

Langston Black

REAL ESTATE, INC.

GROUND LEASE
OR
BUILD TO SUIT

LOCUST HILL RD (HWY 290) & WEST MCELHANEY RD, TAYLORS

4.6+- ACRE PARCEL



PROPERTY OWNER IS A LICENSED REAL ESTATE AGENT



- ON SIGNALIZED INTERSECTION
- 2024 TRAFFIC COUNT (HWY 290): 16,800 VPD

FOR MORE INFORMATION, INCLUDING PRICING, PLEASE CONTACT
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Langston Black
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

450

www.langston-black.com

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #450)



DEMOGRAPHICS

POPULATION	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 POPULATION	3,402	28,372	87,512
2029 POPULATION (projection)	3,745	31,297	96,323
POP GROWTH 2024-2029	10.08%	10.31%	10.07%
AVERAGE AGE	40.2	41.2	40
HOUSEHOLDS	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 HOUSEHOLDS	1,307	11,115	34,598
2029 HOUSEHOLDS (projection)	1,440	12,270	38,111
HH GROWTH 2024-2029	10.18%	10.39%	10.15%
AVERAGE HH INCOME	\$85,331	\$89,055	\$87,472
MEDIAN HH INCOME	\$69,550	\$73,872	\$70,026
AVG HH SIZE	2.5	2.5	2.5
MEDIAN HOME VALUE	\$242,677	\$244,833	\$240,379

Demographic data from CoStar

GREENVILLE COUNTY TAX MAP 0632.01-01-032.00, 033.00 & 033.01
ZONED GREENVILLE COUNTY C1