

DEVELOPMENT OPPORTUNITY



ABBEVILLE HWY & BECKMAN DR

Anderson, South Carolina

± 47.3 ACRES OF COMMERCIAL LAND AVAILABLE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL

Greenville • Spartanburg • Anderson • 864.583.0094 • LyonsIndustrial.com

ABBEVILLE HWY & BECKMAN DR

Anderson, SC

FOR SALE: \$40,000/ACRE

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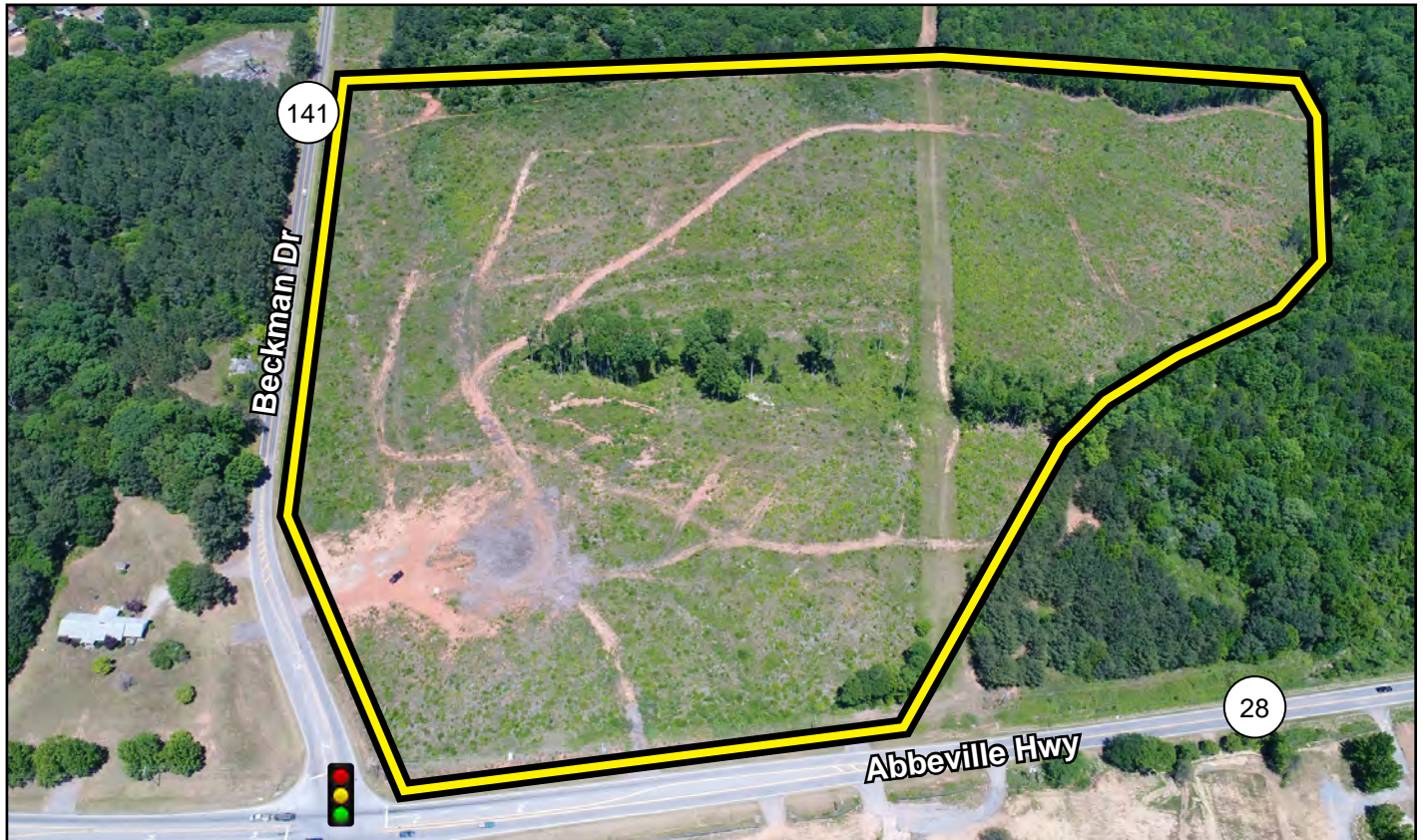
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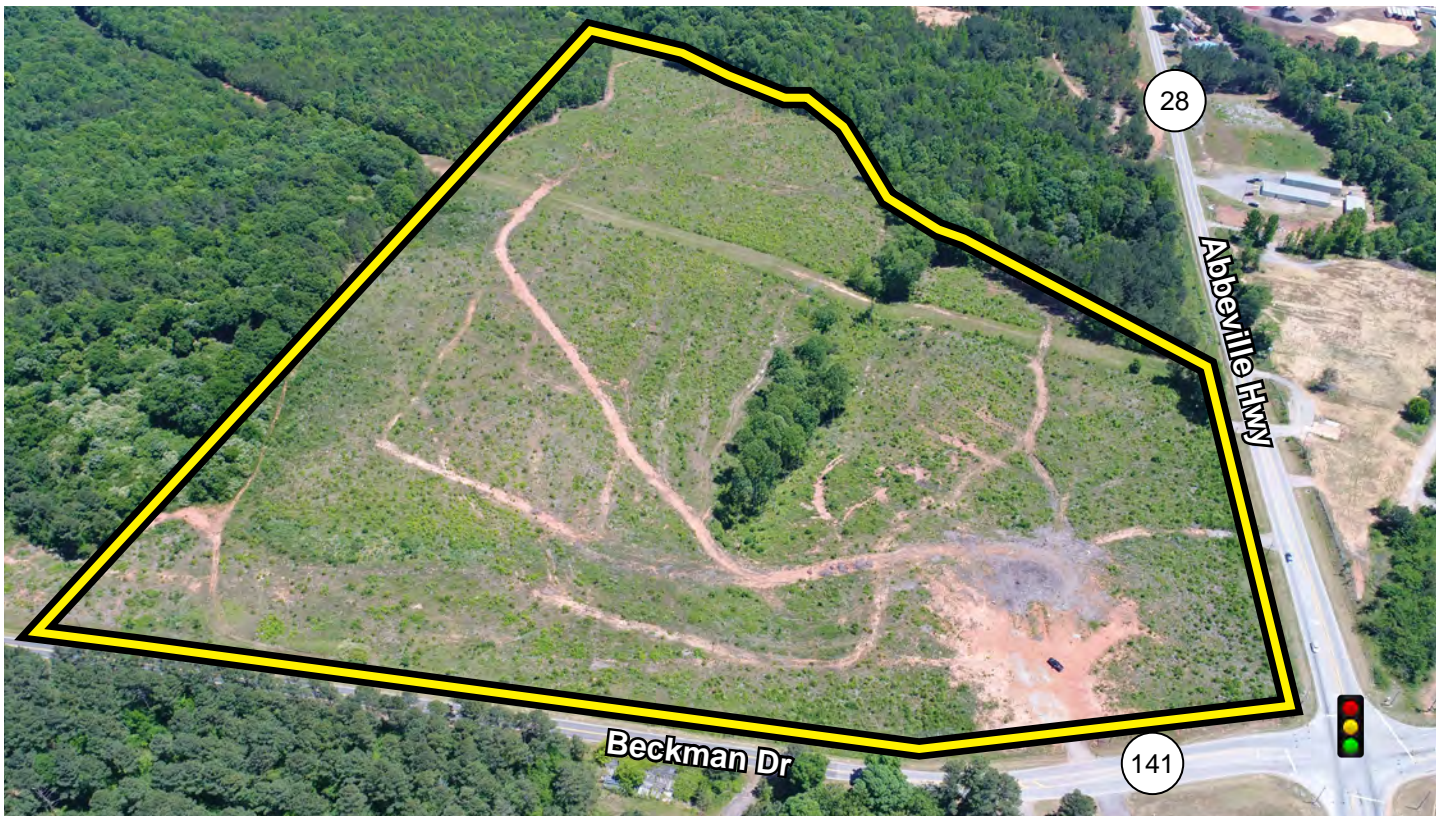
EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer ±47.278 acres of prime commercial / multi-family land. This site has excellent access to Highway 28 (Abbeville Hwy.) / Highway 29 and downtown Anderson, SC. Located in Anderson County, this property is close to the booming I-85 corridor!

The land features excellent topography, all utilities, and great development potential. It has two access points, one off Beckman Drive and one off Abbeville Highway (Hwy. 28) which would bring many advantages for any type of development.

Anderson County is home to dozens of businesses from small family-owned companies to large corporations such as Electrolux, TTI, Michelin, First Quality Tissue, Robert Bosch Corp., and many more.

Anderson County and the State of South Carolina have a reputation as a superior business location, largely due to an exceptional economic climate that helps companies hold down operating costs and increase their return on investment. South Carolina's performance-based tax incentives reward companies for job creation and investment. South Carolina and Anderson County have a pro-business philosophy which will help your business to thrive!



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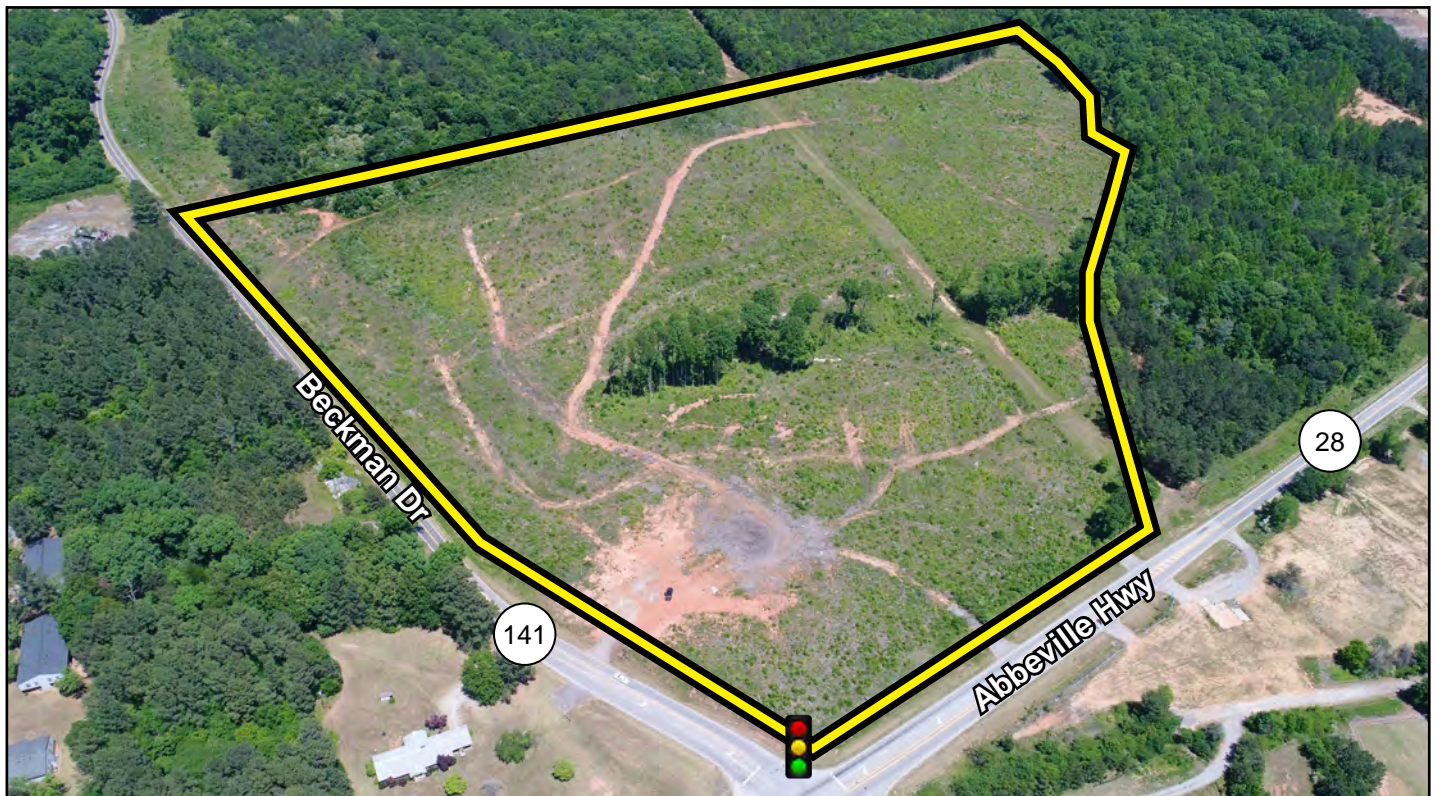
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PROPERTY SPECIFICATIONS

Address:	Abbeville Highway & Beckman Drive, Anderson, SC
Tax Map ID:	151-00-06-022-000 (Anderson County)
Property Type:	Commercial Land Development
Land Size:	±47.3 Acres
Zoning:	Unzoned
Power:	Duke Energy
Water:	Homeland Park Water & Sewer, 8" main in Abbeville Hwy.
Sewer:	Homeland Park Water & Sewer, 8" main
Gas:	Piedmont Natural Gas



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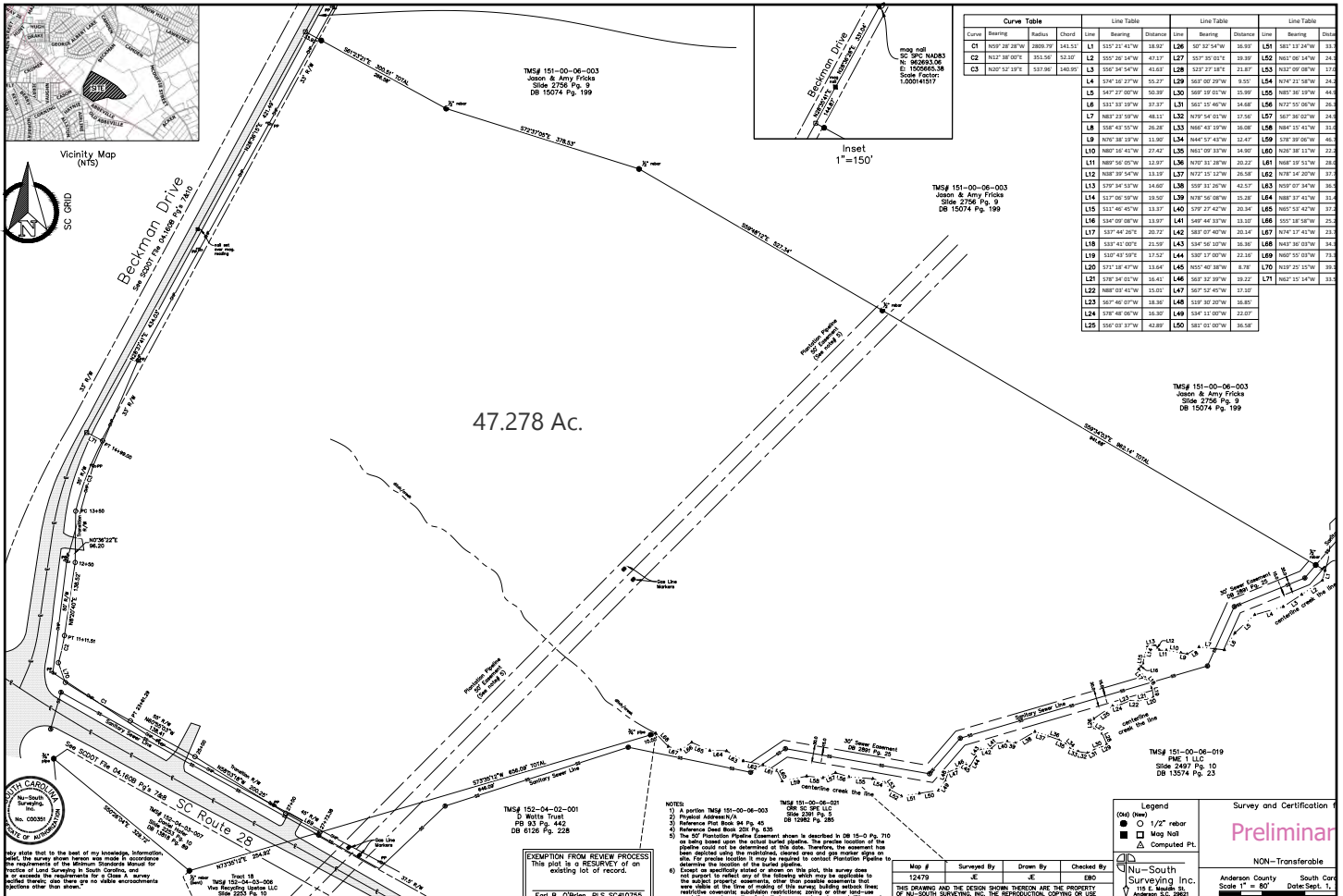
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SITE SURVEY



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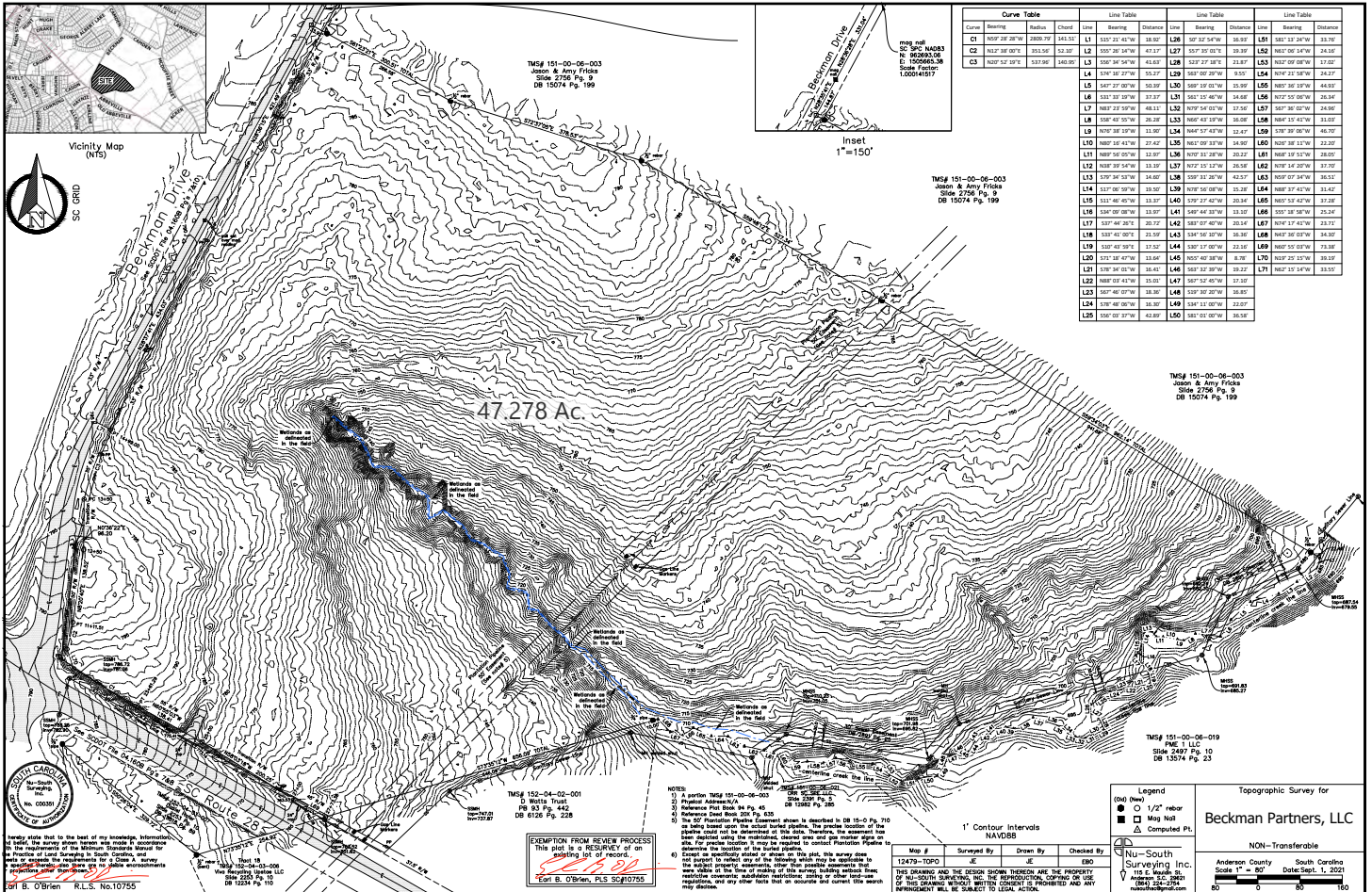
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SITE TOPOGRAPHY



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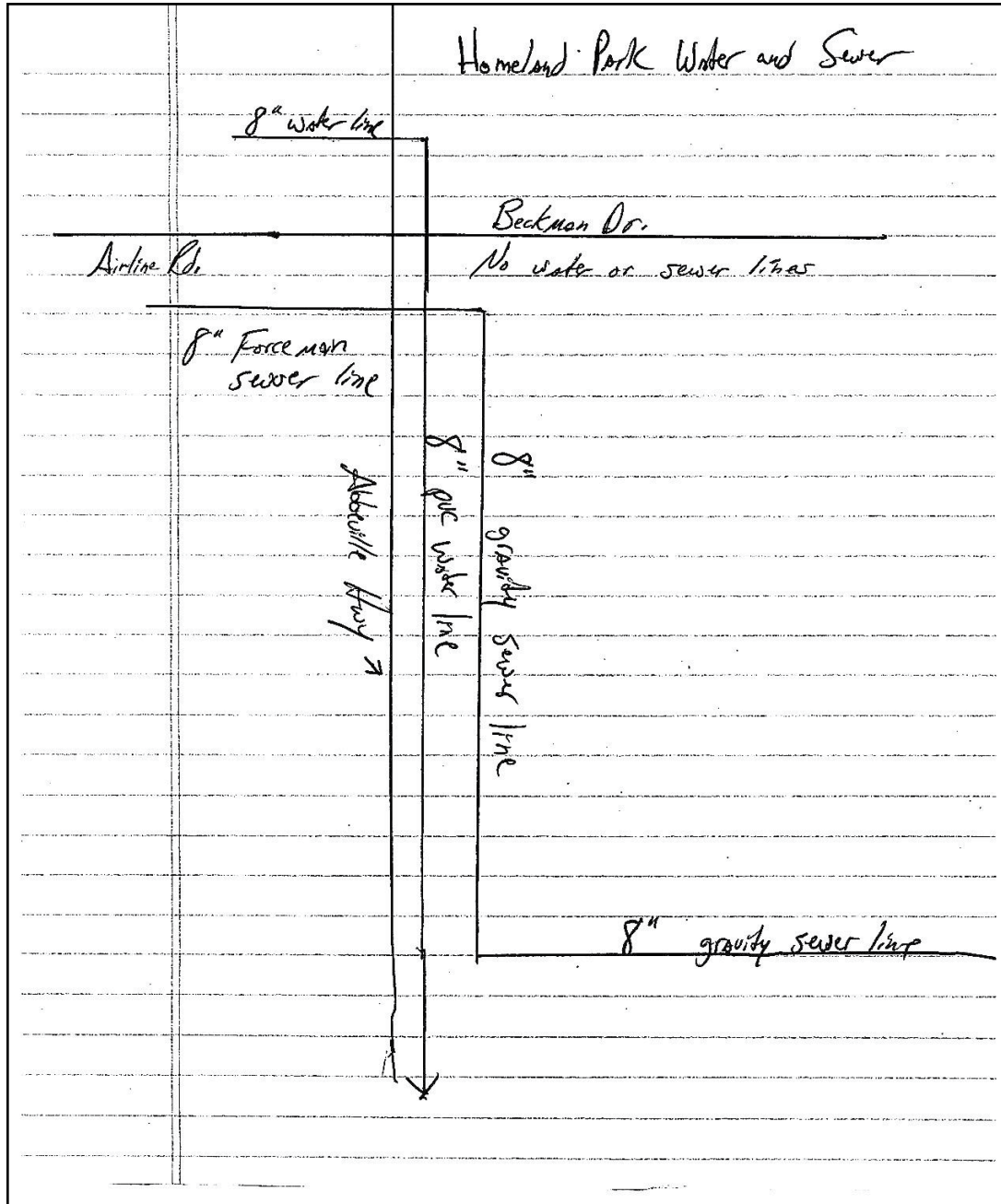
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WATER/SEWER LINE DIAGRAM



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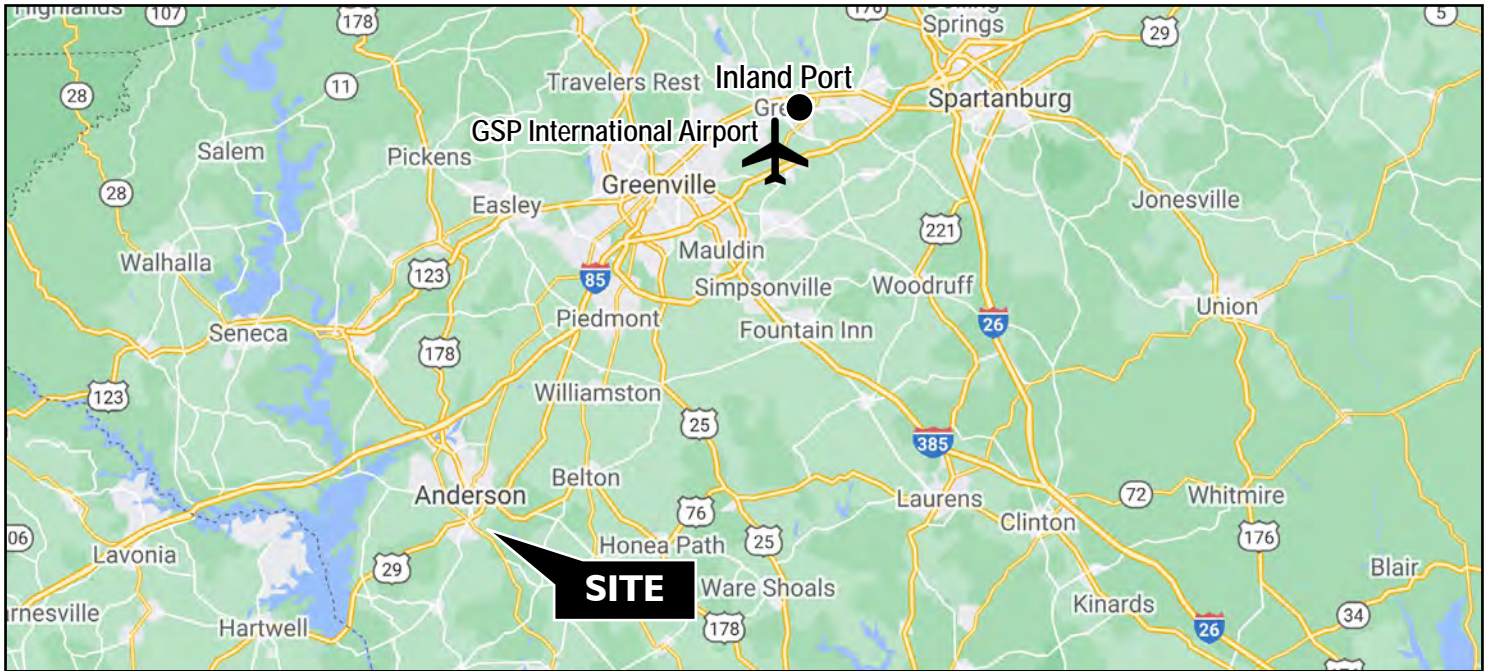
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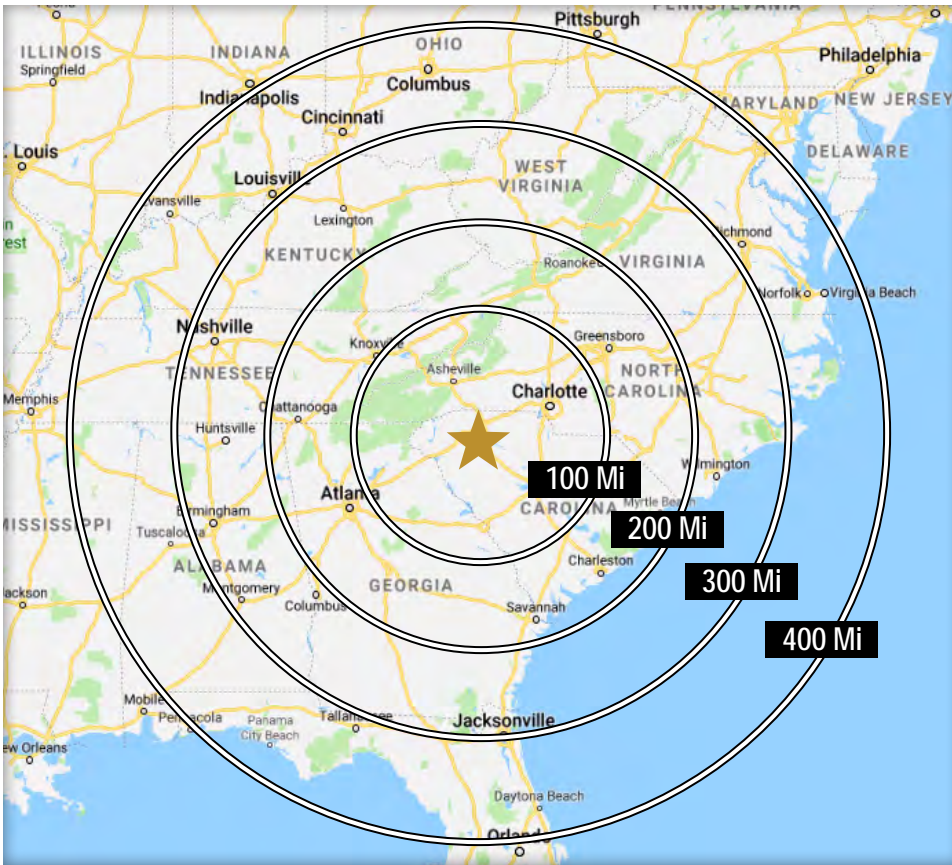
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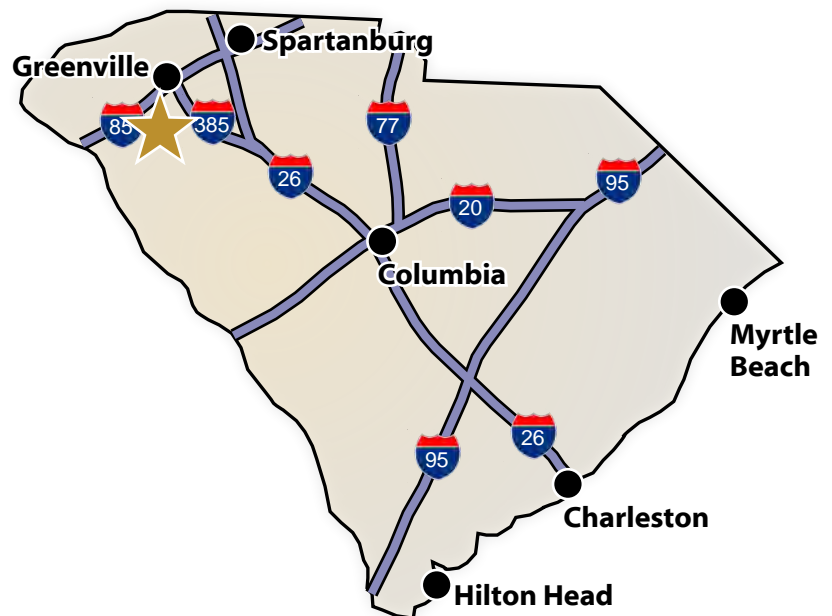


DRIVE TIMES FROM SITE TO MAJOR CITIES

Atlanta, GA	2 hr 8 Min
Charlotte, NC	2 Hr 22 Min
Raleigh, NC	4 Hr 45 Min
Nashville, TN	5 Hr 48 min
Jacksonville, FL	5 Hr 50 Min
Richmond, VA	6 Hr 32 Min
Mobile, AL	6 Hr 58 Min
Louisville, KY	7 Hr 18 Min
Cincinnati, OH	7 Hr 20 Min
Orlando, FL	7 Hr 52 Min
Washington, DC	8 Hr 42 Min
Columbus, OH	8 Hr 59 Min
Indianapolis, IN	9 Hr 2 Min

DRIVE TIMES FROM THE SITE (South Carolina)

I-85	21 Min	Greenville	43 Min
I-385	47 Min	Spartanburg	1 Hr 12 Min
I-26	1 Hr 4 Min	Columbia	2 Hr 6 Min
I-20	1 Hr 55 Min	Charleston	3 Hr 43 Min
I-77	2 Hr 11 Min	Hilton Head	4 Hr 18 Min
I-95	2 Hr 47 Min	Myrtle Beach	4 Hr 36 Min



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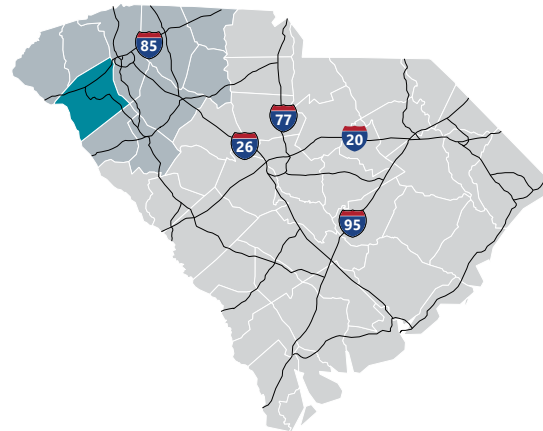
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ANDERSON COUNTY INFO



Anderson County

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College. Anderson County is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate southern climate and Lake Hartwell, to leading universities and a variety of arts programs, Anderson County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



Total Population

	2010	2021	2026	Growth Rate ¹
Anderson County	187,126	209,968	221,069	1.04%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

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ANDERSON COUNTY INFO (CONT.)

Population by Age

	2010	2021	2026
Under 5	6.5%	5.7%	5.6%
5 to 9	6.6%	6.0%	5.9%
10 to 14	6.9%	6.1%	6.3%
15 to 24	12.5%	11.2%	11.0%
25 to 34	11.4%	12.4%	11.1%
35 to 44	13.3%	12.2%	12.5%
45 to 54	14.8%	12.8%	12.5%
55 to 64	12.9%	14.1%	13.4%
65+	15.1%	19.6%	21.8%
Median Age	39.7	42.1	43.1

37.3% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	80.1%	79.4%	78.8%
Black	16.0%	15.4%	15.0%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.1%	1.3%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.1%
Some Other Race	1.3%	1.9%	2.2%
Two or More Races	1.5%	2.1%	2.4%
Hispanic Origin (Any Race)	2.9%	4.2%	5.0%

High School Diploma or Higher



Bachelor's Degree or Higher



Households & Families

	2010	2021	2026
Total Households	73,829	82,673	87,043
Total Families	51,922	57,070	59,774
Average HH Size	2.50	2.50	2.51
Renter Occupied*	28.2%	25.3%	24.5%
Owner Occupied*	71.8%	74.7%	75.6%

*Housing tenure data is a percentage of total occupied housing units

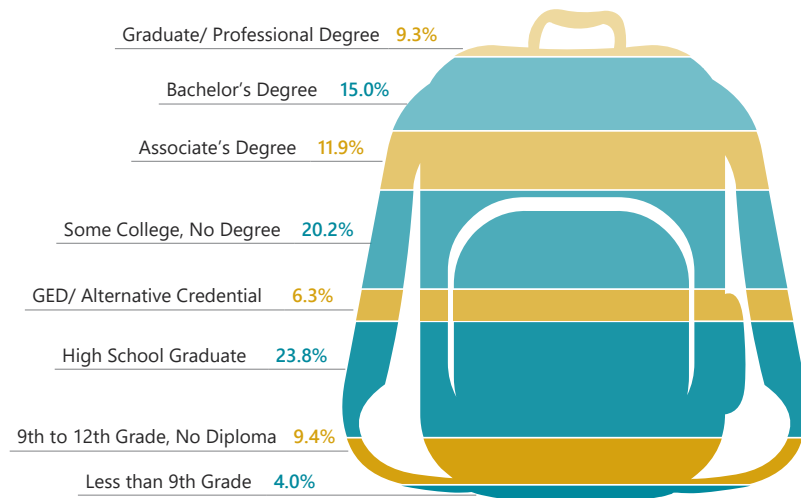
Median Household Income

	2021	2026
Anderson County	\$54,548	\$59,470
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Anderson County	\$29,966	\$33,468
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+



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ANDERSON COUNTY INFO (CONT.)



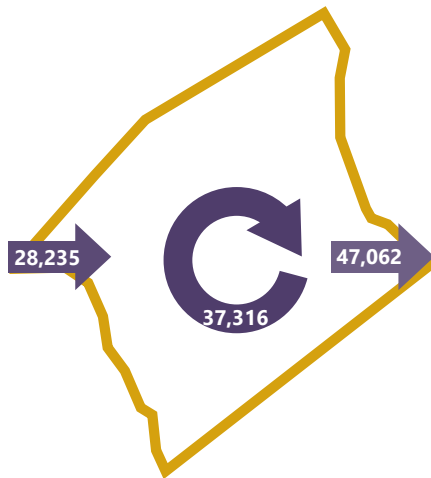
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	30.7%
25-50 miles	17.0%
50 miles or more	13.8%

69.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Anderson County	37,316
Commute into Anderson County	28,235
Commute Out of Anderson County	47,062

Where Do Anderson County Workers Live?

Anderson County	56.9%
Greenville County	11.3%
Pickens County	7.3%
Oconee County	3.9%
Spartanburg County	2.8%
Abbeville County	2.3%
Laurens County	1.3%
Greenwood County	1.3%
Richland County	1.1%
Lexington County	0.8%

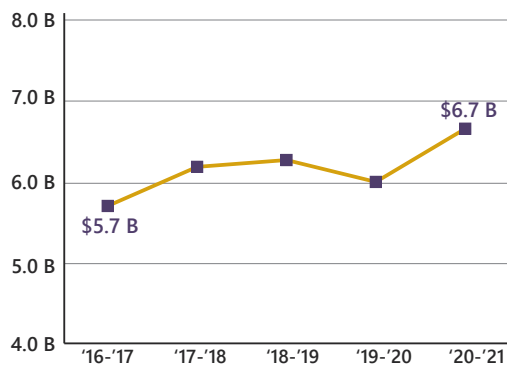
2021 Employment by Industry

Agriculture/Mining	0.7%	652
Construction	6.5%	6,249
Manufacturing	21.2%	20,388
Wholesale Trade	2.9%	2,802
Retail Trade	11.6%	11,105
Transportation/Utilities	4.4%	4,194
Information	1.0%	935
Finance/Insurance/Real Estate	4.4%	4,195
Services	44.2%	42,501
Public Administration	3.2%	3,103
Total	100%	96,124

2021 Civilian Population in Labor Force (16+)

Labor Force	101,073
Unemployed	4.9%

Gross Retail Sales by Fiscal Year



2021 Business Establishments by Industry



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ANDERSON COUNTY INFO (CONT.)

Top 10 Major Employers

Company	Primary Product(s)
Anderson County	Local Government
Anderson County Public Schools	Public Schools, K-12
Anderson University	Higher Education
AnMed Health	Healthcare
Electrolux Home Products	Home appliances
First Quality Enterprises	Paper and tissue products
Michelin North America	Rubber tires
Robert Bosch	Automotive components
Techtronic Industries (TTI)	Power equipment and tools
Tri-County Technical College	Higher Education

Airport Access	Port Access	Highway Access	Rail Access
<p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> - 50 non-stop daily departures - 17 major cities and airports across the US - Allegiant Air - American Airlines - Delta - Silver Airways - Southwest Airlines - United Airlines - 1.2M passengers flown in FY2021 - 84,217 tons of air cargo moved in FY2021 <p>Anderson Regional Airport</p> <ul style="list-style-type: none"> - 6,001 ft runway - Category 1 Instrument Landing System 	<p>Inland Port Greer</p> <ul style="list-style-type: none"> - 43 miles from the Heart of the County - 157,842 rail lifts in FY2021 - 12.3% growth from FY2020 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 217 miles from the Heart of the County - 2.5 M TEUs handled in FY2021 - 9.63% growth from FY2020 	<p>Interstates</p> <ul style="list-style-type: none"> - 37 miles of I-85 and 8 interchanges <p>Highways</p> <ul style="list-style-type: none"> - US-29 - US-76 - US-178 - SC-24 - SC-81 	<p>Rail Providers</p> <ul style="list-style-type: none"> - 2 Major providers - CSX - Norfolk-Southern - 2 Short line providers - Greenville & Western - Pickens - Carolina Piedmont - All major MSA's in the US are accessible by rail within 3 to 6 days



UpstateSCAlliance

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John Lummus, *President/CEO*
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www.upstatescalliance.com



APPALACHIAN
COUNCIL OF GOVERNMENTS

Appalachian Council of Governments
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www.scacog.org

Additional Resources

www.andersoncountysc.org/econ-dev
www.visitanderson.com

www.andersonscchamber.com
www.upstatealliance.com

www.upstateforever.org
www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Upstate SC Alliance, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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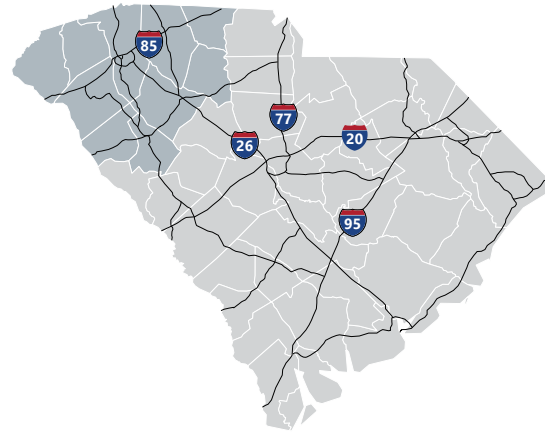
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UPSTATE SOUTH CAROLINA INFO



Upstate SC

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



Total Population

	2010	2021	2026	Growth Rate ¹
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%
United States	308,745,538	333,934,112	345,887,495	0.71%

¹Projected Annual Growth Rate 2021-2026

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UPSTATE SOUTH CAROLINA INFO (CONT.)

Population by Age

	2010	2021	2026
Under 5	6.5%	5.7%	5.7%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.5%	12.4%
25 to 34	12.1%	13.0%	11.8%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.5%	12.0%
55 to 64	12.4%	13.4%	12.8%
65+	14.0%	18.4%	20.4%
Median Age	38.2	40.2	41.1

37.8% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	75.5%	74.4%	73.6%
Black	18.3%	17.6%	17.3%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	2.0%	2.3%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	3.5%	3.9%
Two or More Races	1.6%	2.2%	2.6%
Hispanic Origin (Any Race)	5.5%	6.9%	7.9%

Households & Families

	2010	2021	2026
Total Households	532,065	605,226	640,105
Total Families	363,466	405,265	426,221
Average HH Size	2.49	2.49	2.49
Renter Occupied*	30.5%	30.8%	30.2%
Owner Occupied*	69.5%	69.2%	69.9%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2021	2026
Upstate SC	\$54,795	\$59,587
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

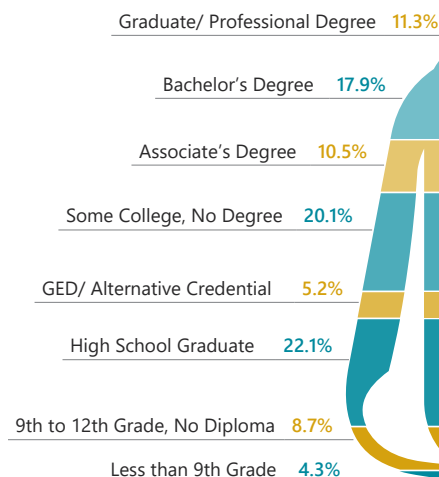
	2021	2026
Upstate SC	\$29,792	\$33,253
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



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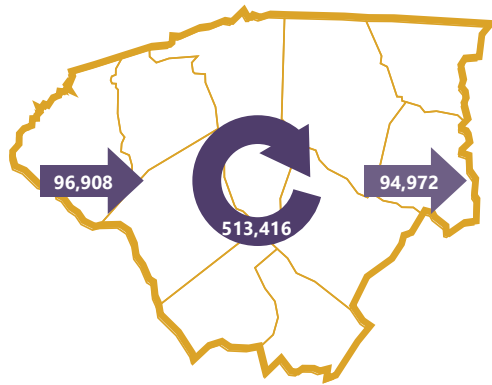
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	44.4%
10-24 miles	28.7%
25-50 miles	12.0%
50 miles or more	14.9%

73.1% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in the Upstate SC Region	513,416
Commute into the Upstate SC Region	96,908
Commute Out of the Upstate SC Region	94,972

Where Do Upstate SC Region Workers Live?

Greenville County	30.7%
Spartanburg County	17.5%
Anderson County	12.0%
Pickens County	6.9%
Oconee County	4.1%
Laurens County	3.8%
Greenwood County	3.6%
Cherokee County	3.0%
Richland County	1.6%
Union County	1.3%

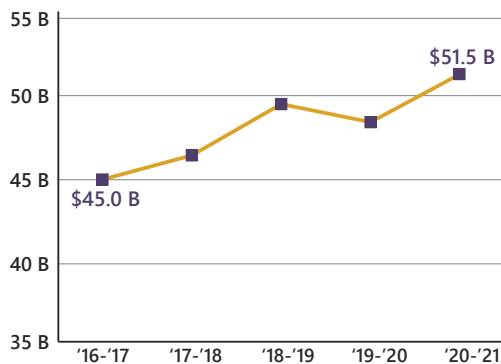
2021 Employment by Industry

Agriculture/Mining	0.6%	4,407
Construction	6.5%	46,846
Manufacturing	19.7%	141,316
Wholesale Trade	2.7%	19,323
Retail Trade	10.8%	77,379
Transportation/Utilities	5.3%	37,880
Information	1.3%	9,505
Finance/Insurance/Real Estate	5.0%	36,002
Services	45.0%	322,482
Public Administration	3.1%	22,095
Total	100%	717,235

2021 Civilian Population in Labor Force (16+)

Labor Force	755,338
Unemployed	5.0%

Gross Retail Sales by Fiscal Year



2021 Business Establishments by Industry



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UPSTATE SOUTH CAROLINA INFO (CONT.)

Top 10 Major Employers

Company	Employees	Primary Product(s) / Industry
BMW Manufacturing Corp	5,000+	Automobile Manufacturer
Prisma Health	5,000+	Healthcare System
Spartanburg Regional Healthcare System	5,000+	Healthcare System
School District of Greenville County	5,000+	K-12 Public Education
Spartanburg County School Districts	5,000+	K-12 Public Education
Michelin North America	5,000+	Tire Manufacturing
Clemson University	5,000+	Public Research University
Bon Secours St. Francis Health System	2,501-5,000	Healthcare System
Spectrum Communications	2,501-5,000	Call Center
Greenville County	2,501-5,000	Local Government

Airport Access	Port Access	Highway Access	Rail Access
<p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> - 50 non-stop daily departures - 17 major cities and airports across the US <ul style="list-style-type: none"> - Allegiant Air - American Airlines - Delta - Southwest Airlines - United Airlines - 1.2M passengers flown in FY2021 - 84,217 tons of air cargo moved in FY2021 	<p>Inland Port Greer</p> <ul style="list-style-type: none"> - 157,842 rail lifts in FY2021 - 12.3% growth from FY2020 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 2.5 M TEUs handled in FY2021 - 9.63% growth from FY2020 	<p>Interstates</p> <ul style="list-style-type: none"> - I-26 - I-85 - I-385 - I-585 	<p>Rail Providers</p> <ul style="list-style-type: none"> - 2 Major providers <ul style="list-style-type: none"> - CSX - Norfolk-Southern - 2 Short line providers <ul style="list-style-type: none"> - Greenville & Western - Pickens - Carolina Piedmont

Additional Resources

www.investabbevillegreenvillecounty.com

www.andersoncountysc.org/econ-dev

www.chokeecountydevelopmentboard.com

www.gogadc.com

www.greenwoodcounty-sc.gov

www.growlaurenscounty.com

www.investoconeesc.com

www.alliancepickens.com

www.economicfuturesgroup.com

www.uniondevelopmentboard.com

www.scacog.org

www.catawbacog.org

www.uppersavannah.com

www.southcarolinaparks.com

www.sciway.net



Upstate SC Alliance

124 Verdae Boulevard, Suite 202, Greenville, SC 29607
864.283.2300 | www.upstatescalliance.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Upstate SC Alliance, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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