



±11.13 ACRE DEVELOPMENT OPPORTUNITY

100 SCHMID PLAZA RD
Anderson, SC 29624

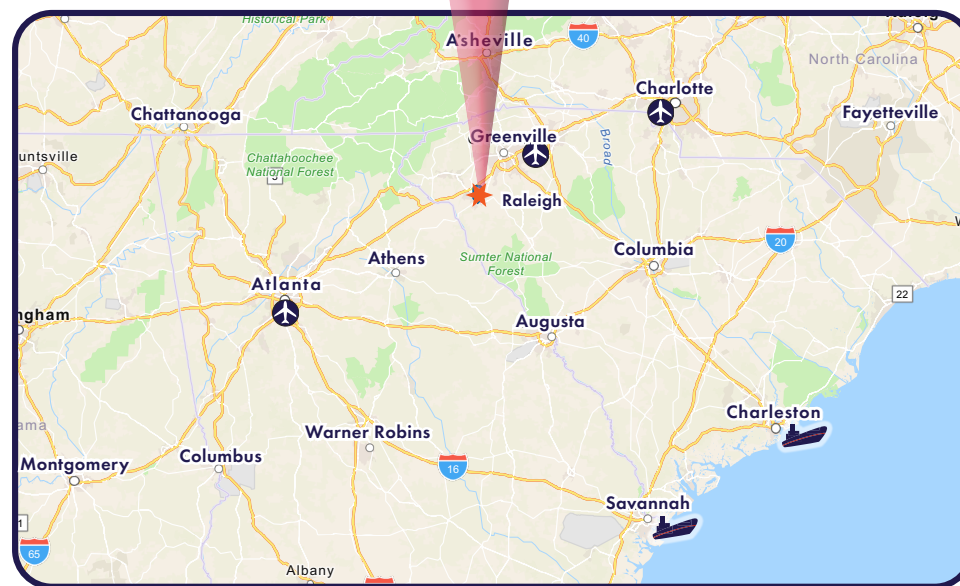
THE OPPORTUNITY

APG Advisors presents a ± 11.13 -acre, development site strategically located along the I-85 Corridor, midway between Atlanta and Charlotte. The property features flat topography and is not zoned, making it ideal for industrial, logistics, or flex development. Just minutes from Downtown Anderson and major highways, the site offers exceptional access and visibility.

- ± 11.13 acres with level, development-ready topography
- Prime I-85 Corridor location between Atlanta and Charlotte
- Unzoned, allowing broad development flexibility
- Excellent visibility and accessibility to major highways, labor pools, and regional distribution routes

SALE INFORMATION

Acreage:	11.13 AC
Location:	Anderson, Anderson County, SC
Proposed Use:	Industrial
Frontage:	George Albert Lake Rd and S McDuffie St Ext
Parcel Numbers:	151-00-09-024
Price:	Contact Broker
Unzoned:	Located in an unzoned precinct of Anderson County, this site offers maximum design flexibility under the County's streamlined Land Use Ordinance. Skip restrictive traditional codes; custom site planning is supported with standard Commercial Land Use Permitting .

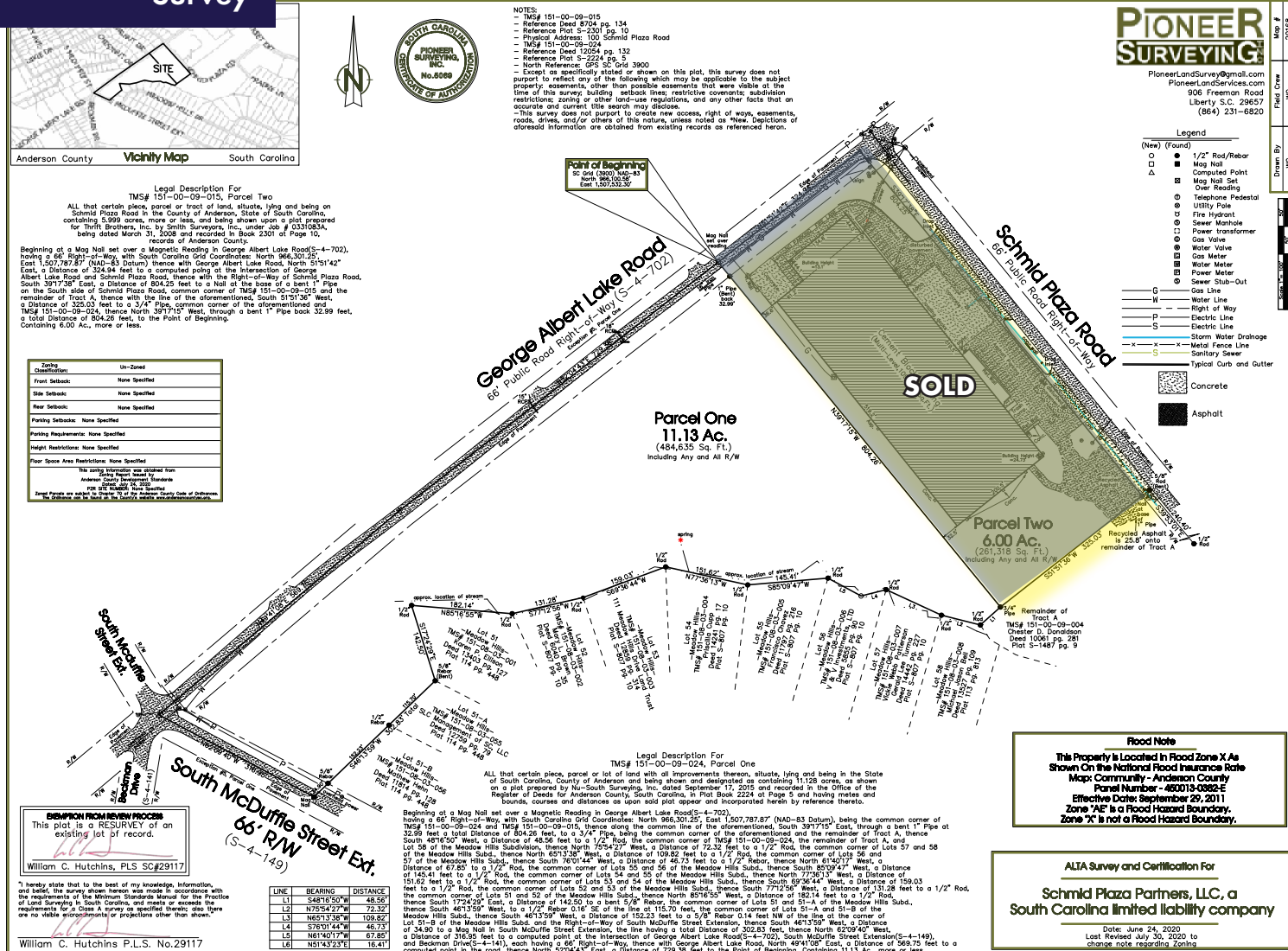


DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.





Survey



Conceptual Site Plan

SITE DATA

PROPERTY AREA: ± 9.9 -ACRES

USABLE AREA (MINUS BUFFER): ± 8.3 -ACRES

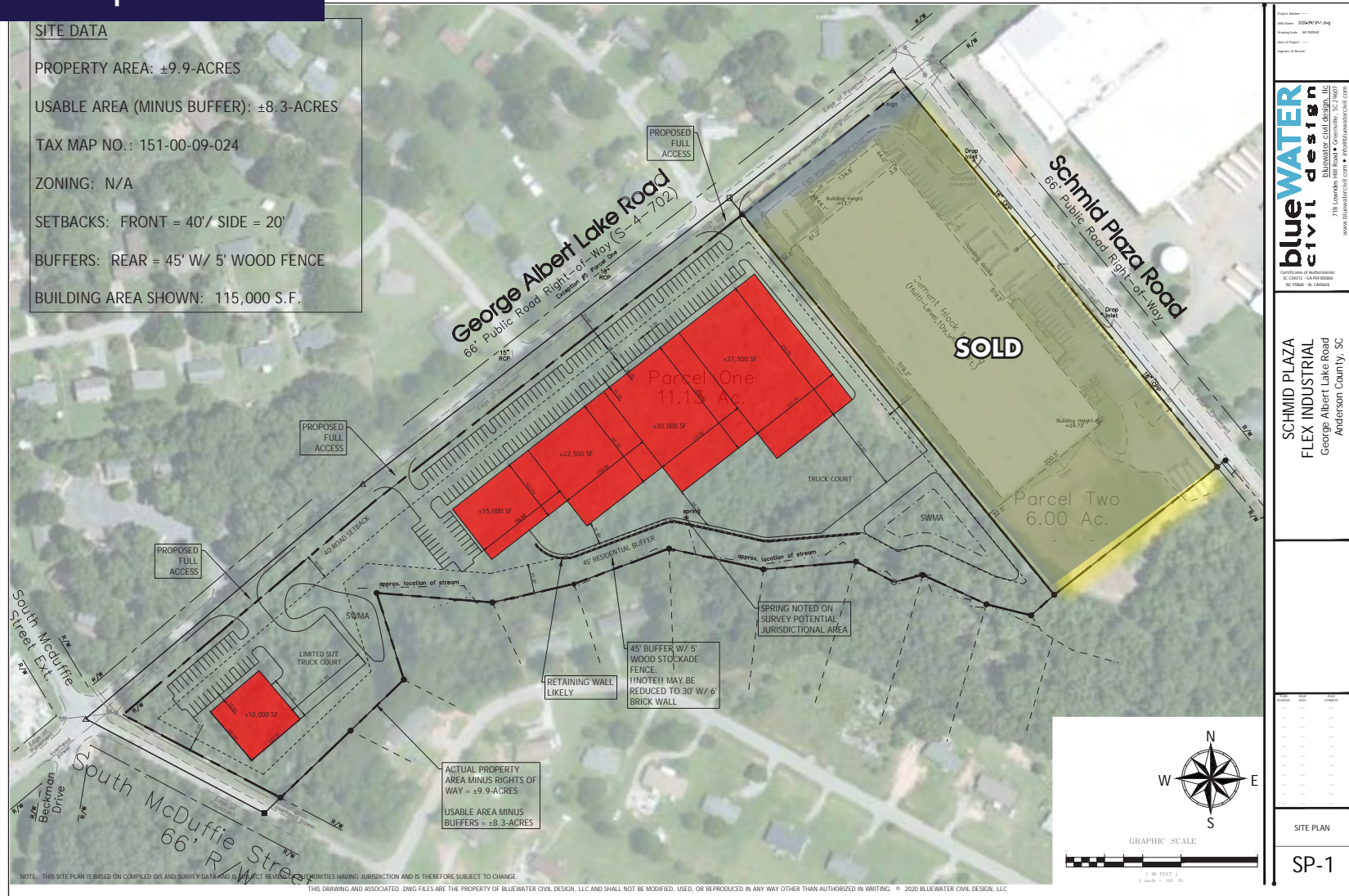
TAX MAP NO.: 151-00-09-024

ZONING: N/A

SETBACKS: FRONT = 40' / SIDE = 20'

BUFFERS: REAR = 45' W/ 5' WOOD FENCE

BUILDING AREA SHOWN: 115,000 S.F.



Flood Hazard Map



Location Map



LINKS

[Anderson County LUDO](#)
[Anderson Co. Development Standards](#)
[Anderson Co. Permitting](#)
[City of Anderson Transit](#)
[Chamber of Commerce](#)

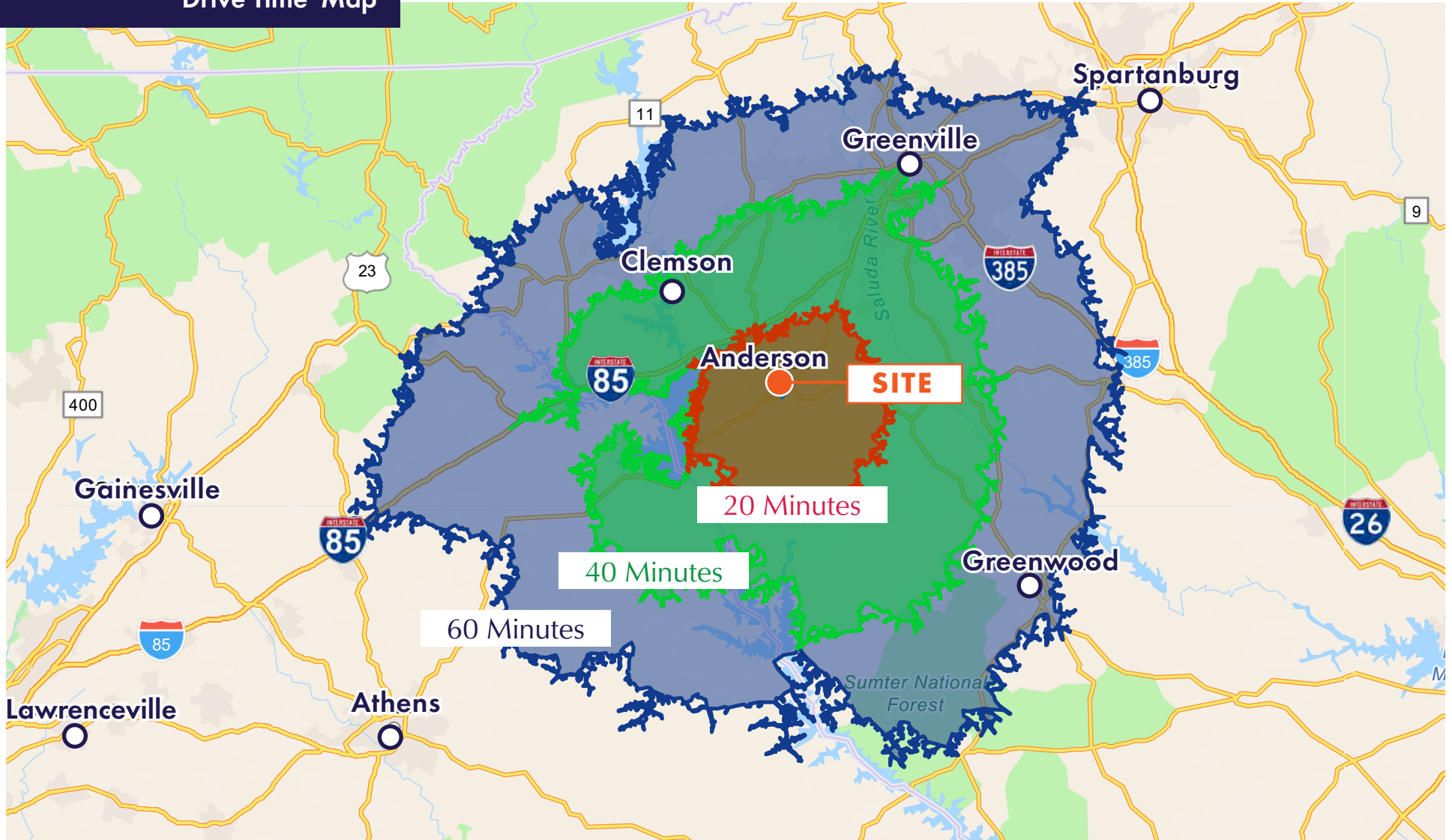
EASE OF ACCESS

US Hwy 178	1.7 miles
US Hwy 29 Business	2.2 mile
Downtown Anderson	2.4 miles
Interstate 85	8.4 miles
Greenville-Spartanburg International Airport	40 miles

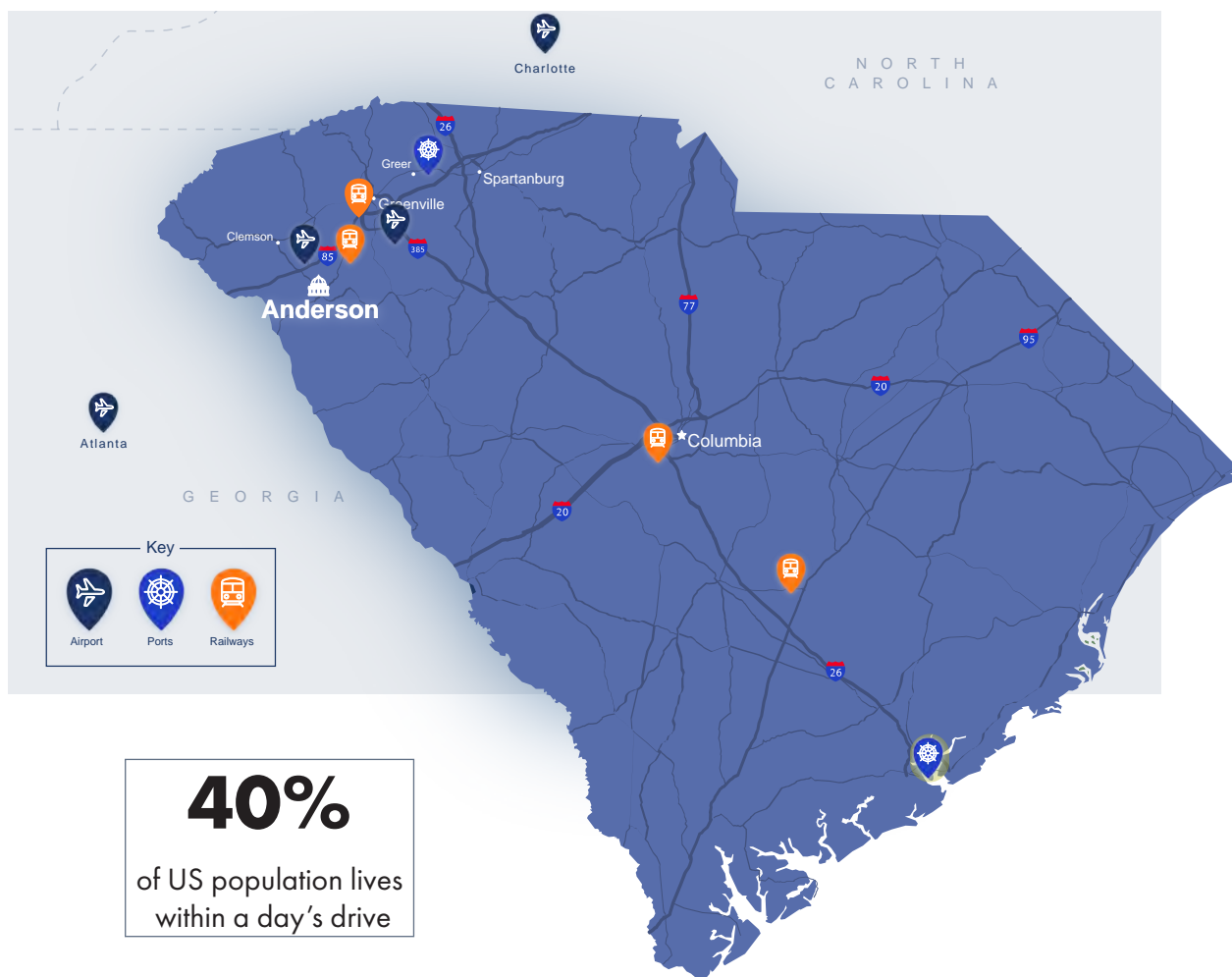
	2-Mile	5-Mile	10-Mile
Population	14,629	58,863	121,223
Average Household Income	\$56,877	\$78,684	\$96,635
Median Age	40.8	40.7	42.5
Age 18+	77.3%	79.4%	80.0%



Drive Time Map



Access Information



Source: [Anderson County Economic Development](#)



HIGHWAYS

US Highway 178	1.7 Miles
US Highway 29 Business	2.2 Miles
Interstate 85	8.4 Miles



AIRPORTS

Greenville-Spartanburg Int'l Airport	41.3 Miles
Charlotte Douglas Triad Int'l Airport	122 Miles
Hartsfield-Jackson Int'l Airport	130 Miles



PORTS

Charleston, SC	214 Miles
Savannah, GA	224 Miles
Brunswick, GA	287 Miles
Wilmington, NC	320 Miles



ANDERSON COUNTY QUICK FACTS

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, halfway between Charlotte, NC and Atlanta, GA. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. Anderson has the integrated resources to help train and develop a highly skilled workforce including Anderson University, Clemson University, and Tri-County Technical College. Anderson County is also home to 55,950-acre Lake Hartwell with nearly 1,000 miles of shoreline for residential and recreational use.



ANDERSON COUNTY
SOUTH CAROLINA

Notable Business Development Announcements



ADVANCED METALWORKS

Industry: Metal Fabrication
Manufacturing
Jobs: 69 | Investment: \$10.5M



SARGENT METAL

Industry: Metal Fabrication
Manufacturing
Jobs: 20 | Investment: \$9M



EASTERN ENGINEERED WOOD

Industry: Construction
Regional Distribution Center
Jobs: 31 | Investment: \$18.7M



HARBOR FREIGHT TOOLS

Industry: Retail
Research & Development
Jobs: 36 | Investment: \$30M

200+

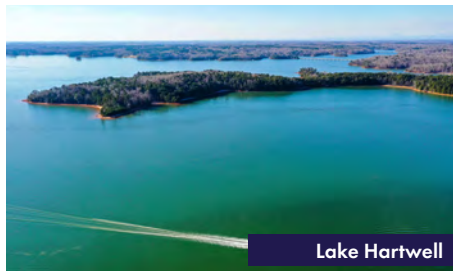
Major Manufacturers

\$99.6M

Capital Investments

200k+

Total Population



Lake Hartwell



Farmers Market



Kid Venture

Source: [Anderson County, SC Government](https://www.andersoncountysc.gov/)

