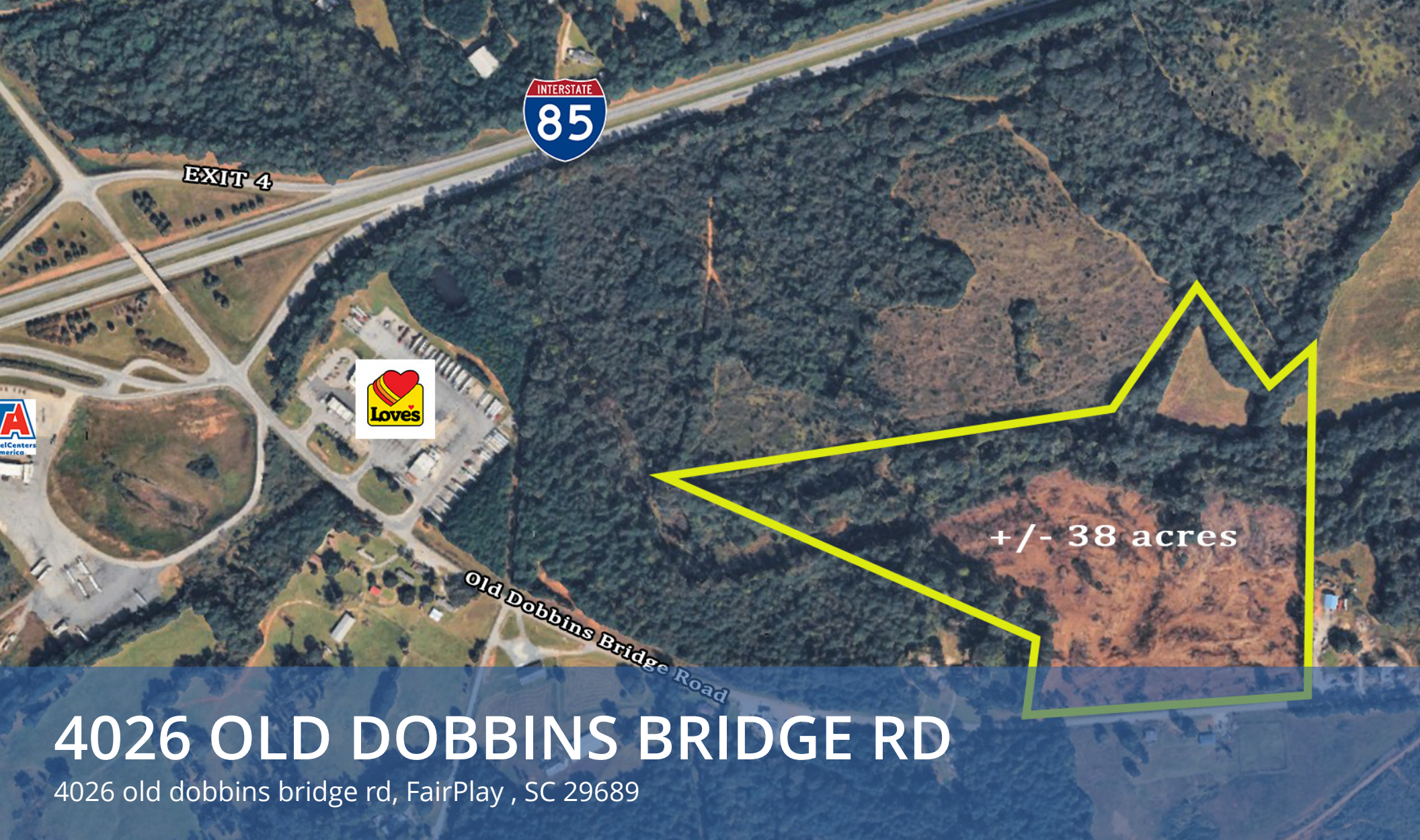




EXIT 4



+/- 38 acres

Old Dobbins Bridge Road

4026 OLD DOBBINS BRIDGE RD

4026 old dobbins bridge rd, FairPlay , SC 29689

LATHAN BENNETT
Development
864.224.3503
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PROPERTY DESCRIPTION

Excellent opportunity to own 38± acres in Anderson County conveniently located near Interstate 85 Exit 4. The property features approximately 1,050 feet of road frontage on Old Dobbins Bridge Road, providing strong access and visibility.

The land has recently been clear-cut and stumped and is currently being converted into pasture, making it easier for future development or agricultural use. With C-1R zoning, the property offers flexibility for a variety of commercial or mixed-use possibilities (subject to county approval).

OFFERING SUMMARY

Sale Price:	\$835,000
Lot Size:	38 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	157	1,096	2,735
Total Population	349	2,489	6,354
Average HH Income	\$92,621	\$95,740	\$91,983





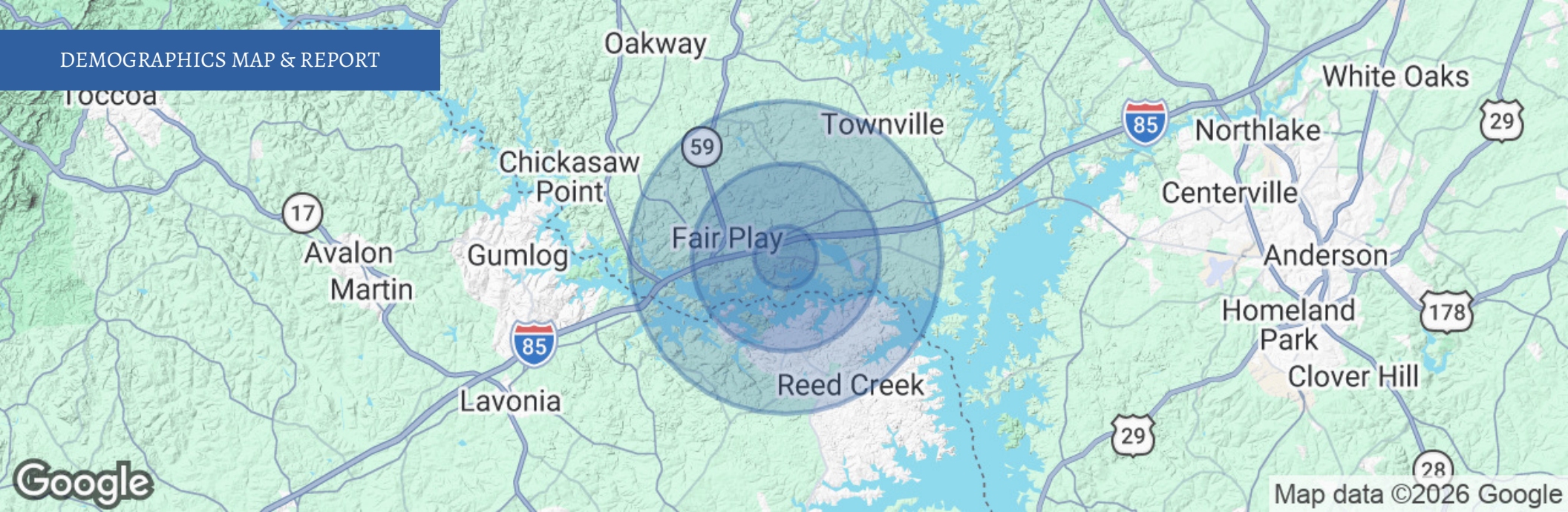
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	349	2,489	6,354
Average Age	50	48	48
Average Age (Male)	51	48	48
Average Age (Female)	50	49	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	157	1,096	2,735
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$92,621	\$95,740	\$91,983
Average House Value	\$500,068	\$407,913	\$364,886

Demographics data derived from AlphaMap



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