

SALE

INVESTMENT OPPORTUNITY

Country Club Rd Spartanburg, SC 29302



REDUCED SALE PRICE

\$750,000

ACREAGE

+/-2 ACRES

Tim Satterfield
864 145 2373

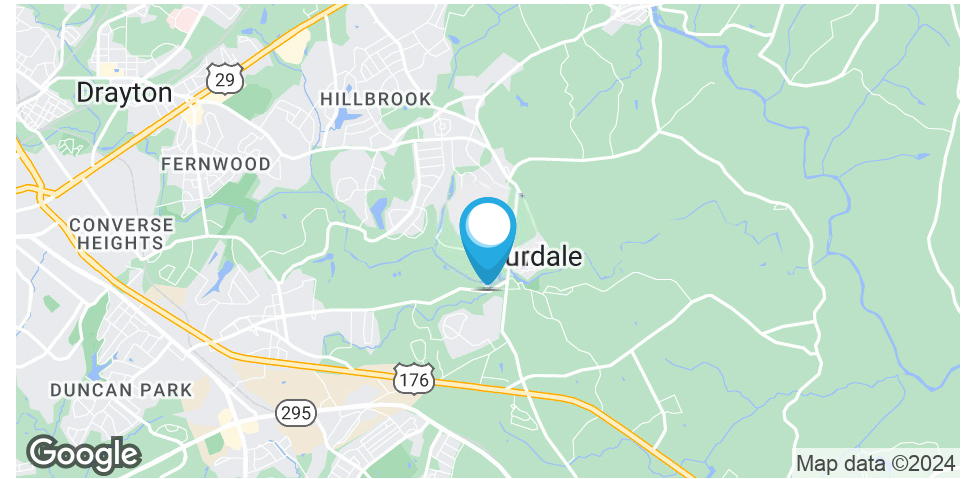


All information deemed reliable, but not guaranteed.

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OFFERING SUMMARY

Reduced Sale Price:	\$750,000
Lot Size:	+/-2 Acres
Market:	Greenville/Spartanburg
Submarket:	Lower Spartanburg County

PROPERTY HIGHLIGHTS

- Investment opportunity
- Package includes 4 income-producing houses:
 - 3995 Country Club Rd. (\$1,100/month)
 - 3997 Country Club Rd. (\$1,500/month)
 - 4095 Country Club Rd. (\$950/month)
 - 210 Hilton St. (\$1,400/month)
- Located along the Country Club Road Improvement Area
- Country Club Road will be a cul-de-sac with traffic routed on the new Hilton Street
- New walking/bike trail and historic Glendale Shoals Preserve bordering property
- Additional acreage for possible future development

OTHER RESOURCES

[Country Club Road Improvement Plan](#)

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210 Hilton St.



3997 Country Club Rd.



3995 Country Club Rd.



4095 Country Club Rd.

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PROPERTY AERIALS

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GLENDALE SHOALS PRESERVE

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AERIAL MAP

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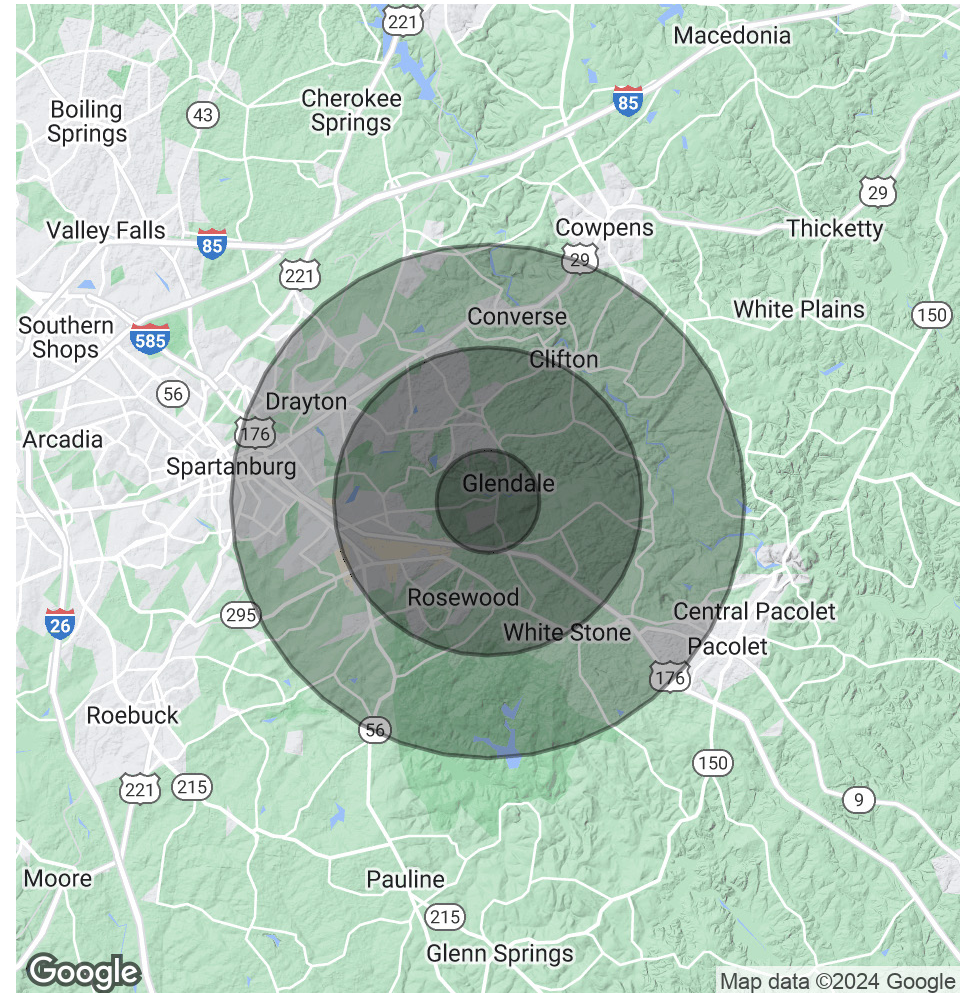
DEMOGRAPHICS

Country Club Rd Spartanburg, SC 29302

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,807	25,844	56,781
Average Age	45.1	41.8	39.8
Average Age (Male)	46.4	38.8	37
Average Age (Female)	43.6	44.1	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,524	12,772	26,624
# of Persons per HH	1.8	2	2.1
Average HH Income	\$90,856	\$70,352	\$56,627
Average House Value	\$248,992	\$192,293	\$152,492

* Demographic data derived from 2020 ACS - US Census



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