

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC 29672



Robert Moss,

eXp Commercial

864-569-2786

License: See Bio

robert.moss@equisouthcommercial.com

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INVESTMENT OPPORTUNITY

EquiSouth Commercial Group, brokered by eXp Commercial, has been selected to exclusively market the sale of the asset contained in this offering memorandum. Based on our honest assessment, we welcome the opportunity to provide you with an in-depth review of this investment and its position in today's market.

Within these pages, you will be presented with information on the site features and characteristics, location and market, current performance, and other items deemed pertinent by us to help in your review and consideration.

As professionals in the industry, we keep our fingers on the market's pulse. It is our goal, and in the best interest of our client, to give you a clear understanding of this investment and the driving forces in the current market. What is presented here is based on our market knowledge and proven experience.

EquiSouth Commercial Group is the agent of the seller; however, we can perform ministerial acts for the potential purchaser to facilitate this transaction and do have the following affirmative legal obligations to the potential purchaser:

- Diligent exercise of reasonable skill and care in the performance of our duties.
- A duty of honest and fair dealing and good faith.
- A duty to disclose all facts known that materially affect the value or desirability of the property that are not known to, or within the diligent attention and observation of, the potential purchaser.

We invite you to thoroughly review this offering memorandum and contact us with any questions you may have.

ALL PROPERTY TOURS MUST BE ARRANGED AT LEAST 48 HOURS IN ADVANCE AND ONLY WITH THE PRIOR APPROVAL OF THE BROKER. ALL INQUIRIES SHOULD BE DIRECTED TO THE BROKER DOCUMENTED IN THIS PACKAGE.

GUIDELINES FOR OFFERS

Please sign and return the appropriate pages of the agency disclosure document found at the end of this document.

Offers must be presented in writing to the broker of record in the form of a Letter of Intent (LOI) or purchase agreement. The offer should include, at a minimum, Offering Price, Earnest Money Deposit, Source of Capital, Proposed Schedule for Due Diligence and Closing, and any substantial and unordinary conditions or terms that will be placed in a purchase agreement, including required committee approvals and contingencies. In addition to the LOI, please provide qualifying documents, including a resume on experience/other holdings and lender pre-qualification letter(s) if available.

The seller will only consider offers submitted through its exclusive listing agent. The seller reserves the right to negotiate with any party at any time. The seller also reserves the unrestricted right to reject any or all offers.

STATE LICENSING

	NC	SC	TN	GA	AL
EXP COMMERCIAL	#C33116	#24614	#264947	#78422	#000135371-0
ROBERT (BOBBY) MOSS	#312110	#106616	#364818	#396512	#000128426-0



DISCLAIMER

eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate (“Affiliate”) of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, “eXp”). eXp and the reported owner(s) (“Owner(s)”) of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the recipient(s) (“You” or “Your”) in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.



PROPERTY INFORMATION

PURCHASE PRICE
\$1,449,500.00

PROPERTY ADDRESS
100 Anderson Rd
Seneca, SC 29672

YEAR BUILT
1937

LAND SIZE
22.30 Acres

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd
Seneca, SC 29672

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

eXp Commercial is proud to exclusively offer for sale a 4-parcel tract of land totalling 22.3 +/- acres at 100 Anderson Rd in Seneca, SC (Oconee County).

This land is outside Seneca city limits in the Oconee County control free zoning.

The seller is willing to sell 16.3 acres if a buyer prefers. In addition, after a thorough review, the seller is willing to consider keeping some funds in the development project.



DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC 29672



PROPERTY DETAILS

This land is located near Lake Keowee with the following travel distances/times:

- 1.2 miles / 5 minutes from the closest marina (Keowee Marina)
- 2 miles / 5 minutes from downtown Seneca
- 7 miles / 13 minutes from the town of Clemson
- 6 miles / 11 minutes from Clemson University

The land is located behind the local Ingles Supermarket on the northeast edge of town, between Hwy 130 (Rochester Hwy) and Hwy 123 (Clemson Boulevard).

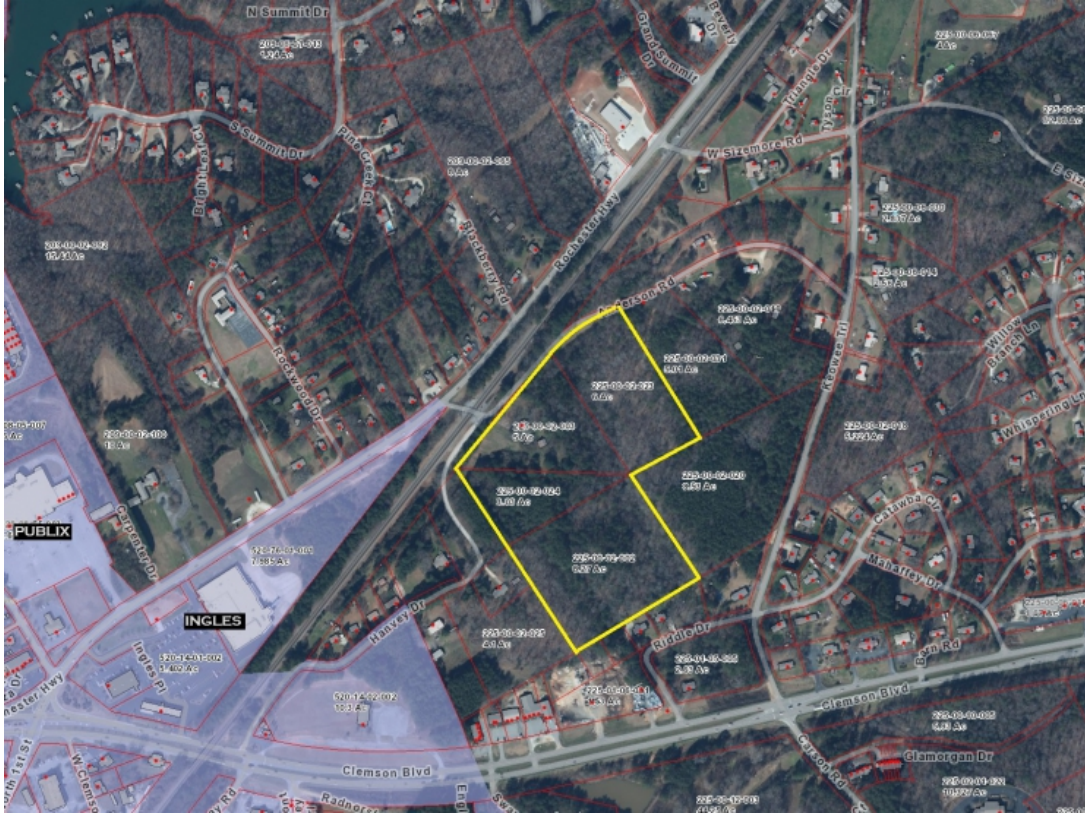
It is serviced by Blue Ridge Electric for power and Seneca Water and Light for water. A three-bedroom, two-bath house is located on-site, to which no value has been assigned. The home is currently connected to a septic tank for wastewater control. A few outbuildings have also been constructed. The house was built in 1937. The seller believes underground springs exist on the property.

INFORMATION CONCERNING THE WATER AND WASTEWATER CONNECTIVITY

Initial discussions with Seneca Water and Light have resulted in the following guidelines for any development that would require significant water and/or sewer services:

- For water service, the site is currently serviced by a 2" line. This would potentially need to be upgraded to a 6" line with the developer bearing the cost of the run from W. Sizemore Rd (consult Google Maps)
- For sewer service, a new line would have to be installed from the main trunk from either Hwy 130/Rochester Hwy (requiring a cut across the highway and railroad tracks) or Hwy 123/Clemson Blvd (requiring a cut across the highway). As a result, it would be recommended to consult with appropriate authorities and compare the cost with an advanced wastewater system.

PROPERTY PHOTOS

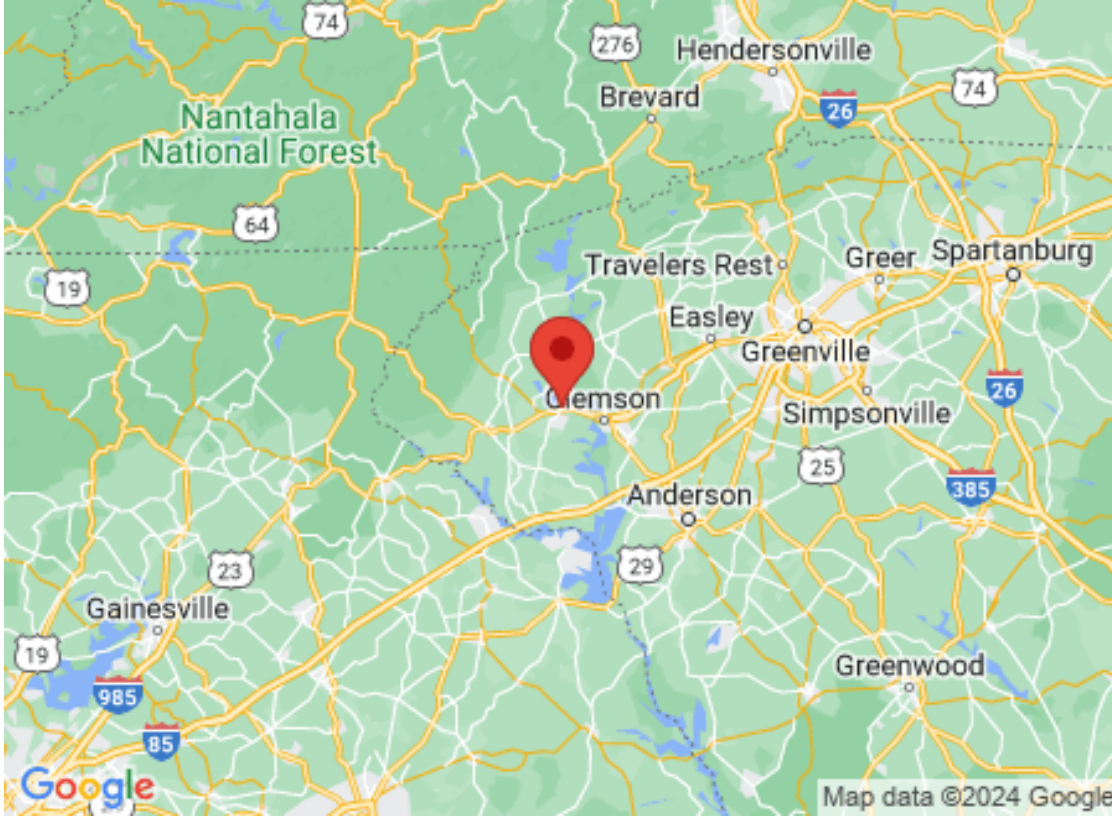


DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC 29672

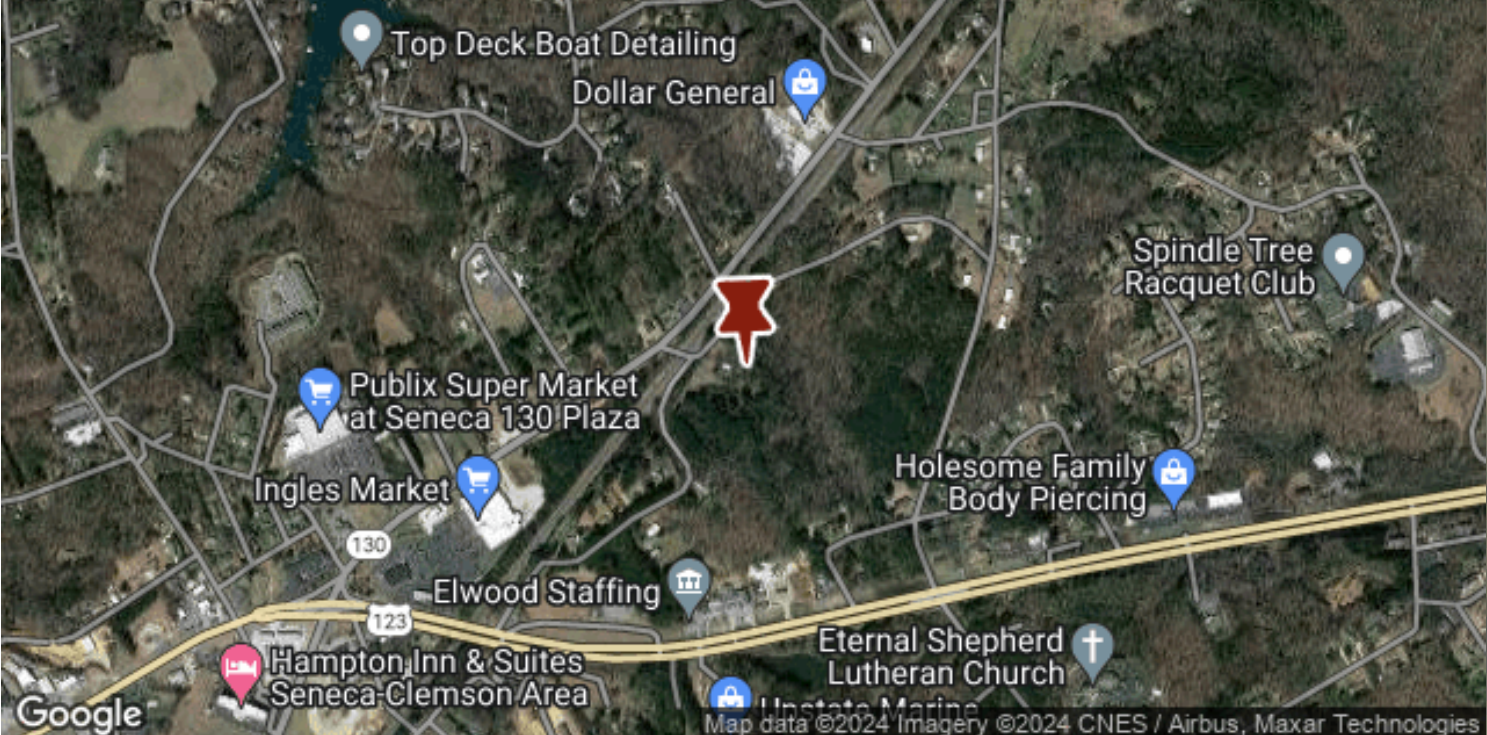


AREA LOCATION MAP



DEVELOPMENT LAND IN SENECA, SC
100 ANDERSON RD, SENECA, SC, 29672

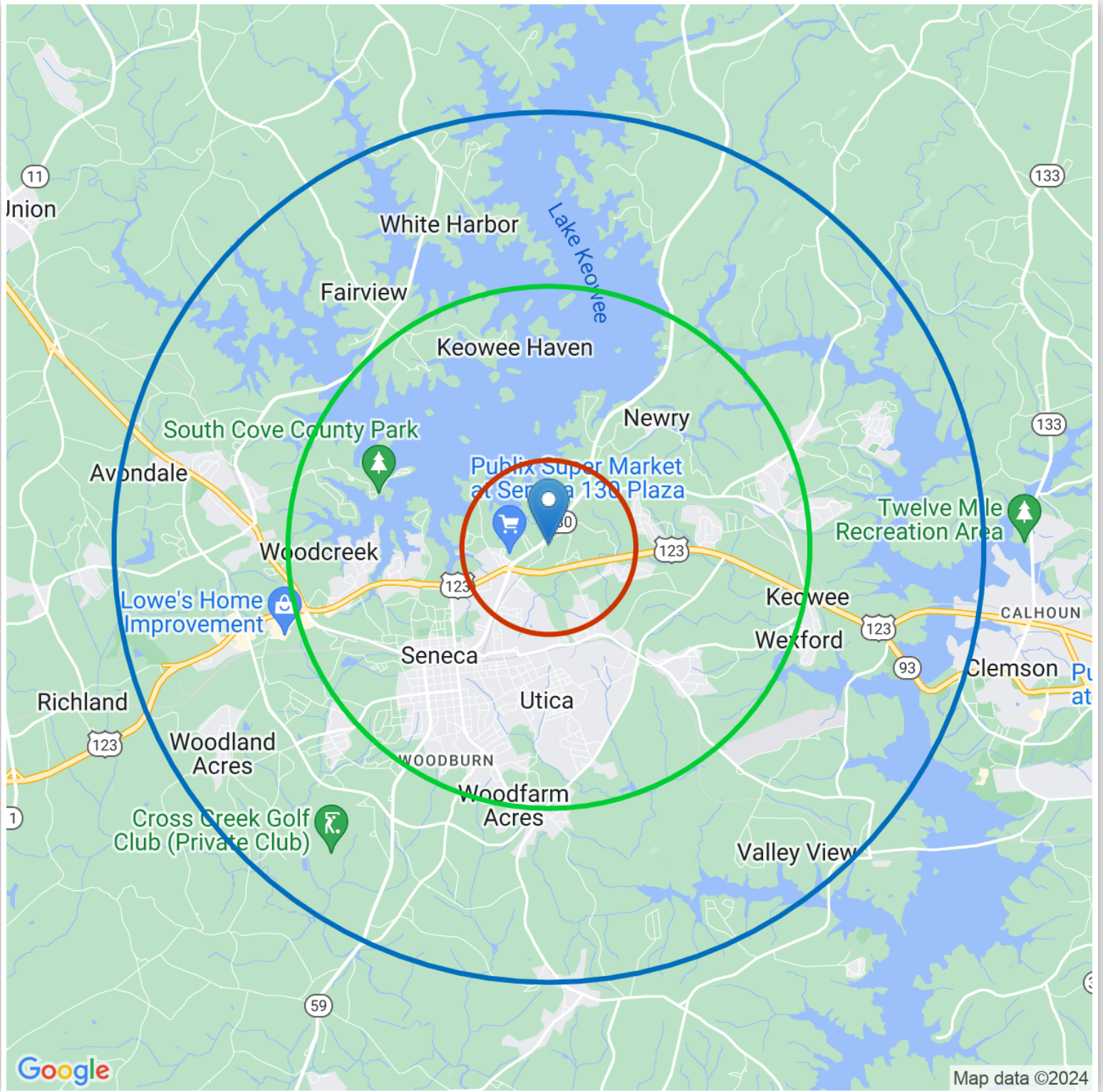
AERIAL ANNOTATION MAP



DEVELOPMENT LAND IN SENECA, SC

100 ANDERSON RD, SENECA, SC, 29672

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

2,678

Population



2.4

Average Household Size

45.2

Median Age

\$54,919

Median Household Income

EDUCATION

10%

No High School Diploma



25%

High School Graduate



27%

Some College



38%

Bachelor's/Grad/Pr of Degree

BUSINESS



128

Total Businesses



929

Total Employees

EMPLOYMENT



58%

White Collar



33%

Blue Collar



9%

Services

2.3%

Unemployment Rate

INCOME



\$54,919

Median Household Income



\$31,581

Per Capita Income



\$105,498

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.4%)

The smallest group: \$200,000+ (4.2%)

Indicator	Value	Difference	
<\$15,000	15.4%	+1.9%	
\$15,000 - \$24,999	5.7%	-1.4%	
\$25,000 - \$34,999	12.5%	+0.8%	
\$35,000 - \$49,999	12.1%	-5.6%	
\$50,000 - \$74,999	16.4%	+1.0%	
\$75,000 - \$99,999	16.4%	+2.3%	
\$100,000 - \$149,999	8.6%	-2.7%	
\$150,000 - \$199,999	8.8%	+3.4%	
\$200,000+	4.2%	+0.5%	

Bars show deviation from 45073 (Oconee County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

15,812

Population



2.3

Average Household Size

42.7

Median Age

\$44,875

Median Household Income

EDUCATION

15%

No High School Diploma



27%

High School Graduate



29%

Some College



29%

Bachelor's/Grad/Pr of Degree

BUSINESS



705

Total Businesses



7,278

Total Employees

EMPLOYMENT



58%

White Collar



30%

Blue Collar



12%

Services

3.5%

Unemployment Rate

INCOME



\$44,875

Median Household Income



\$26,771

Per Capita Income



\$75,171

Median Net Worth

Households By Income

The largest group: <\$15,000 (18.4%)

The smallest group: \$200,000+ (3.0%)

Indicator	Value	Difference	
<\$15,000	18.4%	+4.9%	<div style="width: 18.4%;"></div>
\$15,000 - \$24,999	7.1%	0	<div style="width: 7.1%;"></div>
\$25,000 - \$34,999	12.9%	+1.2%	<div style="width: 12.9%;"></div>
\$35,000 - \$49,999	15.9%	-1.8%	<div style="width: 15.9%;"></div>
\$50,000 - \$74,999	16.6%	+1.2%	<div style="width: 16.6%;"></div>
\$75,000 - \$99,999	12.0%	-2.1%	<div style="width: 12.0%;"></div>
\$100,000 - \$149,999	9.1%	-2.2%	<div style="width: 9.1%;"></div>
\$150,000 - \$199,999	5.1%	-0.3%	<div style="width: 5.1%;"></div>
\$200,000+	3.0%	-0.7%	<div style="width: 3.0%;"></div>

Bars show deviation from 45073 (Oconee County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

30,063

Population



2.3

Average Household Size

43.8

Median Age

\$47,641

Median Household Income

EDUCATION

12%

No High School Diploma



25%

High School Graduate



29%

Some College



33%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,254

Total Businesses



15,471

Total Employees

EMPLOYMENT



61%

White Collar



27%

Blue Collar



12%

Services

3.4%

Unemployment Rate

INCOME



\$47,641

Median Household Income



\$29,340

Per Capita Income



\$96,228

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (16.7%)

The smallest group: \$200,000+ (4.1%)

Indicator	Value	Difference	
<\$15,000	16.0%	+2.5%	
\$15,000 - \$24,999	6.8%	-0.3%	
\$25,000 - \$34,999	12.4%	+0.7%	
\$35,000 - \$49,999	16.7%	-1.0%	
\$50,000 - \$74,999	16.0%	+0.6%	
\$75,000 - \$99,999	12.2%	-1.9%	
\$100,000 - \$149,999	10.5%	-0.8%	
\$150,000 - \$199,999	5.2%	-0.2%	
\$200,000+	4.1%	+0.4%	

Bars show deviation from 45073 (Oconee County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

COMMUNITY PROFILE

2,678 0.6% 2.4 45.1 45.2 \$54,919 \$105,498 \$194,149 19% 58% 23%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



8.6%
Service Workers

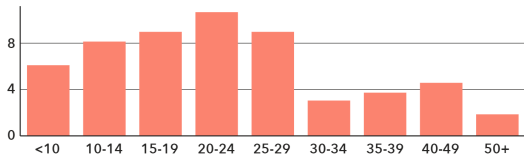


32.9%
Blue Collar Workers

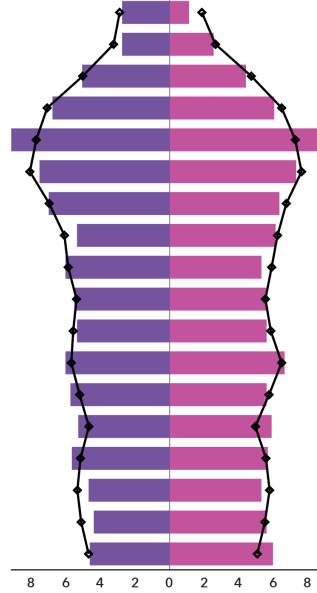


58.4%
White Collar Worker

Mortgage as Percent of Salary



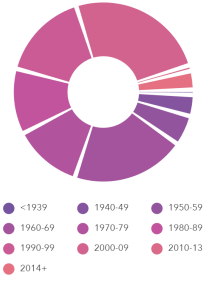
Age Profile: 5 Year Increments



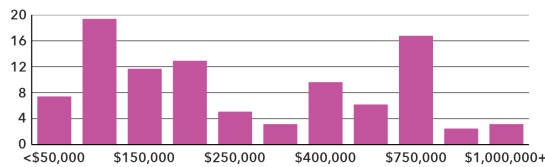
Home Ownership



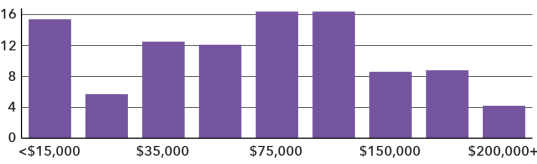
Housing: Year Built



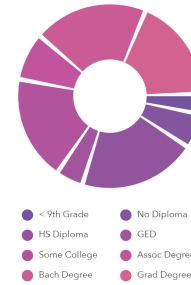
Home Value



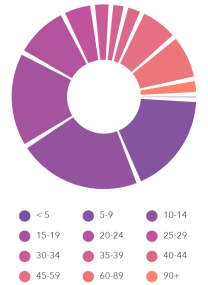
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 45073 (Oconee County)

Source: U.S. Census Bureau, Census 2010 Summary File 1, Eiri forecasts for 2021 and 2026




DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672



COMMUNITY PROFILE

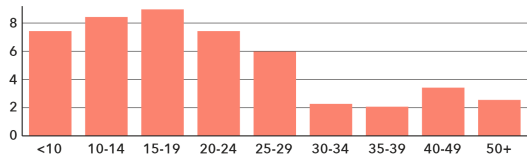
15,812 Population Total
0.8% Pop Growth
2.3 Average HH Size
48.0 Diversity Index
42.7 Median Age
\$44,875 Median HH Income
\$75,171 Median Net Worth
\$157,428 Median Home Value
20% Under 18
59% Ages 18 to 65
21% Aged 66+


12.0%
 Service Workers


30.2%
 Blue Collar Workers


57.7%
 White Collar Worker

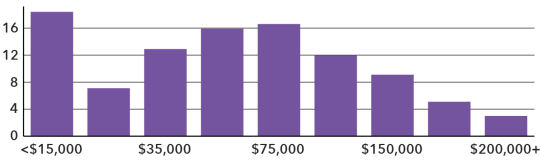
Mortgage as Percent of Salary



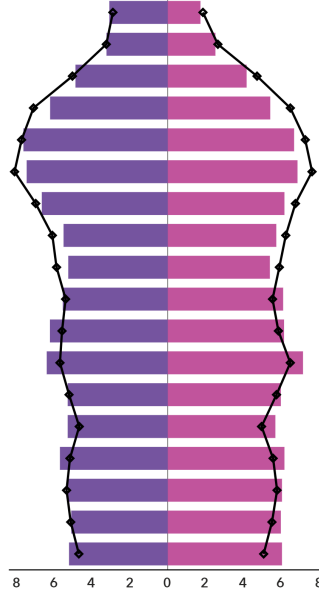
Home Value



Household Income

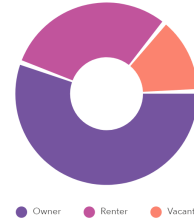


Age Profile: 5 Year Increments

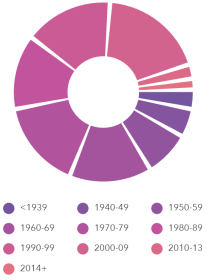


Dots show comparison to 45073 (Oconee County)

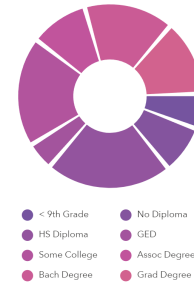
Home Ownership



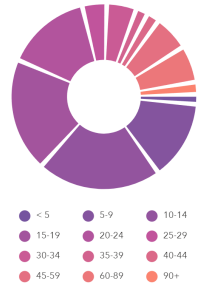
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026



DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672



COMMUNITY PROFILE

30,063 0.9% 2.3 41.6 43.8 \$47,641 \$96,228 \$184,200 19% 59% 23%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



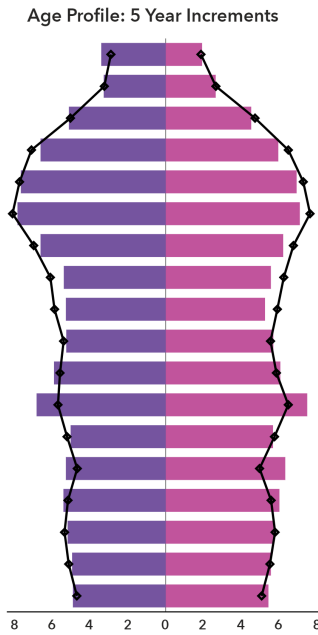
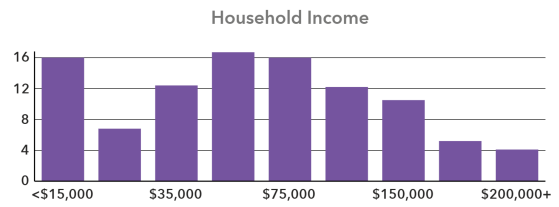
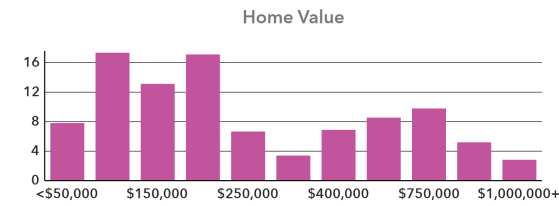
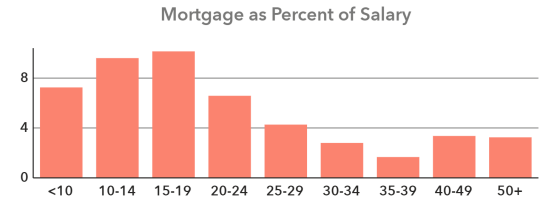
12.2%
Service Workers



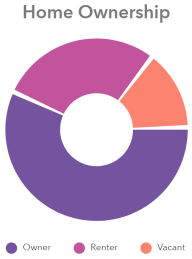
26.8%
Blue Collar Workers



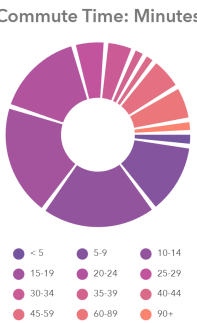
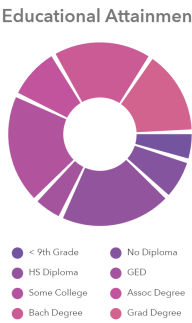
61.0%
White Collar Worker



Dots show comparison to 45073 (Oconee County)



Owner Renter Vacant



Source: U.S. Census Bureau, Census 2010 Summary File 1, Eiri forecasts for 2021 and 2026



DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672



EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Population			
2010 Population	2,367	14,173	26,500
2020 Population	2,412	14,638	28,487
2023 Population	2,437	14,894	29,207
2028 Population	2,443	14,973	29,679
2010-2020 Annual Rate	0.19%	0.32%	0.73%
2020-2023 Annual Rate	0.32%	0.53%	0.77%
2023-2028 Annual Rate	0.05%	0.11%	0.32%
2020 Male Population	48.8%	48.1%	48.6%
2020 Female Population	51.2%	51.9%	51.4%
2020 Median Age	48.2	43.7	45.3
2023 Male Population	49.9%	49.2%	49.3%
2023 Female Population	50.1%	50.8%	50.7%
2023 Median Age	45.9	43.2	44.3

In the identified area, the current year population is 29,207. In 2020, the Census count in the area was 28,487. The rate of change since 2020 was 0.77% annually. The five-year projection for the population in the area is 29,679 representing a change of 0.32% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 44.3, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	72.8%	70.2%	75.7%
2023 Black Alone	15.4%	17.5%	13.2%
2023 American Indian/Alaska Native Alone	0.2%	0.4%	0.3%
2023 Asian Alone	1.7%	1.6%	1.6%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	2.8%	3.0%	2.5%
2023 Two or More Races	7.0%	7.3%	6.6%
2023 Hispanic Origin (Any Race)	5.3%	6.1%	5.5%

Persons of Hispanic origin represent 5.5% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	83	62	70
2010 Households	945	5,923	11,113
2020 Households	1,032	6,358	12,371
2023 Households	1,052	6,506	12,768
2028 Households	1,064	6,595	13,098
2010-2020 Annual Rate	0.88%	0.71%	1.08%
2020-2023 Annual Rate	0.59%	0.71%	0.98%
2023-2028 Annual Rate	0.23%	0.27%	0.51%
2023 Average Household Size	2.29	2.26	2.25

The household count in this area has changed from 12,371 in 2020 to 12,768 in the current year, a change of 0.98% annually. The five-year projection of households is 13,098, a change of 0.51% annually from the current year total. Average household size is currently 2.25, compared to 2.27 in the year 2020. The number of families in the current year is 7,943 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672



EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	23.7%	22.7%	25.0%
Median Household Income			
2023 Median Household Income	\$55,528	\$49,496	\$50,125
2028 Median Household Income	\$58,417	\$52,958	\$53,499
2023-2028 Annual Rate	1.02%	1.36%	1.31%
Average Household Income			
2023 Average Household Income	\$84,356	\$70,364	\$73,809
2028 Average Household Income	\$90,475	\$77,072	\$80,814
2023-2028 Annual Rate	1.41%	1.84%	1.83%
Per Capita Income			
2023 Per Capita Income	\$37,694	\$30,474	\$32,309
2028 Per Capita Income	\$40,796	\$33,654	\$35,706
2023-2028 Annual Rate	1.59%	2.00%	2.02%
GINI Index			
2023 Gini Index	44.4	43.5	43.9

Households by Income

Current median household income is \$50,125 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$53,499 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$73,809 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$80,814 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$32,309 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$35,706 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	110	116	105
2010 Total Housing Units	1,159	7,048	13,458
2010 Owner Occupied Housing Units	640	3,852	7,470
2010 Renter Occupied Housing Units	305	2,071	3,643
2010 Vacant Housing Units	214	1,125	2,345
2020 Total Housing Units	1,213	7,417	14,760
2020 Owner Occupied Housing Units	665	4,049	8,206
2020 Renter Occupied Housing Units	367	2,309	4,165
2020 Vacant Housing Units	168	1,064	2,336
2023 Total Housing Units	1,215	7,539	15,186
2023 Owner Occupied Housing Units	667	4,172	8,835
2023 Renter Occupied Housing Units	385	2,334	3,933
2023 Vacant Housing Units	163	1,033	2,418
2028 Total Housing Units	1,223	7,627	15,498
2028 Owner Occupied Housing Units	689	4,342	9,280
2028 Renter Occupied Housing Units	375	2,253	3,818
2028 Vacant Housing Units	159	1,032	2,400
Socioeconomic Status Index			
2023 Socioeconomic Status Index	53.8	47.5	48.5

Currently, 58.2% of the 15,186 housing units in the area are owner occupied; 25.9%, renter occupied; and 15.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 14,760 housing units in the area and 15.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.88%. Median home value in the area is \$208,356, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.97% annually to \$241,140.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2010	Census 2020	2023	2028				
Population	2,367	2,412	2,437	2,443				
Households	945	1,032	1,052	1,064				
Families	626	654	669	670				
Average Household Size	2.44	2.31	2.29	2.27				
Owner Occupied Housing Units	640	665	667	689				
Renter Occupied Housing Units	305	367	385	375				
Median Age	42.5	48.2	45.9	46.6				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.05%	0.61%	0.30%					
Households	0.23%	0.79%	0.49%					
Families	0.03%	0.71%	0.44%					
Owner HHs	0.65%	1.03%	0.66%					
Median Household Income	1.02%	2.28%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	128	12.2%	113	10.6%				
\$15,000 - \$24,999	126	12.0%	122	11.5%				
\$25,000 - \$34,999	87	8.3%	83	7.8%				
\$35,000 - \$49,999	131	12.5%	135	12.7%				
\$50,000 - \$74,999	181	17.2%	184	17.3%				
\$75,000 - \$99,999	176	16.7%	185	17.4%				
\$100,000 - \$149,999	73	6.9%	84	7.9%				
\$150,000 - \$199,999	94	8.9%	100	9.4%				
\$200,000+	55	5.2%	57	5.4%				
Median Household Income	\$55,528		\$58,417					
Average Household Income	\$84,356		\$90,475					
Per Capita Income	\$37,694		\$40,796					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	137	5.8%	118	4.9%	122	5.0%	122	5.0%
5 - 9	143	6.0%	130	5.4%	124	5.1%	122	5.0%
10 - 14	128	5.4%	112	4.6%	123	5.0%	118	4.8%
15 - 19	132	5.6%	136	5.6%	135	5.5%	121	5.0%
20 - 24	148	6.3%	124	5.1%	134	5.5%	160	6.6%
25 - 34	309	13.1%	265	11.0%	286	11.7%	271	11.1%
35 - 44	247	10.4%	239	9.9%	271	11.1%	257	10.5%
45 - 54	331	14.0%	285	11.8%	278	11.4%	291	11.9%
55 - 64	336	14.2%	380	15.8%	330	13.5%	294	12.0%
65 - 74	274	11.6%	367	15.2%	393	16.1%	398	16.3%
75 - 84	148	6.3%	184	7.6%	195	8.0%	230	9.4%
85+	34	1.4%	69	2.9%	46	1.9%	57	2.3%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,838	77.7%	1,776	73.6%	1,774	72.8%	1,753	71.7%
Black Alone	399	16.9%	370	15.3%	376	15.4%	372	15.2%
American Indian Alone	7	0.3%	5	0.2%	5	0.2%	5	0.2%
Asian Alone	43	1.8%	37	1.5%	41	1.7%	46	1.9%
Pacific Islander Alone	0	0.0%	1	0.0%	1	0.0%	2	0.1%
Some Other Race Alone	35	1.5%	62	2.6%	69	2.8%	81	3.3%
Two or More Races	45	1.9%	160	6.6%	171	7.0%	185	7.6%
Hispanic Origin (Any Race)	87	3.7%	117	4.9%	129	5.3%	150	6.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

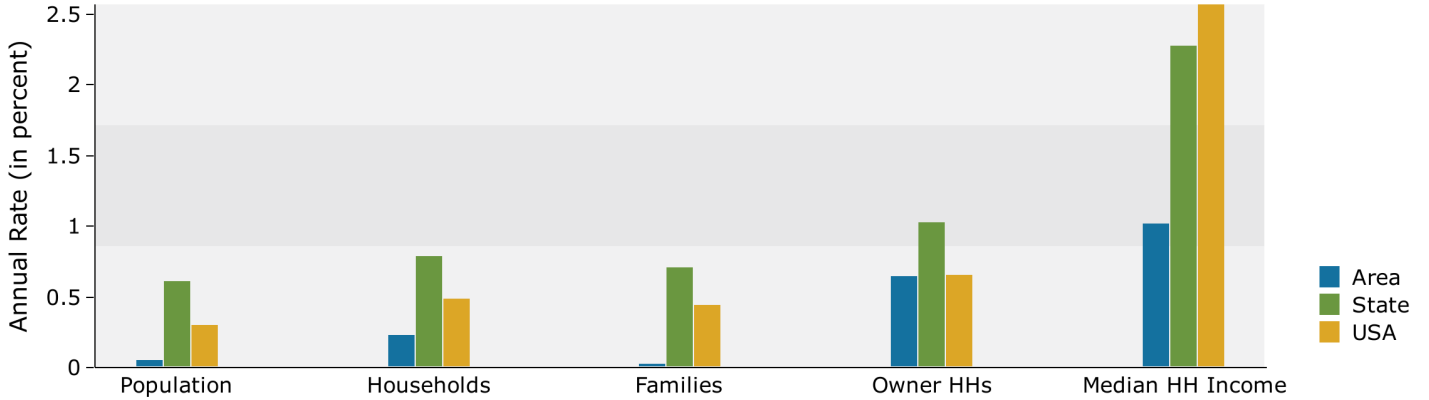
DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

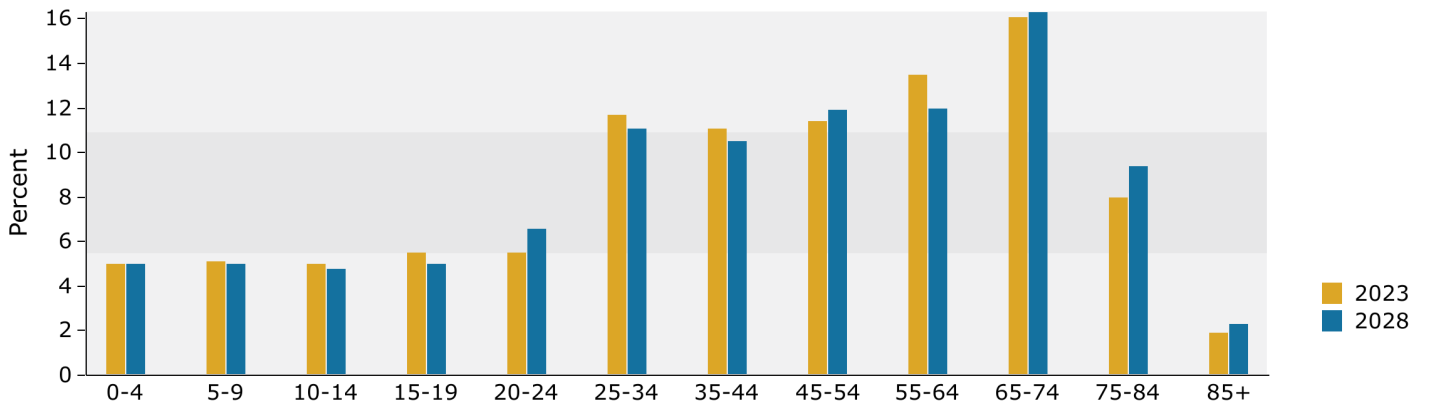


DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

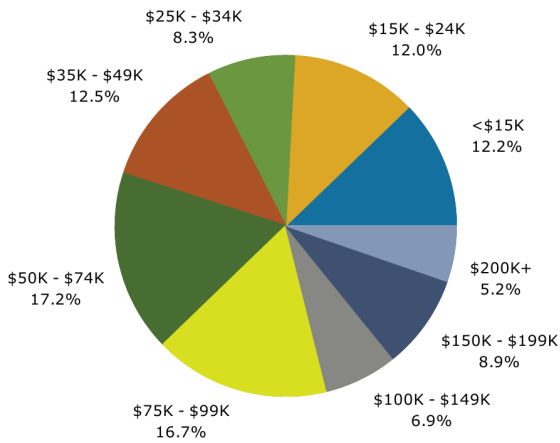
Trends 2023-2028



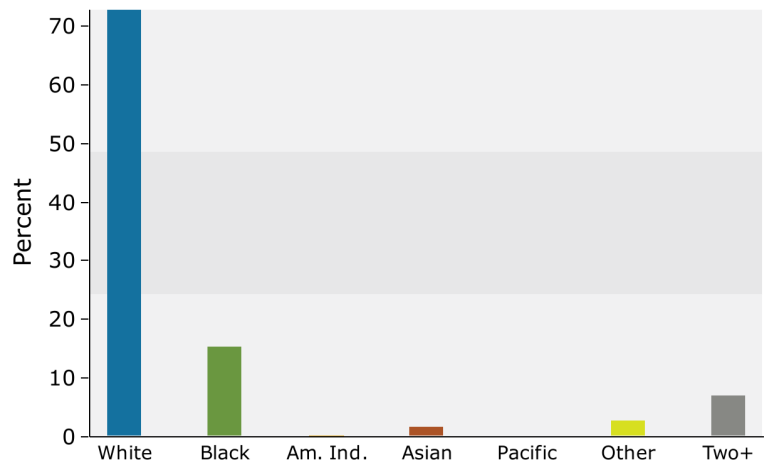
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 5.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2010	Census 2020	2023	2028				
Population	14,173	14,638	14,894	14,973				
Households	5,923	6,358	6,506	6,595				
Families	3,794	3,977	4,000	4,032				
Average Household Size	2.35	2.28	2.26	2.24				
Owner Occupied Housing Units	3,852	4,049	4,172	4,342				
Renter Occupied Housing Units	2,071	2,309	2,334	2,253				
Median Age	40.8	43.7	43.2	44.4				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.11%	0.61%	0.30%					
Households	0.27%	0.79%	0.49%					
Families	0.16%	0.71%	0.44%					
Owner HHs	0.80%	1.03%	0.66%					
Median Household Income	1.36%	2.28%	2.57%					
Households by Income			2023	2028				
	Number	Percent	Number	Percent				
<\$15,000	905	13.9%	774	11.7%				
\$15,000 - \$24,999	744	11.4%	705	10.7%				
\$25,000 - \$34,999	688	10.6%	655	9.9%				
\$35,000 - \$49,999	940	14.4%	949	14.4%				
\$50,000 - \$74,999	1,218	18.7%	1,263	19.2%				
\$75,000 - \$99,999	842	12.9%	911	13.8%				
\$100,000 - \$149,999	660	10.1%	786	11.9%				
\$150,000 - \$199,999	307	4.7%	338	5.1%				
\$200,000+	203	3.1%	215	3.3%				
Median Household Income			\$49,496	\$52,958				
Average Household Income			\$70,364	\$77,072				
Per Capita Income			\$30,474	\$33,654				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	914	6.4%	736	5.0%	811	5.4%	810	5.4%
5 - 9	832	5.9%	862	5.9%	828	5.6%	818	5.5%
10 - 14	768	5.4%	818	5.6%	836	5.6%	828	5.5%
15 - 19	922	6.5%	821	5.6%	871	5.8%	900	6.0%
20 - 24	973	6.9%	942	6.4%	802	5.4%	856	5.7%
25 - 34	1,787	12.6%	1,828	12.5%	1,785	12.0%	1,500	10.0%
35 - 44	1,553	11.0%	1,512	10.3%	1,828	12.3%	1,888	12.6%
45 - 54	1,955	13.8%	1,674	11.4%	1,626	10.9%	1,745	11.7%
55 - 64	1,924	13.6%	2,152	14.7%	1,976	13.3%	1,761	11.8%
65 - 74	1,468	10.4%	1,945	13.3%	2,010	13.5%	2,089	14.0%
75 - 84	817	5.8%	1,004	6.9%	1,173	7.9%	1,349	9.0%
85+	258	1.8%	343	2.3%	349	2.3%	429	2.9%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,577	74.6%	10,340	70.6%	10,459	70.2%	10,419	69.6%
Black Alone	2,830	20.0%	2,602	17.8%	2,602	17.5%	2,532	16.9%
American Indian Alone	39	0.3%	57	0.4%	58	0.4%	59	0.4%
Asian Alone	151	1.1%	210	1.4%	236	1.6%	267	1.8%
Pacific Islander Alone	2	0.0%	4	0.0%	4	0.0%	5	0.0%
Some Other Race Alone	265	1.9%	403	2.8%	449	3.0%	515	3.4%
Two or More Races	309	2.2%	1,021	7.0%	1,086	7.3%	1,176	7.9%
Hispanic Origin (Any Race)	569	4.0%	822	5.6%	915	6.1%	1,040	6.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

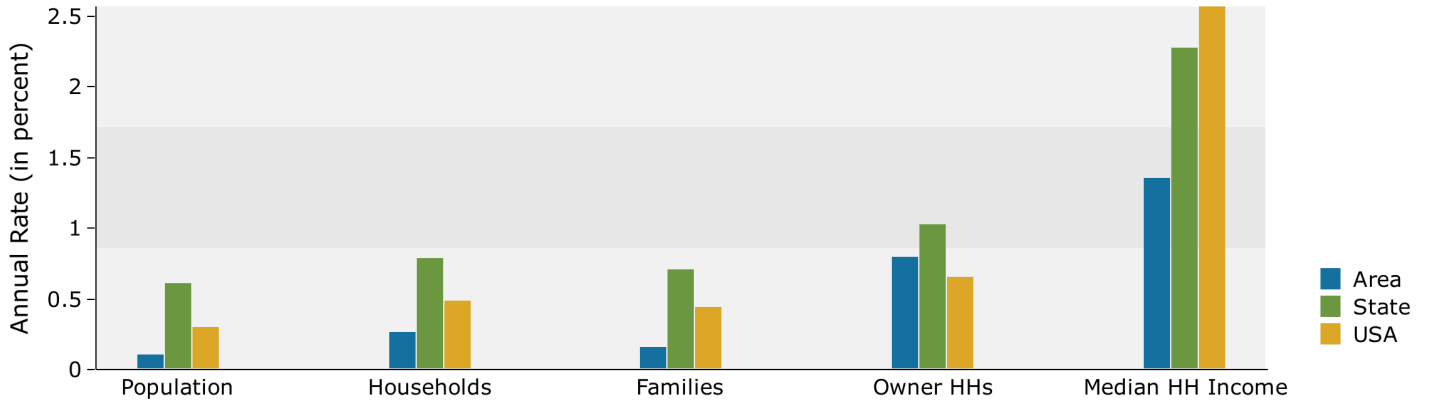
DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

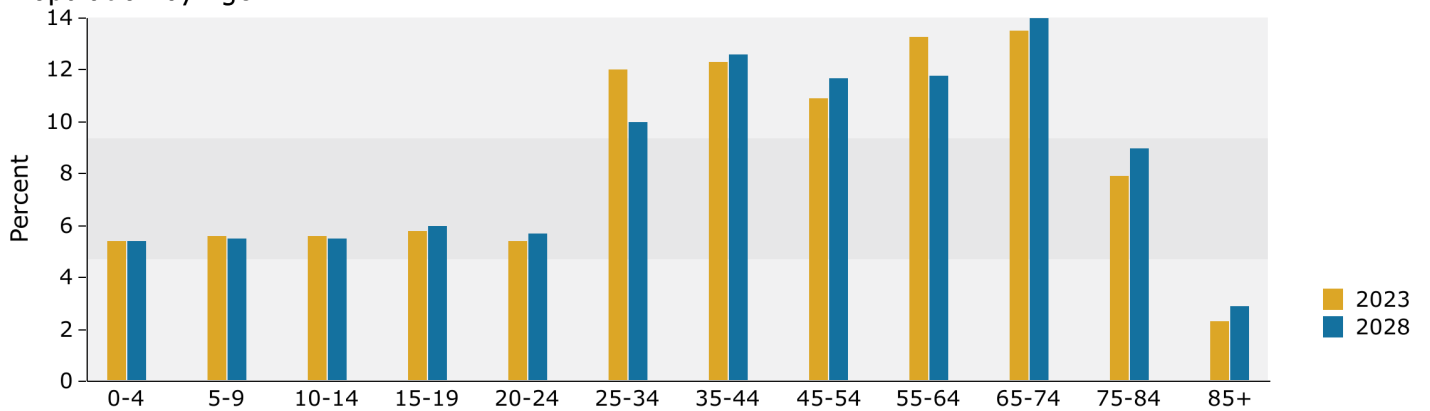


DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

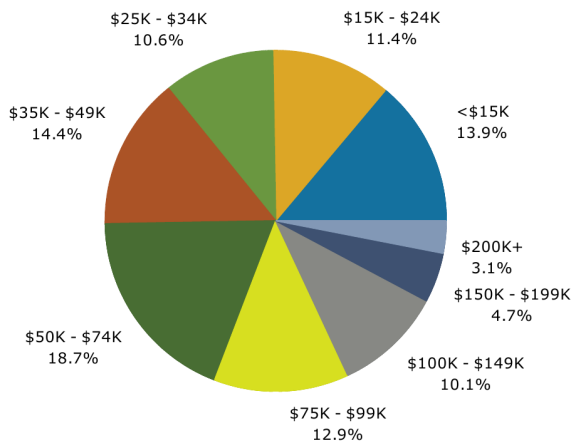
Trends 2023-2028



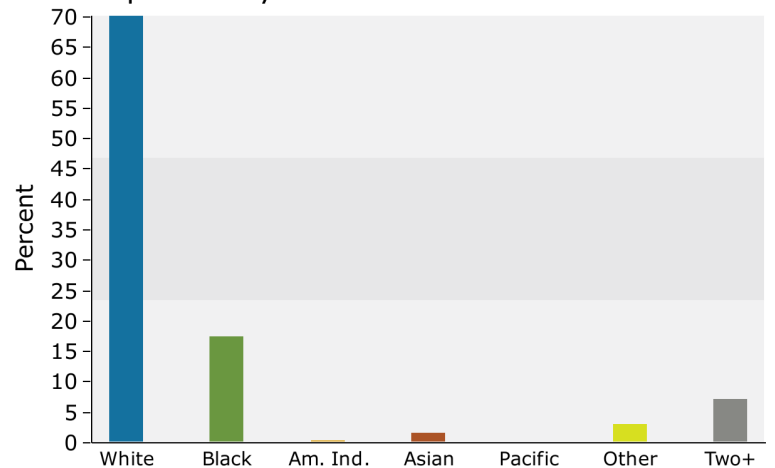
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 6.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2023	2028				
Population	26,500	28,487	29,207	29,679				
Households	11,113	12,371	12,768	13,098				
Families	7,177	7,772	7,943	8,117				
Average Household Size	2.35	2.27	2.25	2.23				
Owner Occupied Housing Units	7,470	8,206	8,835	9,280				
Renter Occupied Housing Units	3,643	4,165	3,933	3,818				
Median Age	42.4	45.3	44.3	45.2				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	0.32%	0.61%	0.30%					
Households	0.51%	0.79%	0.49%					
Families	0.43%	0.71%	0.44%					
Owner HHs	0.99%	1.03%	0.66%					
Median Household Income	1.31%	2.28%	2.57%					
Households by Income			2023	2028				
	Number	Percent	Number	Percent				
<\$15,000	1,652	12.9%	1,426	10.9%				
\$15,000 - \$24,999	1,443	11.3%	1,383	10.6%				
\$25,000 - \$34,999	1,369	10.7%	1,315	10.0%				
\$35,000 - \$49,999	1,902	14.9%	1,941	14.8%				
\$50,000 - \$74,999	2,344	18.4%	2,444	18.7%				
\$75,000 - \$99,999	1,502	11.8%	1,646	12.6%				
\$100,000 - \$149,999	1,433	11.2%	1,708	13.0%				
\$150,000 - \$199,999	608	4.8%	680	5.2%				
\$200,000+	515	4.0%	554	4.2%				
Median Household Income	\$50,125		\$53,499					
Average Household Income	\$73,809		\$80,814					
Per Capita Income	\$32,309		\$35,706					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,556	5.9%	1,303	4.6%	1,457	5.0%	1,480	5.0%
5 - 9	1,445	5.5%	1,487	5.2%	1,539	5.3%	1,541	5.2%
10 - 14	1,366	5.2%	1,464	5.1%	1,569	5.4%	1,577	5.3%
15 - 19	1,713	6.5%	1,546	5.4%	1,646	5.6%	1,734	5.8%
20 - 24	2,082	7.9%	2,400	8.4%	1,610	5.5%	1,681	5.7%
25 - 34	3,017	11.4%	3,234	11.4%	3,564	12.2%	2,744	9.2%
35 - 44	2,811	10.6%	2,728	9.6%	3,437	11.8%	3,998	13.5%
45 - 54	3,670	13.8%	3,137	11.0%	3,122	10.7%	3,351	11.3%
55 - 64	3,808	14.4%	4,304	15.1%	3,994	13.7%	3,555	12.0%
65 - 74	2,877	10.9%	3,976	14.0%	4,137	14.2%	4,286	14.4%
75 - 84	1,585	6.0%	2,158	7.6%	2,384	8.2%	2,825	9.5%
85+	571	2.2%	749	2.6%	748	2.6%	907	3.1%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,146	79.8%	21,664	76.0%	22,108	75.7%	22,285	75.1%
Black Alone	4,048	15.3%	3,852	13.5%	3,865	13.2%	3,786	12.8%
American Indian Alone	62	0.2%	98	0.3%	102	0.3%	108	0.4%
Asian Alone	291	1.1%	423	1.5%	470	1.6%	537	1.8%
Pacific Islander Alone	3	0.0%	9	0.0%	9	0.0%	10	0.0%
Some Other Race Alone	430	1.6%	648	2.3%	730	2.5%	847	2.9%
Two or More Races	521	2.0%	1,793	6.3%	1,923	6.6%	2,107	7.1%
Hispanic Origin (Any Race)	934	3.5%	1,426	5.0%	1,608	5.5%	1,852	6.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

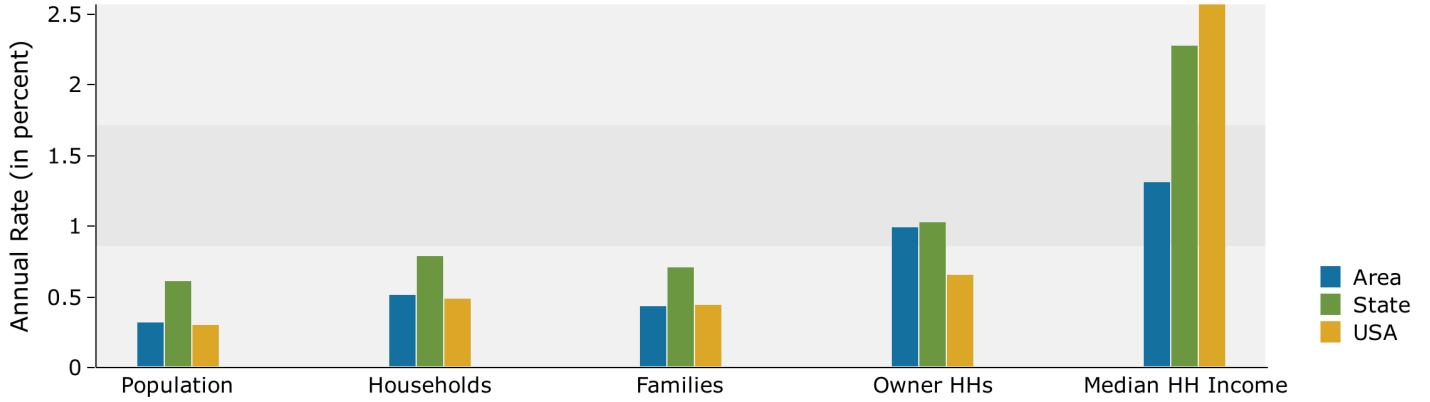
DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

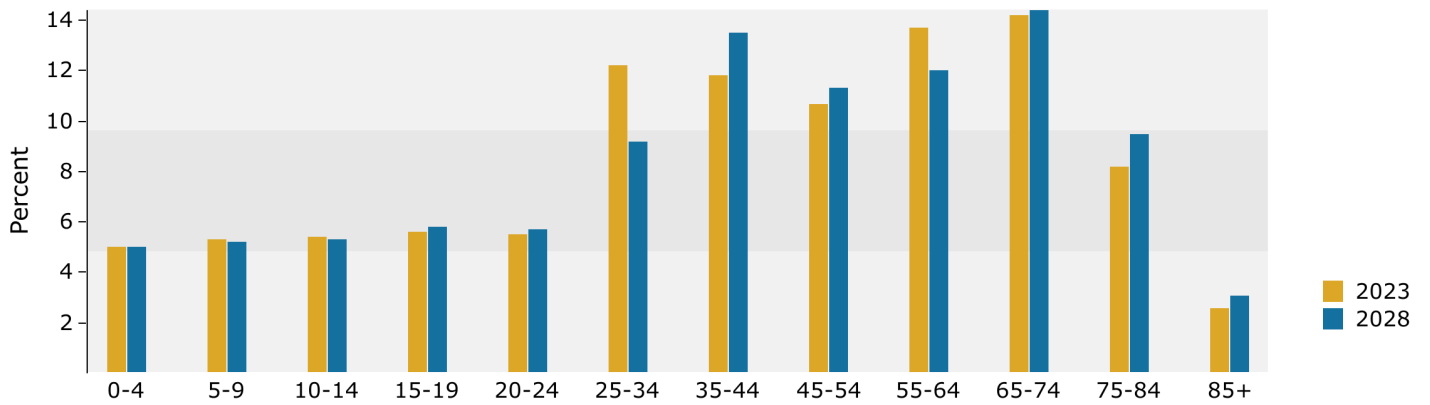


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

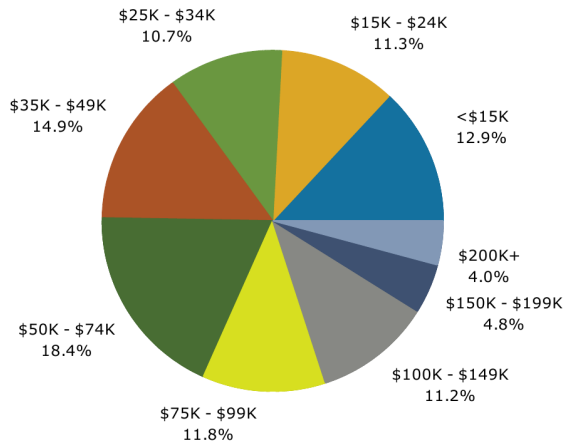
Trends 2023-2028



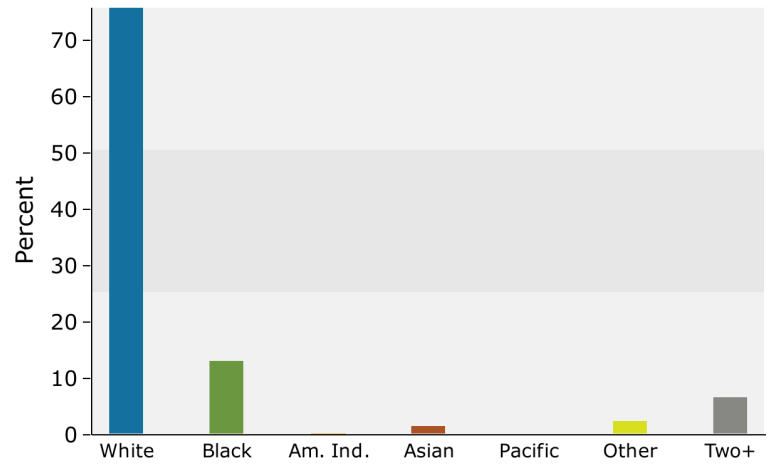
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 5.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

DOMINANT TAPESTRY MAP (RING: 1 MILE RADIUS)

Tapestry Segmentation

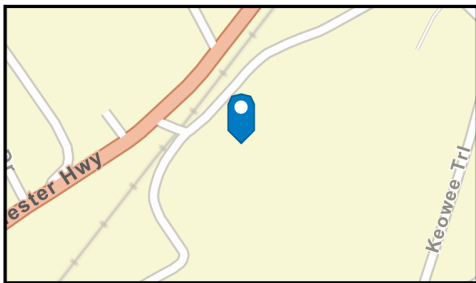
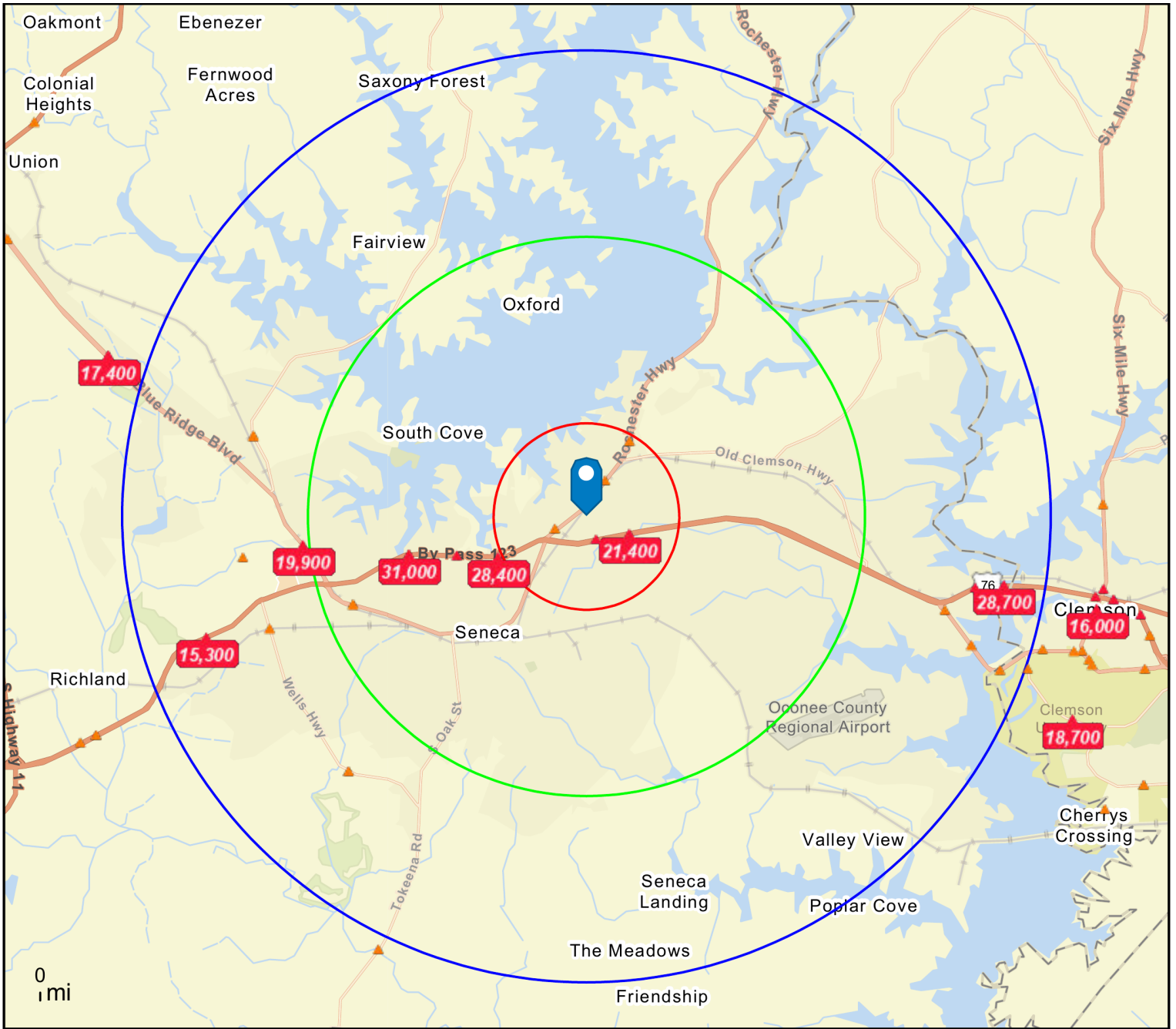
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

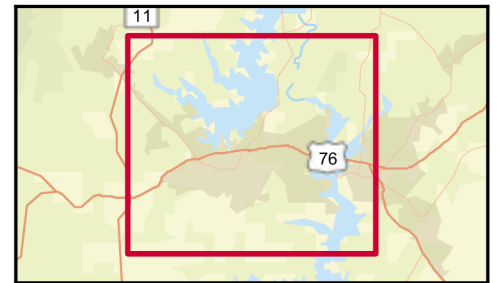
DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

LOCATION RISK ANALYSIS

Flood Risk Analysis

FEMA Map Last Updated: 2022-08-12



DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

LOCATION RISK ANALYSIS

FLOOD HAZARD DESIGNATIONS

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

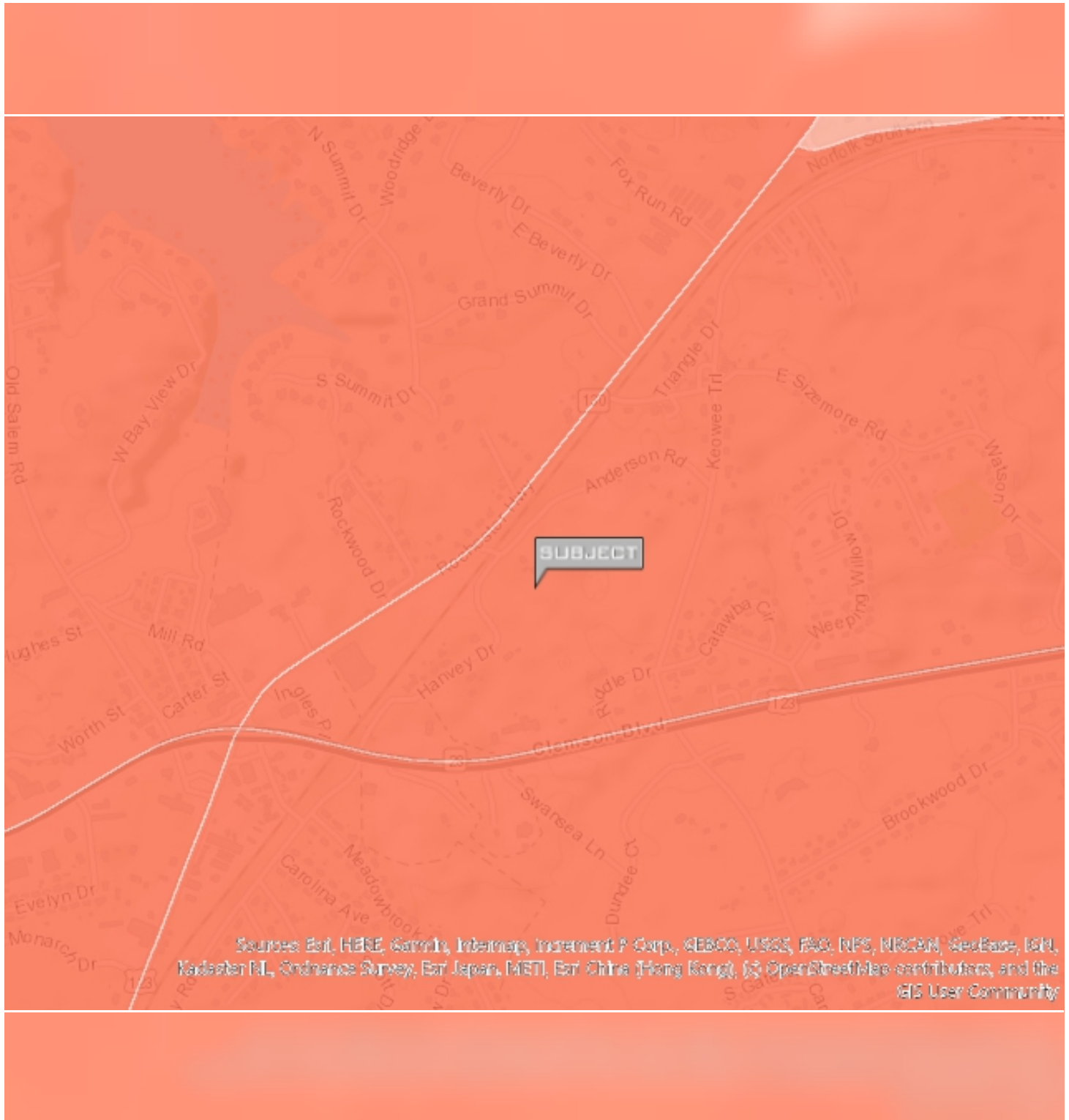
Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

LOCATION RISK ANALYSIS

CRIME RISK ANALYSIS



Sources Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Sw OpenStreetMap contributors, and the GIS User Community

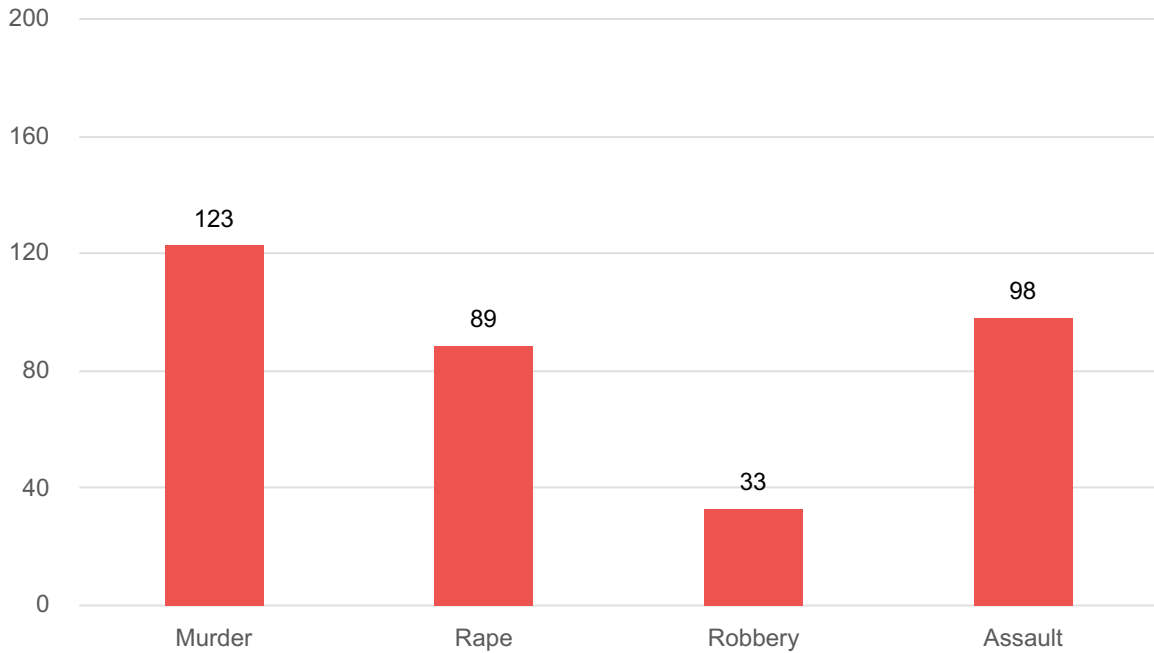
DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

LOCATION RISK ANALYSIS

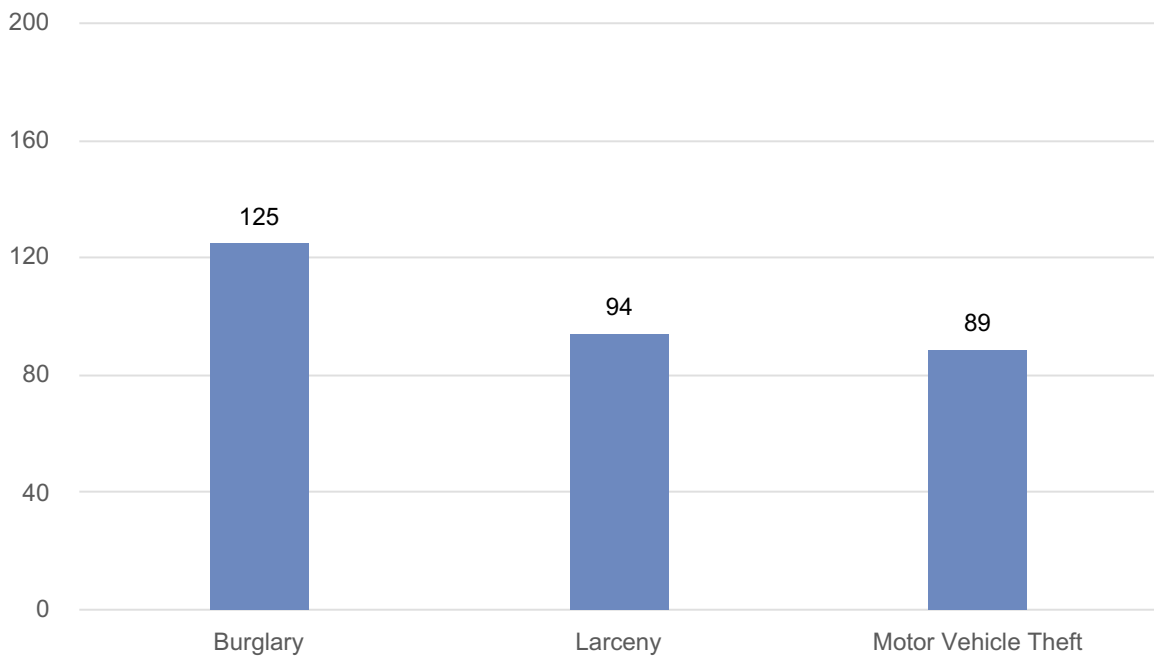
Personal Crime

Overall Index in this area is: 83



Property Crime

Overall Index in this area is: 99



DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

LOCATION RISK ANALYSIS

CRIME DESIGNATIONS

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2024 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.

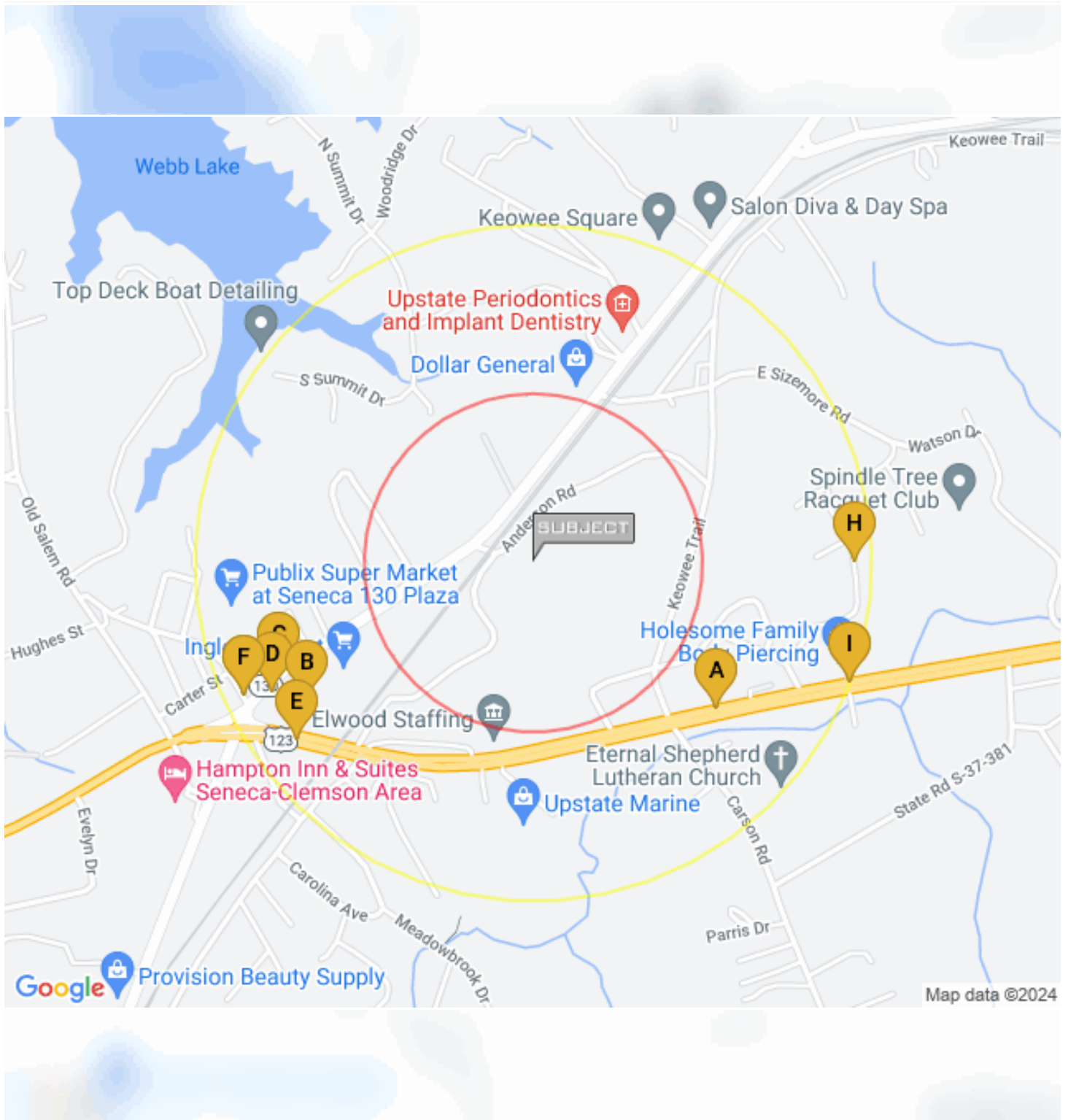
DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672



LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672



LOCATION RISK ANALYSIS

LOCATIONS WITHIN 0.25 MILE OF SUBJECT

There are no environmental hazards in our database within this area.

LOCATIONS WITHIN 0.50 MILE OF SUBJECT



Latest Update: 29-Dec-2014

MALIA FREDRICKSON DDS & KENDON A ROSS DDS PA

Site Type: STATIONARY **Address:** 10229-A CLEMSON BLVD
County: OCONEE **Facility Detail Report:** [110017158886](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dds	ROSS, KENDON A	864-224-1925
STATE MASTER	SC-EFIS	dds	ROSS, KENDON A	864-224-1925
STATE MASTER	SC-EFIS	dds	FREDRICKSON, MALIA	



INGLES GAS EXPRESS 94

Latest Update:

Site Type: STATIONARY **Address:** 211 INGLES PL
County: OCONEE **Facility Detail Report:** [110019994899](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			



FAMILY DOLLAR 4605

Latest Update:

Site Type: STATIONARY **Address:** 113 ROCHESTER HWY
County: OCONEE **Facility Detail Report:** [110064677443](#)
Country: UNITED STATES

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672



LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			

D CVS PHARMACY 3537

Latest Update: 27-May-2016

Site Type: STATIONARY **Address:** 210 INGLES PL
County: OCONEE **Facility Detail Report:** [110017116422](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	director, corporate environmental	NICOLE WILKINSON	000-000-0000

E HUTTOS EXXON

Latest Update: 29-Dec-2014

Site Type: STATIONARY **Address:** 9910 CLEMSON BLVD 123
County: OCONEE **Facility Detail Report:** [110017023503](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

F JONES FAMILY CHIROPRACTIC CENTER

Latest Update: 29-Dec-2014

Site Type: STATIONARY **Address:** 100 CENTURY PLAZA STE 4D
County: OCONEE **Facility Detail Report:** [110017057968](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dc	JONES, JAMES P	864-888-4122
STATE MASTER	SC-EFIS	dc	JONES, JAMES P	864-888-4122

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

LOCATION RISK ANALYSIS

BREAST DIAGNOSTIC CLINIC

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 100 CENTURY PLAZA
Facility Detail Report: [110017305860](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		SEARS, CATHERINE	
STATE MASTER	SC-EFIS	rtr	CLIFTON, EVIE	864-882-4565
STATE MASTER	SC-EFIS		WARREN III, EDWARD	864-225-6286
STATE MASTER	SC-EFIS	rtr	CLIFTON, EVIE	864-882-4565

CHARLIE WILLIAMSON

Latest Update: 25-Mar-2004

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 323 WEEPING WILLOW DRIVE
Facility Detail Report: [110017321673](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

ZORN COMPANY INC

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: PICKENS
Country: UNITED STATES

Address: 10261 CLEMSON BLVD
Facility Detail Report: [110017069937](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		MCLEMARRAH, JANE	
STATE MASTER	SC-EFIS		HARDING, GREG	

KENNETH C DOBSON DMD INC

Latest Update: 29-Dec-2014

Site Type: STATIONARY
County: OCONEE
Country: UNITED STATES

Address: 10261-A CLEMSON BLVD
Facility Detail Report: [110016996018](#)

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS	dmd	DOBSON, KENNETH C	864-650-3751
STATE MASTER	SC-EFIS	dmd	DOBSON, KENNETH C	864-650-3751

DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672



LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

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DEVELOPMENT LAND IN SENECA, SC

100 Anderson Rd, Seneca, SC, 29672



My Report

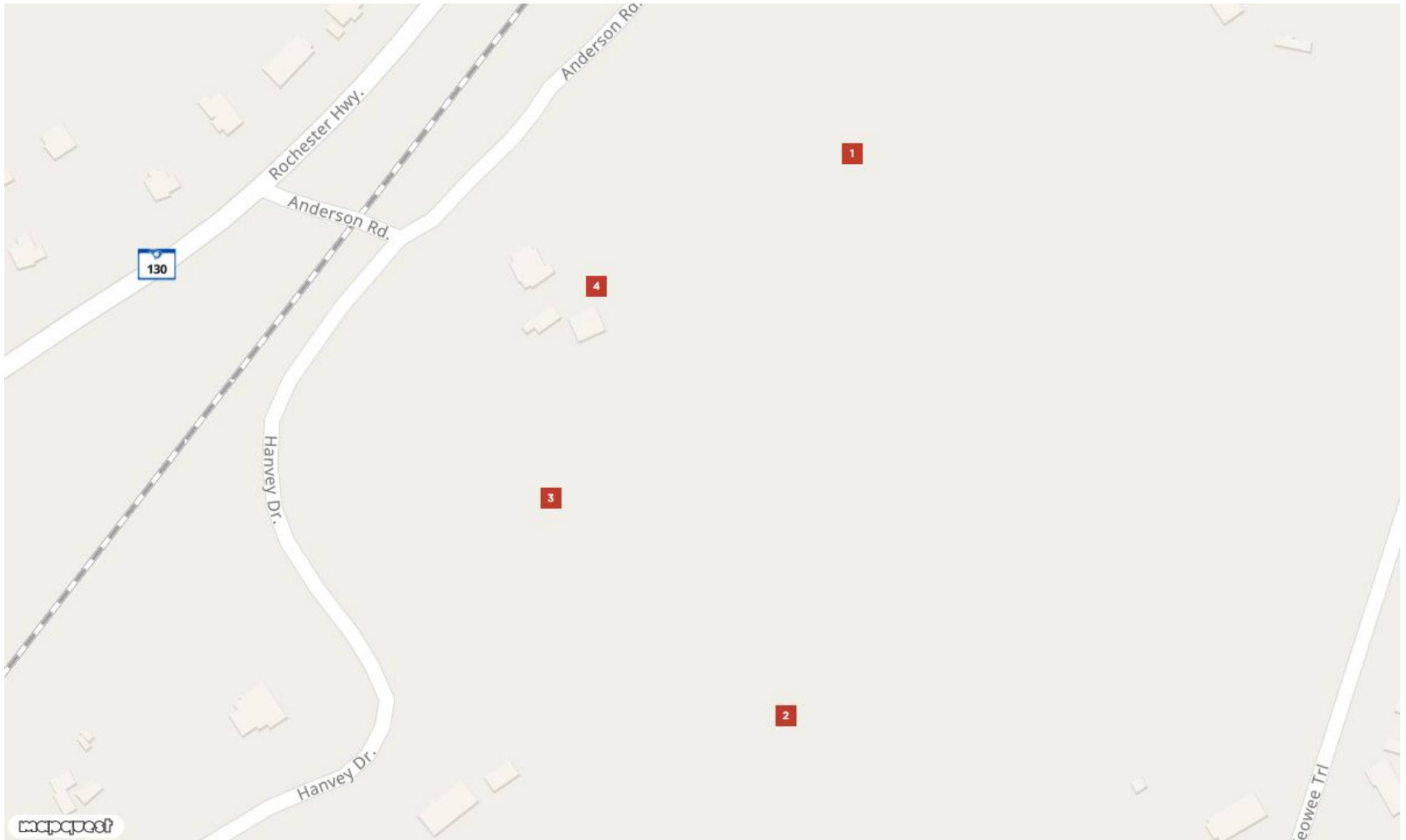
Prepared April 12, 2024

Presented By



Robert Moss
robert.moss@expcommercial.com
(864) 569-2786

My Report



My Report



Seneca, SC, 29672

Land

Prepared on April 12, 2024

Seneca, SC, 29672



Property Features

Sub Type	-
Zoning	-
Land Size	6 Acres / 261,360 SF
Parcels	225-00-02-023
Legal Owner	Bradley P Anderson
Submarket	-

County	Oconee
Electricity	-
Water	-
Sanitary Sewer	-
In Opportunity Zone	Yes

This property is not currently listed for sale/lease.

Contact



Robert Moss
864-569-2786
robert.moss@expcommercial.com



eXp Commercial - SC

Robert Moss

eXp Commercial - SC

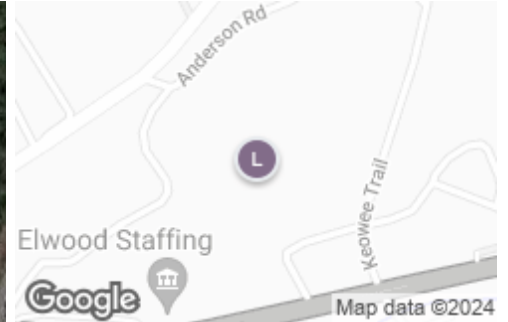
1320 Main St, Ste 335 Columbia, SC 29201 | 855-452-0272

Seneca, SC, 29672

Seneca, SC, 29672

Land

Prepared on April 12, 2024



Property Features

Sub Type	-	County	Oconee
Zoning	-	Electricity	-
Land Size	8.27 Acres / 360,241 SF	Water	-
Parcels	225-00-02-002	Sanitary Sewer	-
Legal Owner	Bradley P Anderson	In Opportunity Zone	Yes
Submarket	-		

This property is not currently listed for sale/lease.

Contact



Robert Moss

864-569-2786

robert.moss@expcommercial.com



eXp Commercial - SC

Robert Moss

eXp Commercial - SC

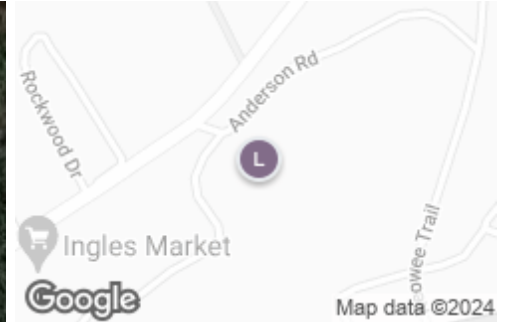
1320 Main St, Ste 335 Columbia, SC 29201 | 855-452-0272

Seneca, SC, 29672

Seneca, SC, 29672

Land

Prepared on April 12, 2024



Property Features

Sub Type	-	County	Oconee
Zoning	-	Electricity	-
Land Size	3.03 Acres / 131,987 SF	Water	-
Parcels	225-00-02-024	Sanitary Sewer	-
Legal Owner	Bradley P Anderson	In Opportunity Zone	Yes
Submarket	-		

This property is not currently listed for sale/lease.

Contact



Robert Moss

864-569-2786

robert.moss@expcommercial.com

exp
COMMERCIAL

eXp Commercial - SC

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Robert Moss

eXp Commercial - SC

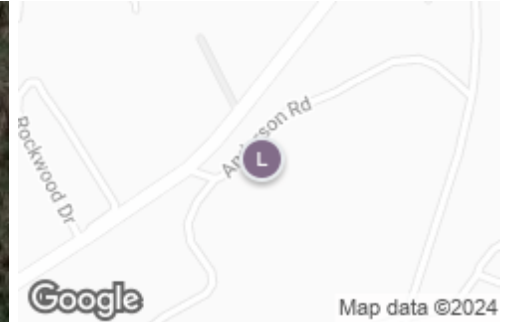
1320 Main St, Ste 335 Columbia, SC 29201 | 855-452-0272

Seneca, SC, 29672

Seneca, SC, 29672

Land

Prepared on April 12, 2024



Property Features

Sub Type	-
Zoning	-
Building Size	1,588 SF
Land Size	5 Acres / 217,800 SF
Number of Floors	1
Year Built	1937
Parcels	225-00-02-003

Legal Owner	Bradley P Anderson
Submarket	-
County	Oconee
Electricity	-
Water	-
Sanitary Sewer	-
In Opportunity Zone	Yes

This property is not currently listed for sale/lease.

Contact



Robert Moss

864-569-2786

robert.moss@expcommercial.com

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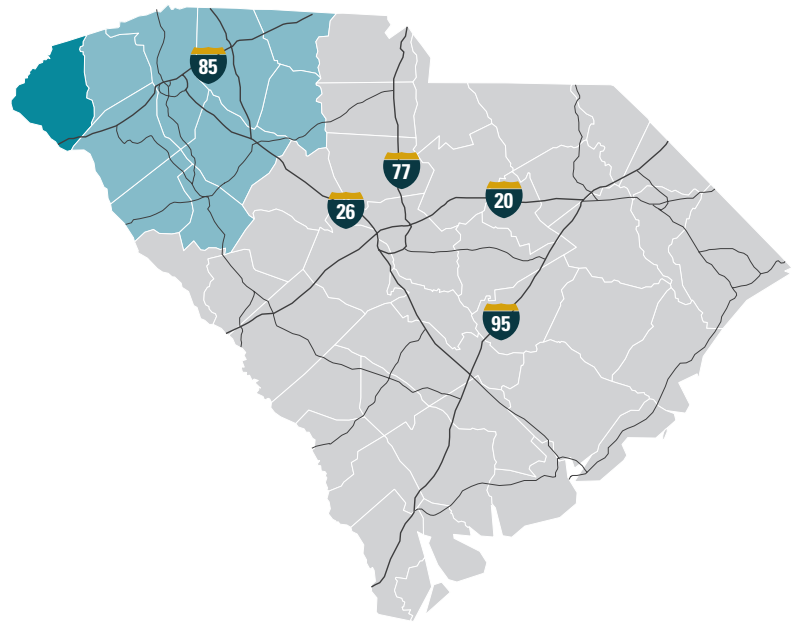
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eXp Commercial - SC

1	Property Type Land	Building Size	Owner BRADLEY P ANDERSON
Seneca, SC 29672			100 ANDERSON RD
2	Property Type Land	Building Size	Owner BRADLEY P ANDERSON
Seneca, SC 29672			100 ANDERSON RD
3	Property Type Land	Building Size	Owner BRADLEY P ANDERSON
Seneca, SC 29672			100 ANDERSON RD
4	Property Type Land	Building Size 1,588 SF	Owner BRADLEY P ANDERSON
Seneca, SC 29672		Year Built 1937	100 ANDERSON RD

Oconee COUNTY

Located along the I-85 corridor in the Northwest corner of South Carolina, Oconee County strikes the perfect balance between business and leisure. A low cost of living means that your dollar goes further here than many other parts of the country. Home to a highly skilled workforce and an industrial base of over 60 manufacturers ranging in size from 3 employees to over 1,000, the county is well suited for industrial growth. There are three county-owned industrial parks encompassing over 500 acres with all utilities on-site, as well as privately owned land and buildings that are all suited for industrial development. Oconee also boasts three major lakes, hundreds of miles of hiking trails, and over 100 waterfalls, making it an idyllic place to live as well as work. With Clemson University right next door, there is never a shortage of sporting events or educational opportunities for residents and visitors alike. Oconee truly offers something for everyone.



TOTAL POPULATION

	2010	2023	2028	Growth Rate*
Oconee County	74,273	80,667	82,070	0.35%
Upstate SC	1,362,073	1,568,057	1,615,810	0.60%
South Carolina	4,625,364	5,311,184	5,473,930	0.61%

*Projected annual growth rate 2023-2028

POPULATION BY AGE

	2010	2023	2028
Under 5	5.6%	4.7%	4.6%
5 to 9	5.7%	5.3%	5.0%
10 to 14	6.1%	5.4%	5.4%
15 to 24	12.2%	10.1%	10.1%
25 to 34	10.4%	11.3%	9.4%
35 to 44	12.1%	11.4%	12.2%
45 to 54	14.3%	11.9%	11.9%
55 to 64	14.7%	14.5%	13.4%
65+	19.0%	25.6%	28.0%
MEDIAN AGE	43.4	46.7	47.8

34.6% of the 2023 population is prime working age

HOUSEHOLDS & FAMILIES

	2010	2023	2028
Total Households	30,676	34,316	35,231
Total Families	21,118	22,803	23,322
Average Household Size	2.40	2.33	2.31
Owner Occupied	59.4%	63.6%	65.0%
Renter Occupied	19.7%	17.9%	16.9%
Vacant	20.9%	18.4%	18.1%

MEDIAN HOUSEHOLD INCOME

	2023	2028
Oconee County	\$52,634	\$57,290
South Carolina	\$60,025	\$67,198
United States	\$72,603	\$82,410

POPULATION by Race & Ethnicity

	2010	2023	2028
White	87.8%	83.2%	82.6%
Black	7.6%	6.5%	6.2%
American Indian / Alaska Native	0.2%	0.4%	0.4%
Asian	0.6%	0.8%	0.9%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.3%	2.9%	3.3%
Two or More Races	1.6%	6.2%	6.6%
Hispanic Origin (Any Race)	4.5%	6.1%	6.7%

PER CAPITA INCOME

	2023	2028
Oconee County	\$32,186	\$36,070
South Carolina	\$35,757	\$40,747
United States	\$41,310	\$47,525

2023 EDUCATIONAL ATTAINMENT, AGE 25+

- 12.0% Graduate / Professional Degree
- 18.6% Bachelor's Degree
- 12.2% Associate Degree
- 16.5% Some College, No Degree
- 22.2% High School Diploma
- 6.9% GED / Alternative Credential
- 8.3% 9th-12th Grade, No Diploma
- 3.4% Less than 9th Grade




88.4%
high school diploma
or higher


30.6%
bachelor's degree
or higher

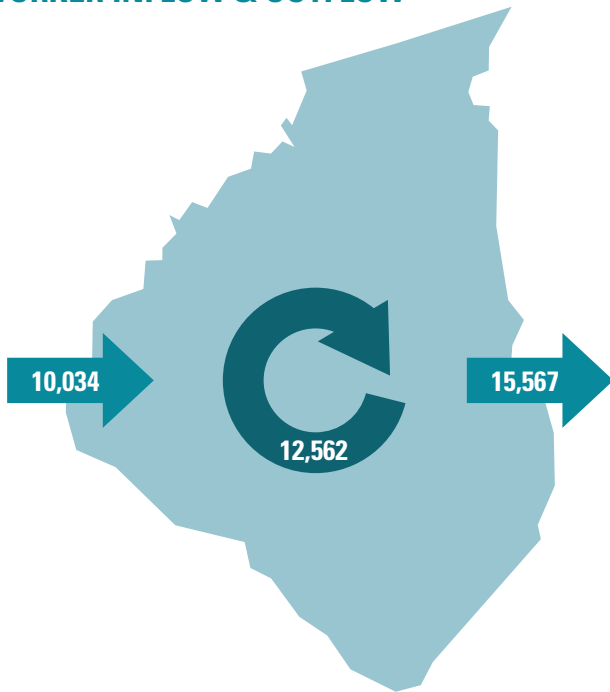
2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

Less than 10 miles	45.2%
10-24 miles	28.3%
25-50 miles	12.0%
50 miles or more	14.5%

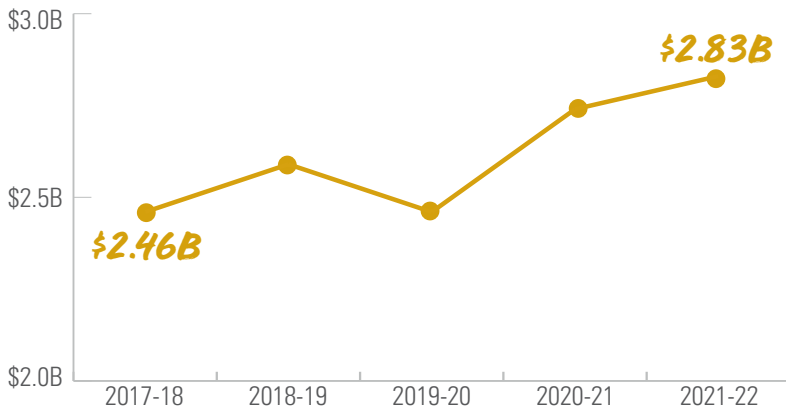

73.5%
of workers travel
less than 25 miles

WORKER INFLOW & OUTFLOW



Live and work in Oconee County	12,562
Commute into Oconee County	10,034
Commute out of Oconee County	15,567

GROSS RETAIL SALES by Fiscal Year



Oconee County WHERE DO WORKERS LIVE?

Oconee County	55.6%
Pickens County	10.9%
Anderson County	9.6%
Greenville County	5.5%
Spartanburg County	1.8%
Stephens County, GA	0.8%
York County	0.8%
Richland County	0.8%
Horry County	0.7%
Hart County, GA	0.6%

2023 EMPLOYMENT by Industry

Agriculture / Mining	1.4%	448
Construction	9.9%	3,129
Manufacturing	19.5%	6,146
Wholesale Trade	1.0%	303
Retail Trade	9.1%	2,836
Transportation / Utilities	6.5%	2,046
Information	1.6%	495
Finance / Insurance / Real Estate	4.8%	1,508
Services	44.0%	13,867
Public Administration	2.3%	710
TOTAL		31,515

2023 CIVILIAN POPULATION by Labor Force (16+)

Labor Force	33,005
Unemployed	4.5%

2023 BUSINESS ESTABLISHMENTS by Industry



75
Manufacturing



228
Leisure and
Hospitality



377
Retail



216
Professional and
Business Services



27
Transportation
and Warehousing

TOP 10 MAJOR EMPLOYERS

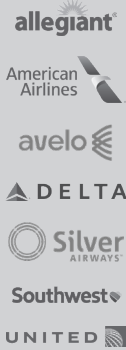
COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
School District of Oconee County	Public Education, K-12	1,001-2,500
BorgWarner	Automotive Transfer Cases	1,001-2,500
Prisma Health	Healthcare	1,001-2,500
Duke Energy Corporation	Energy	1,001-2,500
Itron	Electronic Measuring Devices	501-1,000
US Engine Valve	Intake and Exhaust Valves	501-1,000
Oconee County	County Government	501-1,000
Schneider Electric	Motor Control Centers	501-1,000
JTEKT	Automotive Bearings	501-1,000
BASF	Special Chemical Catalysts & Precious Metal Refining	251-500

AIRPORT



GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 50 non-stop daily departures
- 17 major cities & 20 airports
- 2.3 million passengers flown in FY2023
- 79,139 tons of air cargo moved in FY2023



OCONEE COUNTY REGIONAL AIRPORT

PORT



INLAND PORT GREER

- 55 miles from the City of Seneca
- 151,261 rail lifts in FY2022

PORT OF CHARLESTON

- 243 miles from the City of Seneca
- 2.6 million TEUs handled in FY2023

HIGHWAY



INTERSTATES



HIGHWAYS



RAIL



MAJOR PROVIDERS



ADDITIONAL RESOURCES



UpstateSCAlliance

Upstate SC Alliance

John Lummus, President / CEO

864.283.2300 • upstateSCAlliance.com

Sources: Appalachian Council of Governments, Esri Business Analyst, Greenville-Spartanburg International Airport, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, and US Census Bureau

BROKER BIO



Robert (Bobby) Moss

Commercial Real Estate and Business Broker – NC, SC, TN, GA, AL

robert.moss@expcommercial.com

864.569.2786

NC #312110, SC #106616, TN #364818, GA #396512, AL #000128426-0

PROFESSIONAL BACKGROUND

Bobby is a licensed real estate professional in North Carolina, South Carolina, Tennessee, Georgia, and Alabama. After 25 years of delivering optimized solutions to his clients as an IT consulting professional, Bobby transitioned to commercial real estate investing and sales and business brokerage, where he could apply his consulting, technical sales, financial, and management skills. His passion for numbers/financials and real estate investing made specializing in underwriting and analyzing assets a logical and easy transition. With his diligent approach, he works to maximize returns and protect wealth for his clients. Bobby's commercial real estate services focus on recession-resistant assets, predominantly self-storage facilities. He also works with Industrial/IOS and Manufactured Housing Community assets. Bobby is a native of western North Carolina and resides in upstate South Carolina.

EDUCATION

Bachelor of Arts, Furman University
Computer Science/Business
Greenville, SC

MEMBERSHIPS

International Business Brokers Association (IBBA)

eXp Commercial

10130 Perimeter Parkway
Suite 242
Charlotte, NC 28216
#C33116

1320 Main Street
Suite 335
Columbia, SC 29201
#24614

3401 Mallory Lane
Suite 100
Franklin, TN 37067
#264947

Promenade II
1230 Peachtree St NE, Suite 1900
Atlanta, GA 30309
#78422

100 Chase Park South
Suite 128
Hoover, AL 25244
#000135371-0

CONTACT



Robert Moss

Phone: 864-569-2786

Email: robert.moss@equisouthcommercial.com

License: See Bio

520-76-01-001
7.985 Ac

INGLES

DEVELOPMENT
LAND IN SENECA,
SC

100 Anderson Rd
Seneca, SC 29672

exp[®]
COMMERCIAL



864-569-2786



robert.moss@equisouthcommercial.com



481 Lake Rd
Ware Shoals, SC 29692 United States