



LAND FOR SALE ±37.86 ACRES

00 HIGHWAY 29 S | Anderson, SC 29621

KADANT
Fluid Handling

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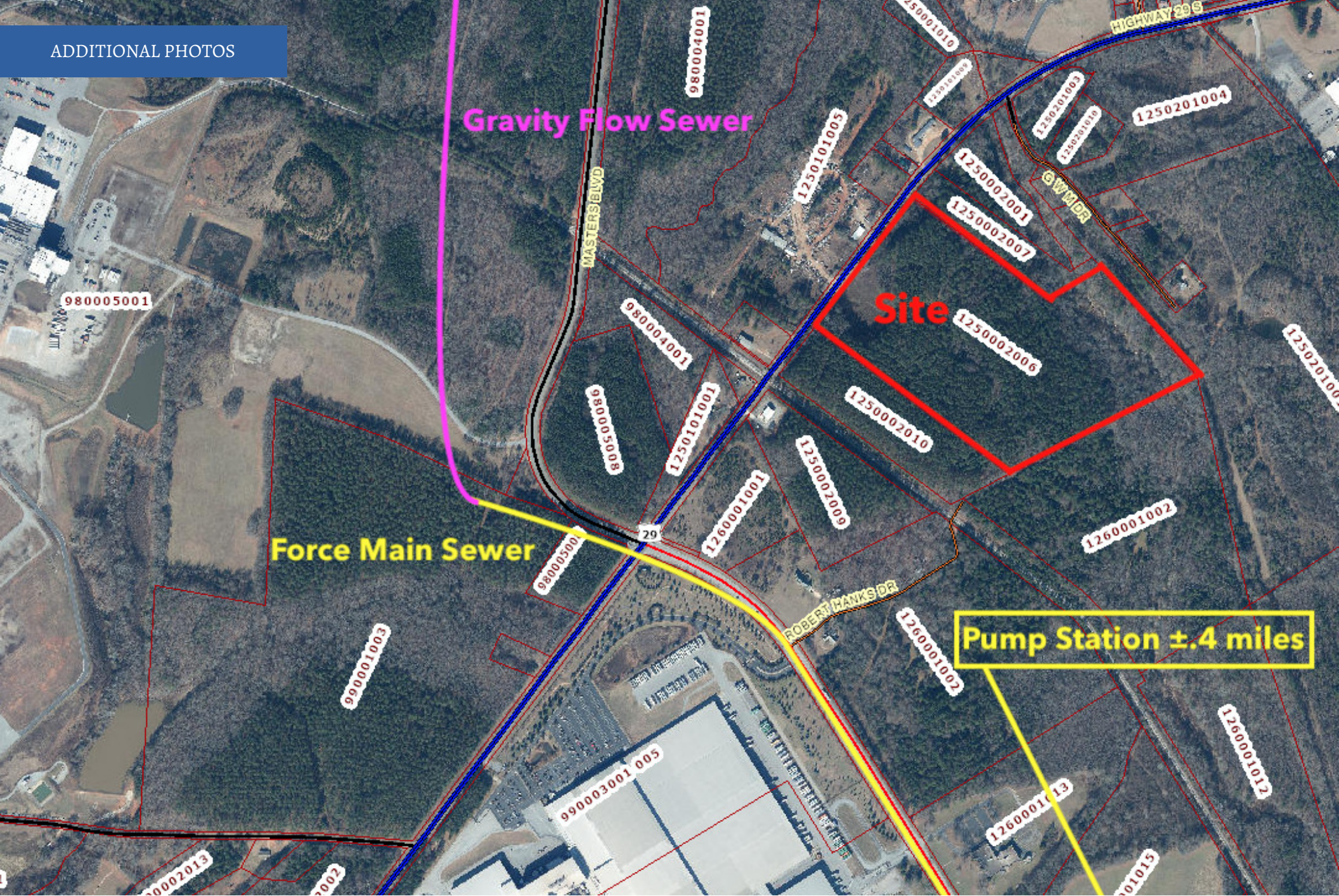
PROPERTY HIGHLIGHTS

- ±37.86 Acres | \$950,000 (\$25,092/AC)
- Unzoned: Ideal for industrial use with minimal entitlement hurdles
- ±911' Highway Frontage: Excellent access for truck ingress/egress and visibility
- Flat Topography: Reduced site work costs and faster development timeline
- Utility Access:
- Water: City of Anderson available at Hwy 29
- Power: Duke Energy
- Sewer: ±0.25 miles (Hwy 29 & Masters Blvd – Anderson County)
- Proximity to Major Industrial Users: Michelin, First Quality, Pregis



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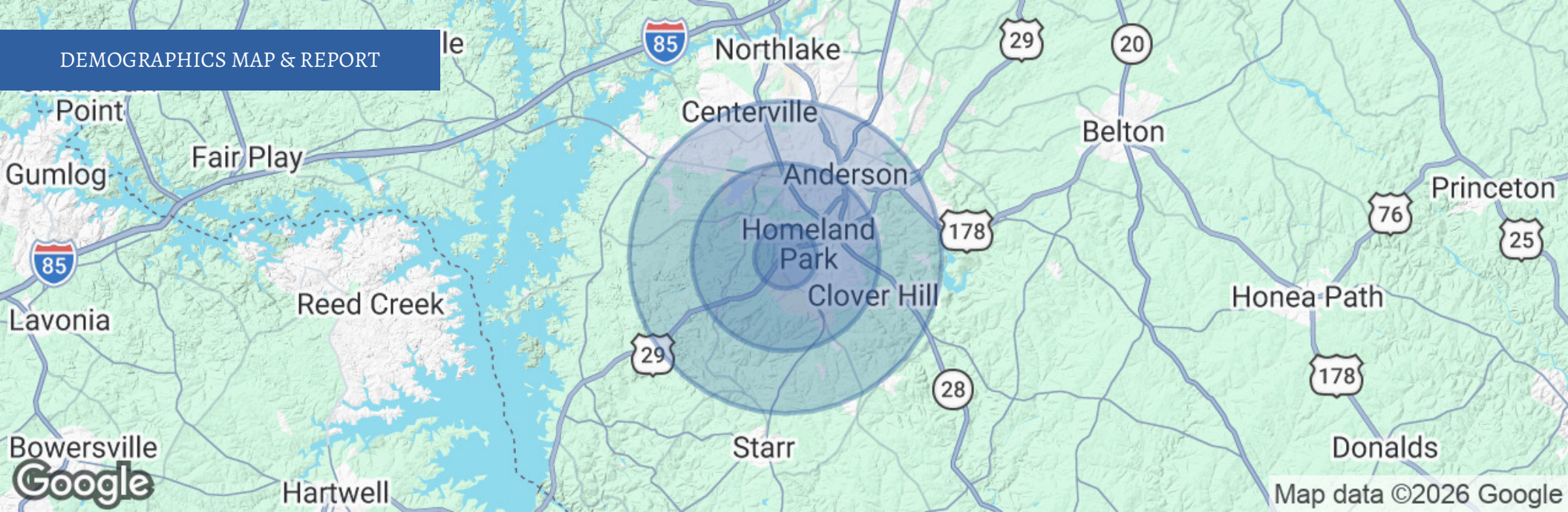
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	803	15,940	49,551
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	332	6,466	19,790
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$52,341	\$49,233	\$58,816
Average House Value	\$127,150	\$137,022	\$179,273

Demographics data derived from AlphaMap



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