



66 Acres
Unzoned

OLD DENVER RD

Old Denver Road, Anderson, SC 29625

LATHAN BENNETT

Development
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RICH BENNETT

Senior Vice President
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Exceptional opportunity to acquire approximately 66 acres of unzoned land located along Old Denver Road in rapidly growing Anderson County, South Carolina. This rare large-scale tract offers outstanding flexibility for developers, investors, and end users seeking both residential and commercial upside in a highly desirable corridor.

The property has already been approved by the Anderson County Planning Commission for a 57-lot single-family residential subdivision, providing a significant head start for residential development. The approved layout includes thoughtfully planned infrastructure, road access, and lot configurations, allowing for an efficient path to construction and vertical development.

In addition to the residential component, the site features valuable frontage along Old Denver Road, creating a strong opportunity for commercial or warehouse development.



OFFERING SUMMARY

Sale Price:	\$1,315,000
Lot Size:	66 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	730	7,177	20,382
Total Population	1,824	16,080	47,979
Average HH Income	\$89,397	\$89,178	\$85,752



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ADDITIONAL PHOTOS

HOMES

PROPOSED LOTS
 NUMBER OF LOTS: 57
 MINIMUM LOT SIZE: 25,000 SF
 MAXIMUM LOT SIZE: 52,236.65 SF

PROPOSED ROADS
 ROAD RIGHT OF WAY: 50'
 TOTAL LENGTH: ~ 3,610 LF

PROPOSED LOT SETBACKS
 FRONT SETBACKS: 30'
 SIDE SETBACKS: 15'
 REAR SETBACKS: 15'

EXISTING ROAD SETBACKS
 40' SETBACK ON OLD DENVER ROAD
 50' SETBACK ON OLD PEARMAN DAIRY ROAD

BUFFERYARDS
 TYPE II, 10' WIDE



Line	Bearing	Distance
L11	S88°17'33"W	55.43'
L12	S48°18'07"E	64.22'
L13	S48°18'07"W	52.82'
L14	S33°34'04"W	104.54'
L15	S14°38'43"E	59.02'

Curve	Bearing	Radius	Chord
C1	N65°14'18"W	40.00'	36.61'
C2	S65°34'35"E	40.00'	36.61'

PROPOSED LEGEND	
---	PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED ROAD CENTERLINE
---	SETBACK LINE
---	PROPOSED LOT LINE
---	EXISTING ADJACENT PROPERTY LINES
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED WATER
---	PROPOSED STANDARD DUTY ANNUAL
---	PROPOSED STORMWATER AREA
---	EXISTING ROAD
---	PROPOSED BUFFERYARD

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

LAND PLANNING ASSOCIATES, INC.
 111 WEST 1ST AVENUE - SUITE A
 EASLEY, SC 29640
 864.342.8872
 claudy@lpa-inc.com

STATION PLACE

PROPERTY INFORMATION:
 TAX MAP NUMBER: 04000002
 REFERENCE D.U. & PG:
 ADDITIONAL INFO: J22
 J23

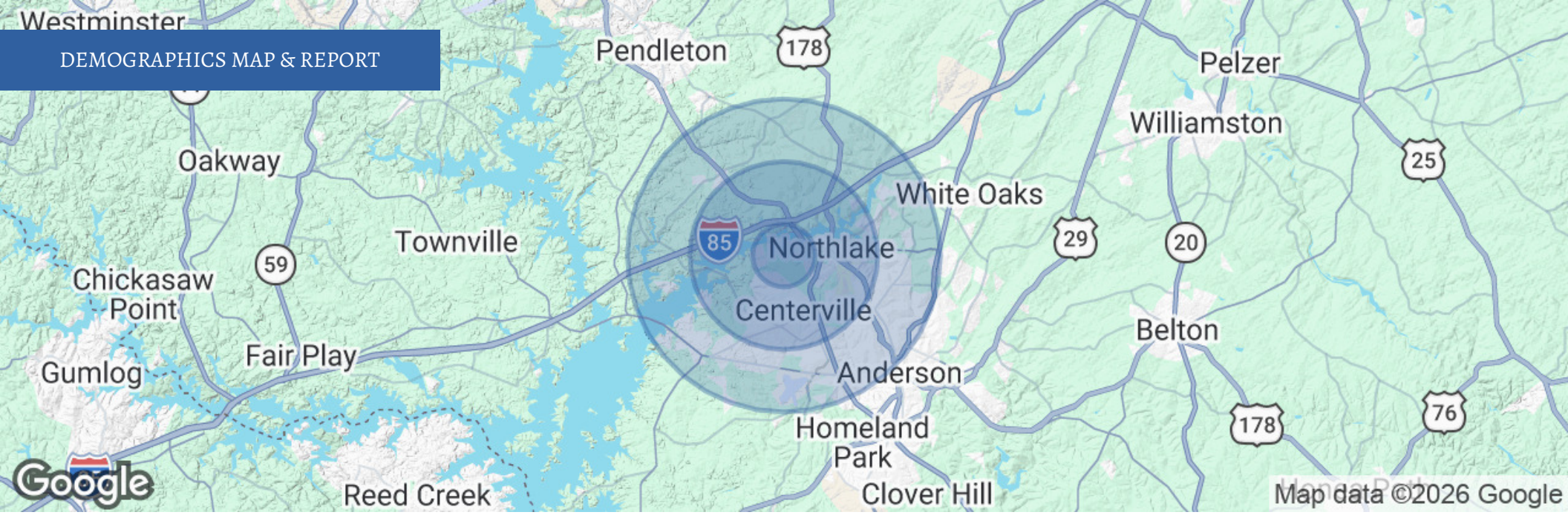
ISSUE FOR CONSTRUCTION:
 PERMIT DATE:
 BID DATE:
 DRAWN BY: KGW
 DESIGN BY: KGW
 CHECKED BY: PWB
 DATE: 10/2/20
 SCALE: 1/8" = 1' ±
 JOB NUMBER:

PRELIMINARY PLAN
 STATION PLACE
 ANDERSON
 SC

BOUNDARY SURVEY PROVIDED BY:
NU SOUTH SURVEYING
 115 E. MAULDIN ST.
 ANDERSON, SC 29621
 (864) 224-2754
 NUSOUTHSC@GMAIL.COM



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,824	16,080	47,979
Average Age	42.4	42.4	42.0
Average Age (Male)	42.3	40.1	40.4
Average Age (Female)	44.7	44.4	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	730	7,177	20,382
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$89,397	\$89,178	\$85,752
Average House Value	\$220,925	\$220,236	\$234,230

2023 American Community Survey (ACS)



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McCOY WRIGHT
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