



**± 44.69 ACRE HOMESITE / HUNTING RECREATIONAL TRACT IN LAURENS, SC | FOR SALE**

## PROPERTY AND LOCATION HIGHLIGHTS

- Total Acreage: ± 44.69 Acres
- Laurens County TMS #: 727-00-00-001 & 727-00-00-008
- Best Use: Homesite and/or Hunting Recreational Tract
- Road Frontage: ± 280 ft on Lake Road
- Topography: Rolling, Flat
- Zoning: Unzoned
- Natural Features: Creek, Hardwoods, and Pines
- Schools District: Laurens 56
- ± 10 minutes from Clinton
- ± 20 minutes from Laurens
- ± 25 minutes from Newberry
- ± 50 minutes from Greenville
- *\*\*Acreage and utility to be verified by Buyer and/or Buyer's Agent*

## OFFERING SUMMARY

**Lot Size:** ± 44.69 Acres  
**Sale Price:** \$365,000.00



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**00 Lake Road**  
Clinton, SC 29325



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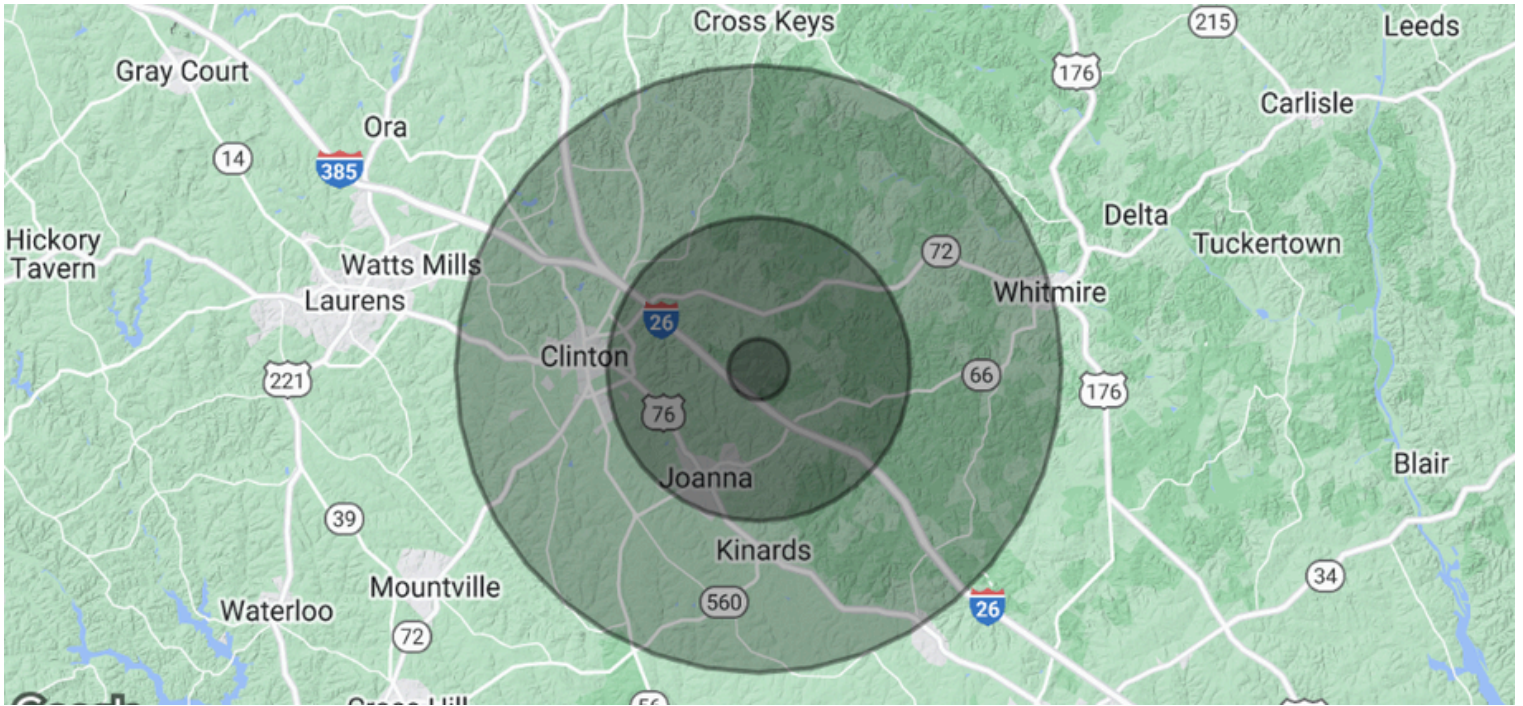
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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	<b>35</b>	<b>5,067</b>	<b>19,491</b>
<b>Average Age</b>	<b>39.4</b>	<b>39.6</b>	<b>39.1</b>
<b>Average Age (Male)</b>	<b>36.1</b>	<b>38.0</b>	<b>36.2</b>
<b>Average Age (Female)</b>	<b>50.3</b>	<b>42.5</b>	<b>42.2</b>

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	<b>15</b>	<b>2,250</b>	<b>8,988</b>
<b># of Persons per HH</b>	<b>2.3</b>	<b>2.3</b>	<b>2.2</b>
<b>Average HH Income</b>	<b>\$59,545</b>	<b>\$46,613</b>	<b>\$47,398</b>
<b>Average House Value</b>	<b>\$121,963</b>	<b>\$107,127</b>	<b>\$99,330</b>

\* Demographic Data Derived From 2020 ACS - US Census

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