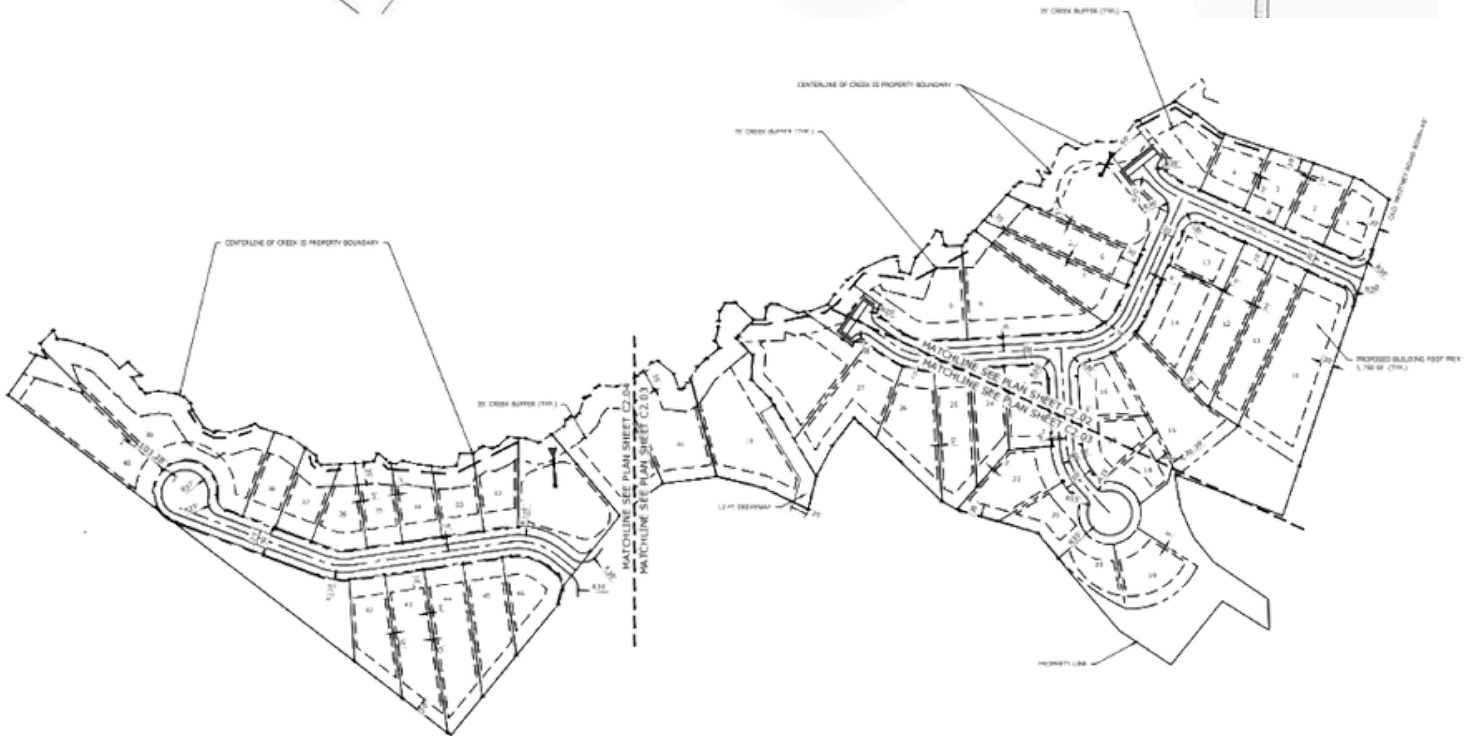
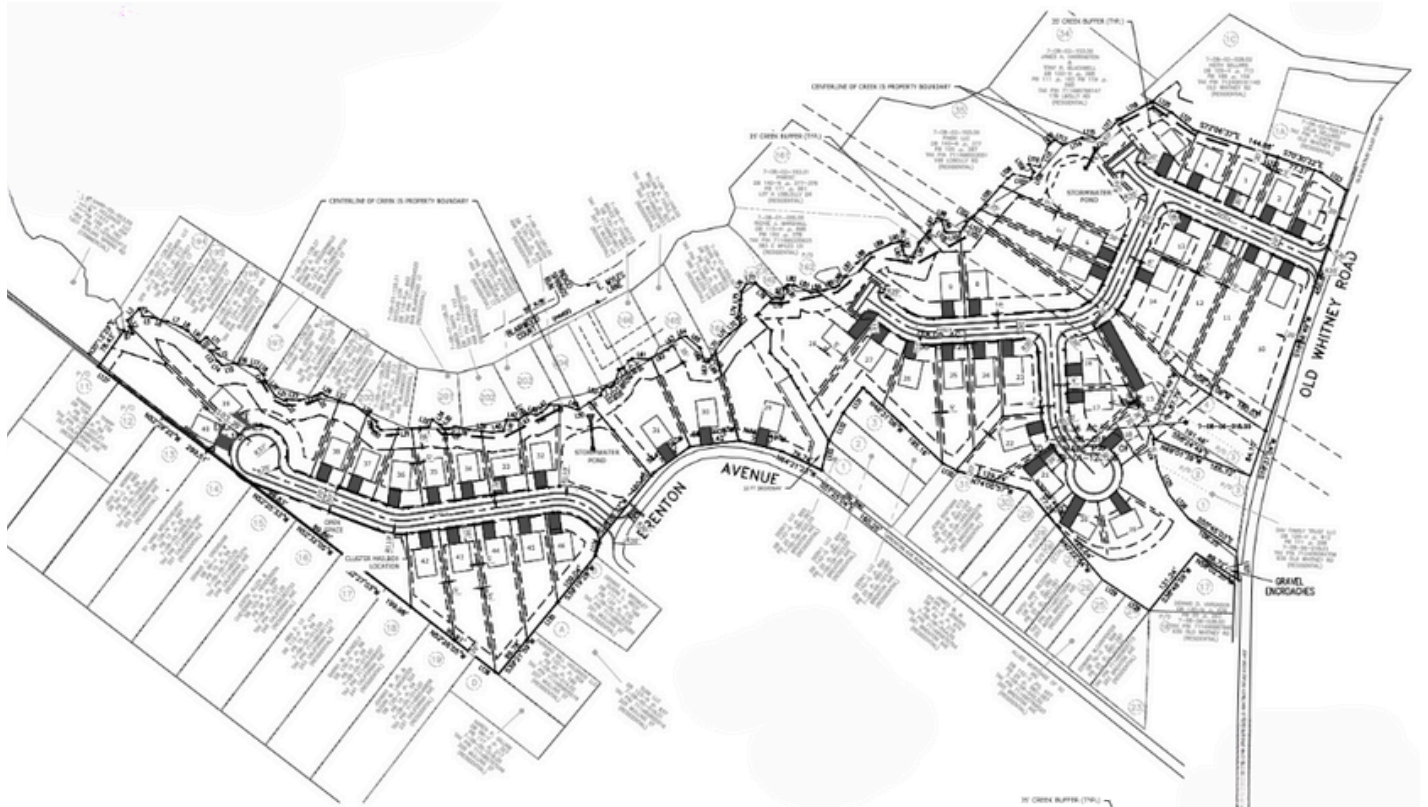


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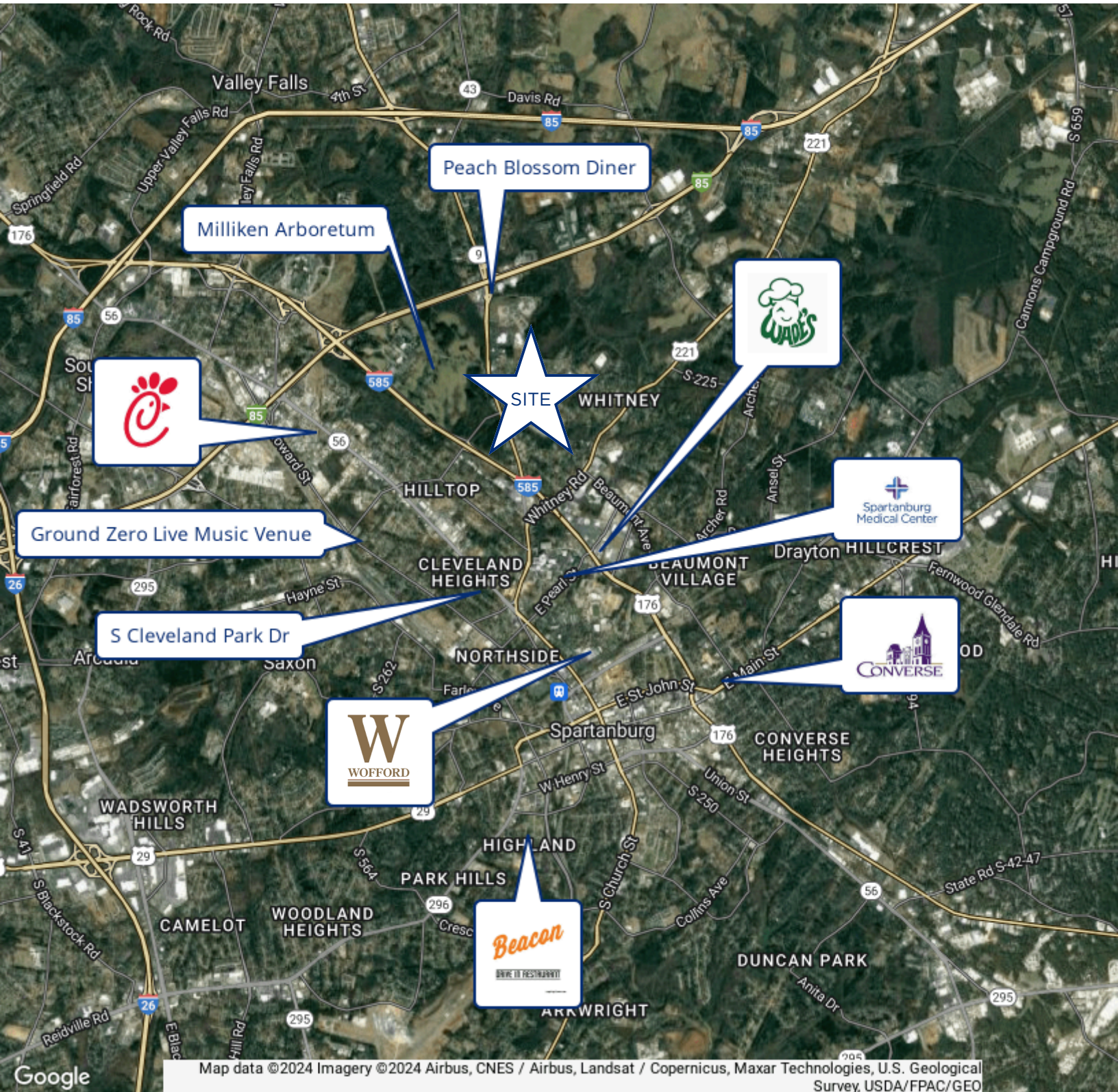


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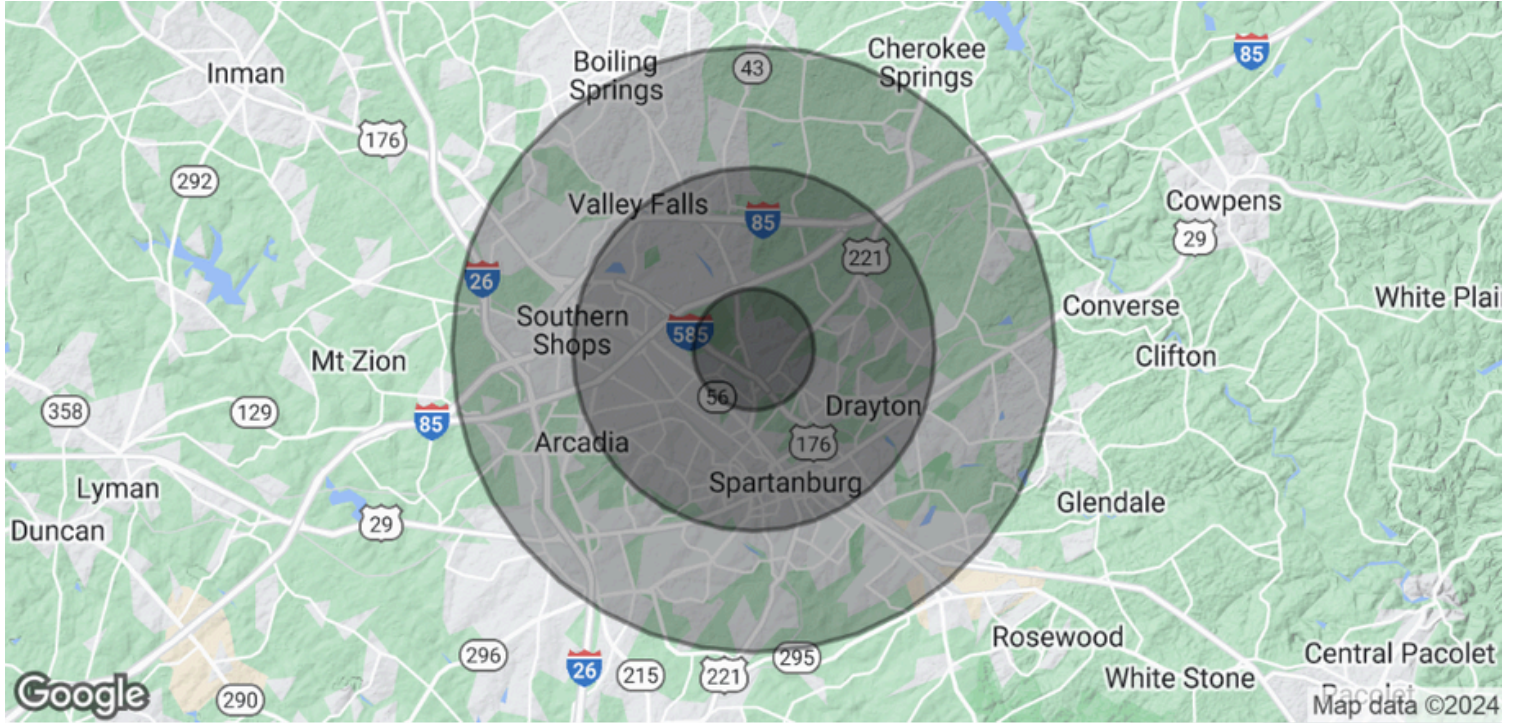
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# 445 Blairwood Drive

## Spartanburg, SC 29303



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,926	37,697	94,847
Average Age	38.5	34.4	35.7
Average Age (Male)	41.4	34.5	34.7
Average Age (Female)	39.4	36.0	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,800	15,839	41,240
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$38,049	\$42,686	\$53,463
Average House Value	\$93,544	\$102,074	\$129,592

\* Demographic data derived from 2020 ACS - US Census

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