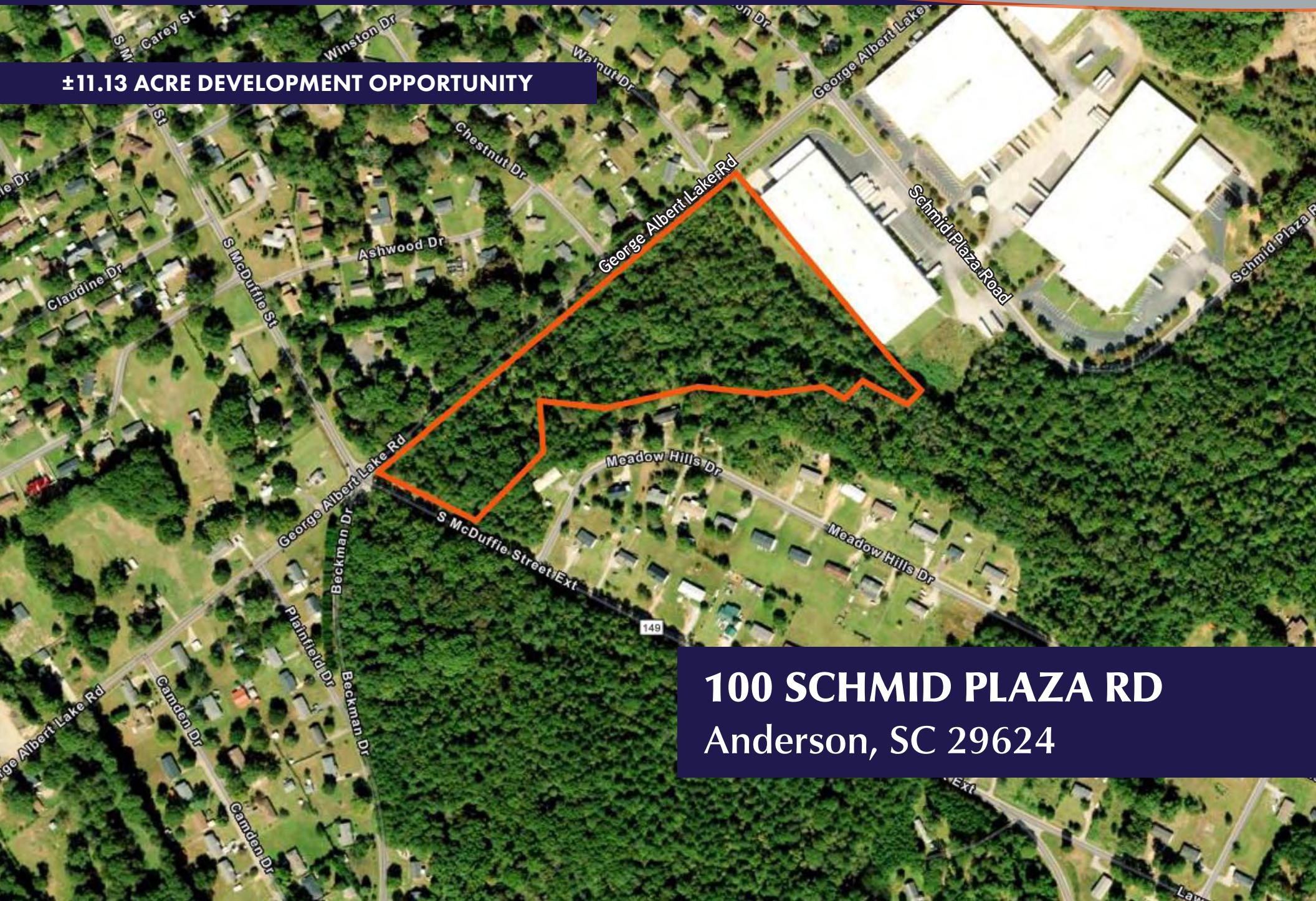


±11.13 ACRE DEVELOPMENT OPPORTUNITY



100 SCHMID PLAZA RD  
Anderson, SC 29624

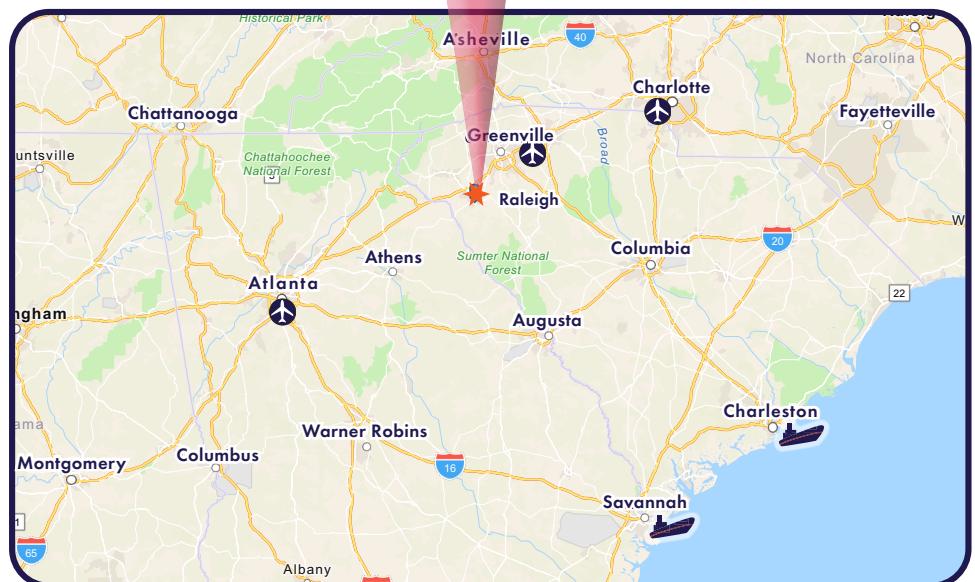
## THE OPPORTUNITY

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

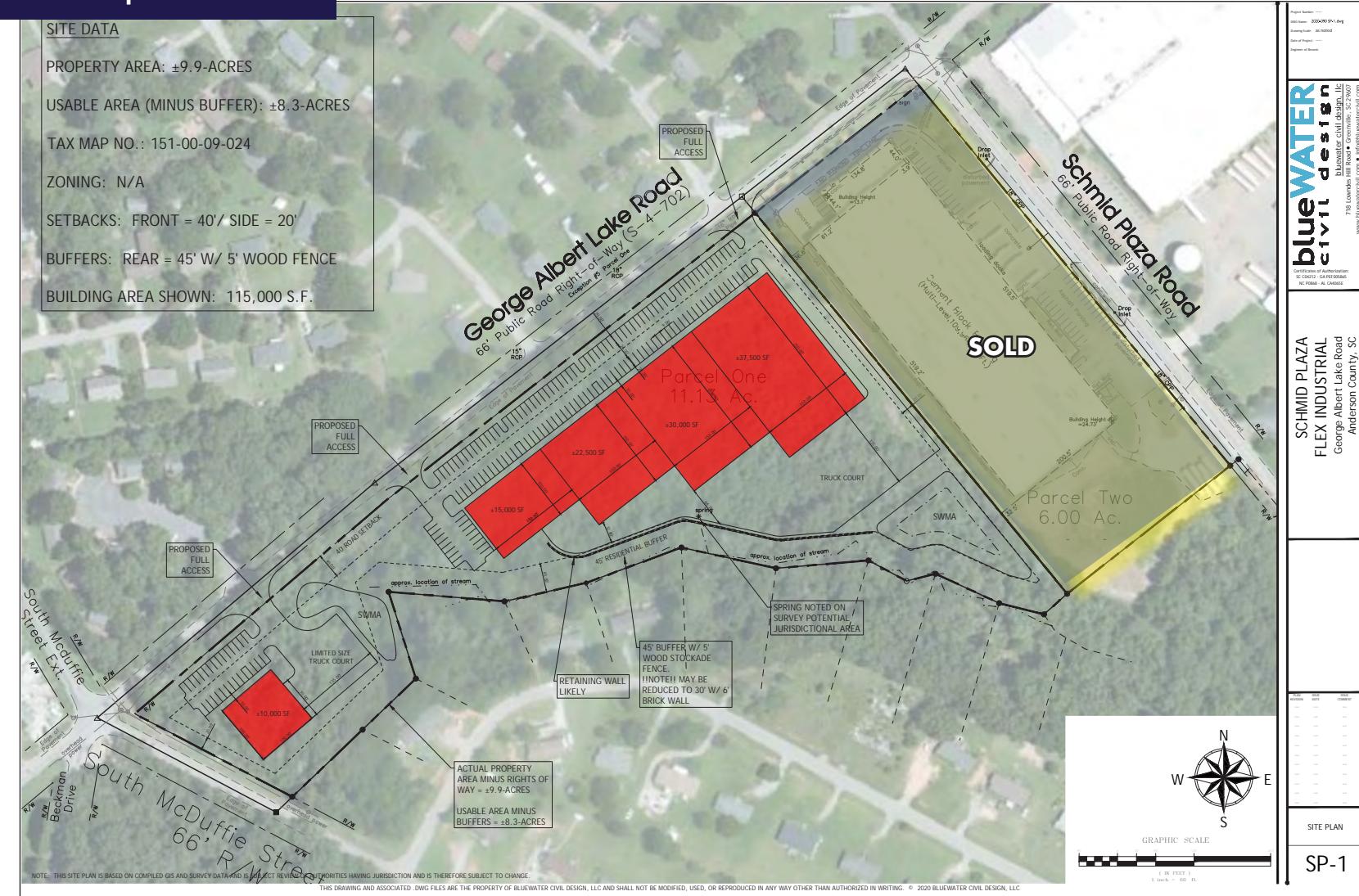
|                 |  |
|-----------------|--|
| Acreage:        | 11.13 AC   |
| Location:       | Anderson, Anderson County, SC  |
| Proposed Use:   | Industrial   |
| Frontage:       | George Albert Lake Rd and S McDuffie St Ext  |
| Parcel Numbers: | 151-00-09-024  |
| Price:          | Contact Broker   |
| 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 <a href="#">Commercial Land Use Permitting</a> . |



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.





**Conceptual Site Plan**


## Topography Map



## Flood Hazard Map



## Location Map



## LINKS

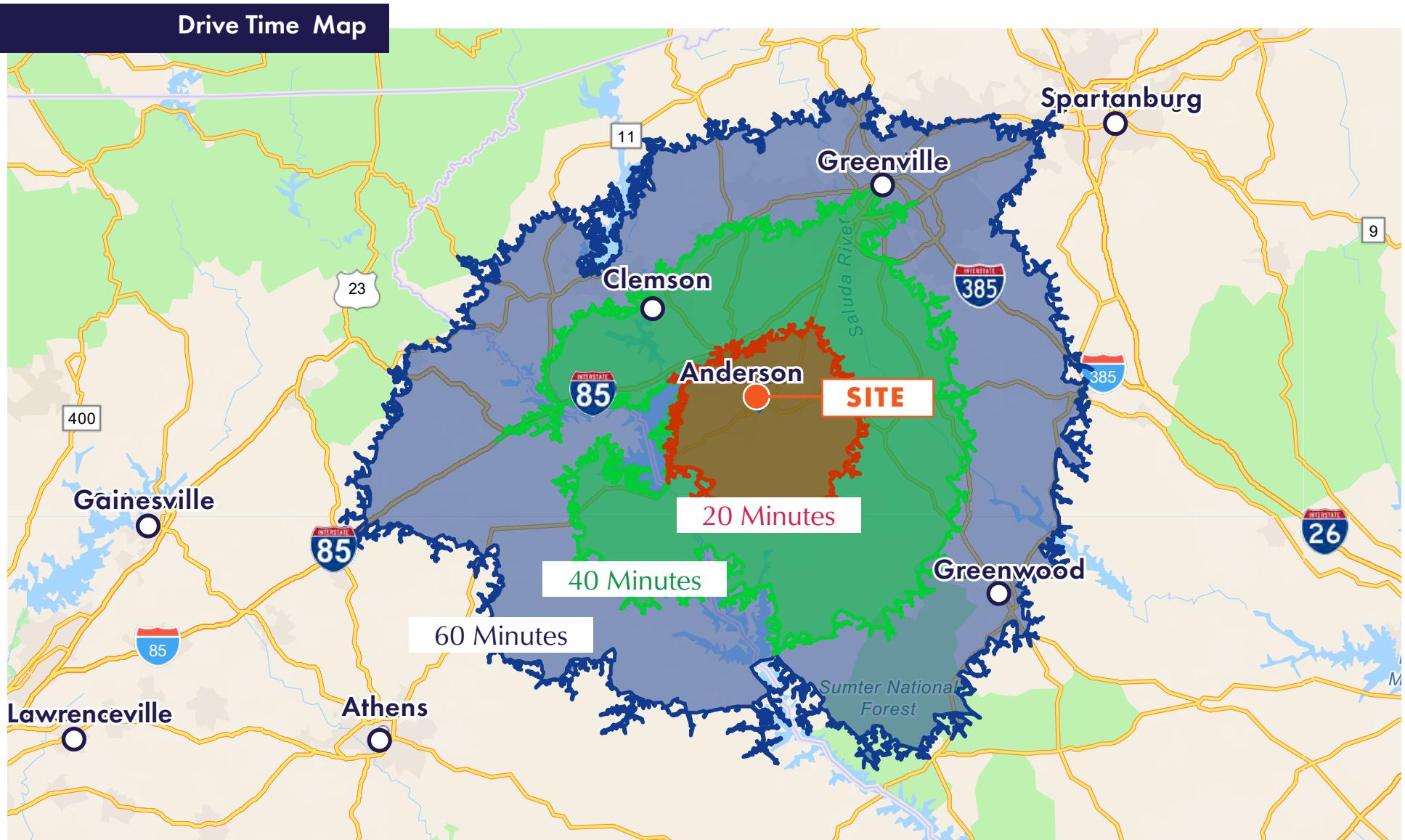
- [Anderson County LUDO](#)
- [Anderson Co. Development Standards](#)
- [Anderson Co. Permitting](#)
- [City of Anderson Transit](#)
- [Chamber of Commerce](#)

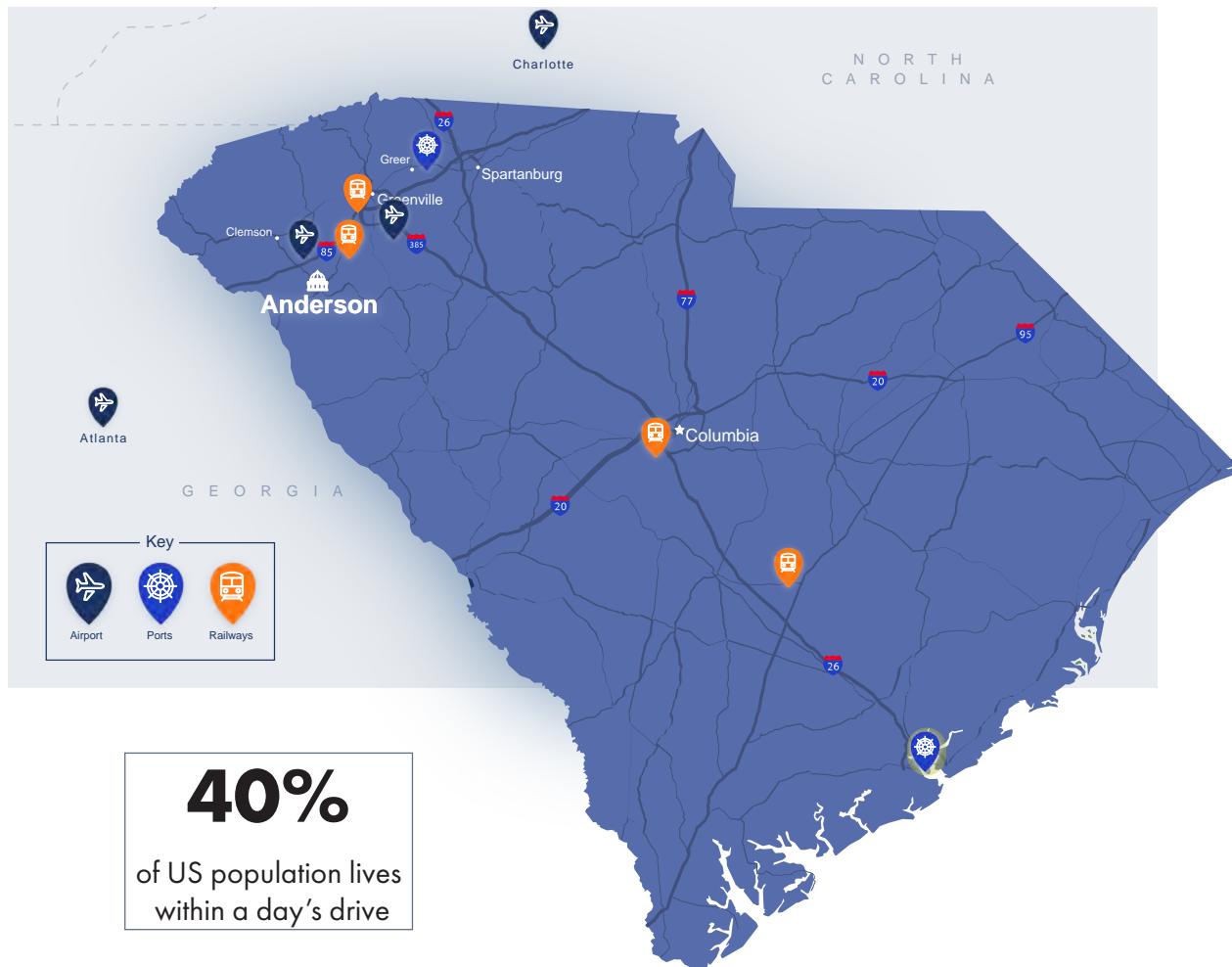
## EASE OF ACCESS

|  |           |
|--|-----------|
| 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%    |





**Access Information**

**HIGHWAYS**

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


**AIRPORTS**

|  |            |
|--|------------|
| Greenville-Spartansburg<br>Int'l Airport | 41.3 Miles |
| Charlotte Douglas Triad<br>Int'l Airport | 122 Miles  |
| Hartsfield-Jackson Int'l<br>Airport      | 130 Miles  |


**PORTS**

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



Visit our website for  
more information.

## 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



Lake Hartwell



Farmers Market



Kid Venture

**200+**

Major Manufacturers

**\$99.6M**

Capital Investments

**200k+**

Total Population

Source: [Anderson County, SC Government](#)



Visit our website for  
more information.