

LANGSTON BLACK

REAL ESTATE, INC.

GROUND LEASE
OR
BUILD TO SUIT

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

4.6+- ACRE PARCEL



- ON SIGNALIZED INTERSECTION
- 2022 TRAFFIC COUNT (HWY 290): 18,100 VPD

FOR MORE INFORMATION, INCLUDING PRICING, PLEASE CONTACT CHUCK LANGSTON, CCIM
MOBILE: 864-230-4302
clangston@langston-black.com

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>
2022 POPULATION	3,034	26,970	86,053
2027 POPULATION (projection)	3,332	29,753	95,058
POP GROWTH 2022-2027	2%	2.1%	2.1%
AVERAGE AGE	40	39.8	39.1
 HOUSEHOLDS	 <u>1 MILE</u>	 <u>3 MILES</u>	 <u>5 MILES</u>
2022 HOUSEHOLDS	1,147	10,469	33,885
HH GROWTH 2022-2027	2%	2.1%	2.1%
AVERAGE HH INCOME	\$86,613	84,211	82,667
MEDIAN HH INCOME	\$65,217	\$66,680	\$64,784
AVG HH SIZE	2.7	2.6	2.5
MEDIAN HOME VALUE	\$218,338	\$213,074	\$200,699
MEDIAN YEAR BUILT	1994	1990	1988

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