

# LANGSTON BLACK

REAL ESTATE, INC.

## LAND FOR SALE

### WITH LAKE ACCESS



18 GILES STREET,  
ANDERSON

**5.23+- ACRE  
PARCEL**

- 760'+- FRONTAGE ON HWY 178(LIBERTY HWY)
- 1+- MILE FROM I-85 (EXIT 21)
- 1+- MILES FROM HWY 76 (CLEMSON BLVD)
- PROPERTY INCLUDES 2,900+- SF OFFICE BUILDING AT THE CORNER OF HWY 178 AND GILES STREET (CAN BE PURCHASED SEPARATELY)
- 30' EASEMENT TO LAKE HARTWELL
- ALL UTILITIES AVAILABLE
- UNZONED

**\$1,750,000**

FOR MORE INFORMATION  
CONTACT BRAD TOY, CCIM,  
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btoy@langston-black.com

**LANGSTON BLACK**  
REAL ESTATE, INC.

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

071

[www.langston-black.com](http://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 #071)



LAKE HARTWELL

ANDERSON COUNTY TAX MAP:  
1200103001  
1200103004  
1200103007  
1200103008  
1200103009  
1200103010  
1200103011  
1200103012  
1200103013

30' EASEMENT TO LAKE

**SITE**

LAKE HARTWELL

178

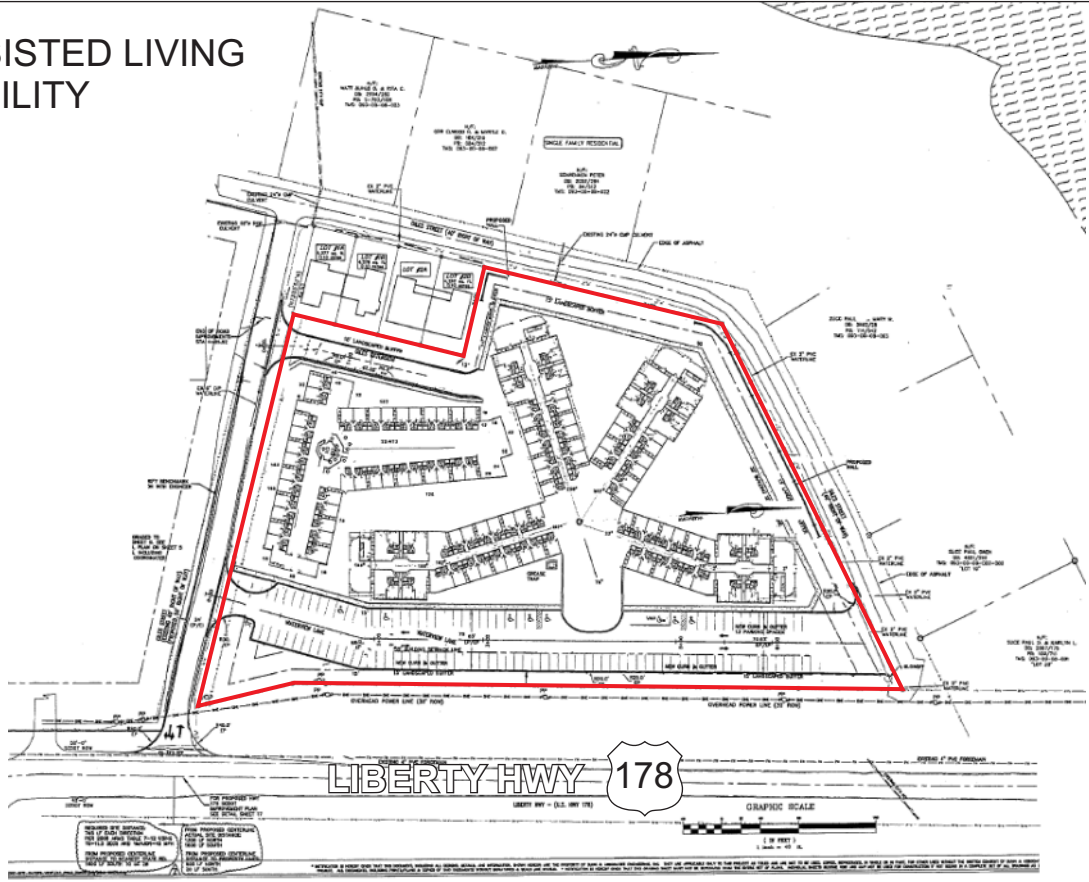
LIBERTY HWY

GILES ST

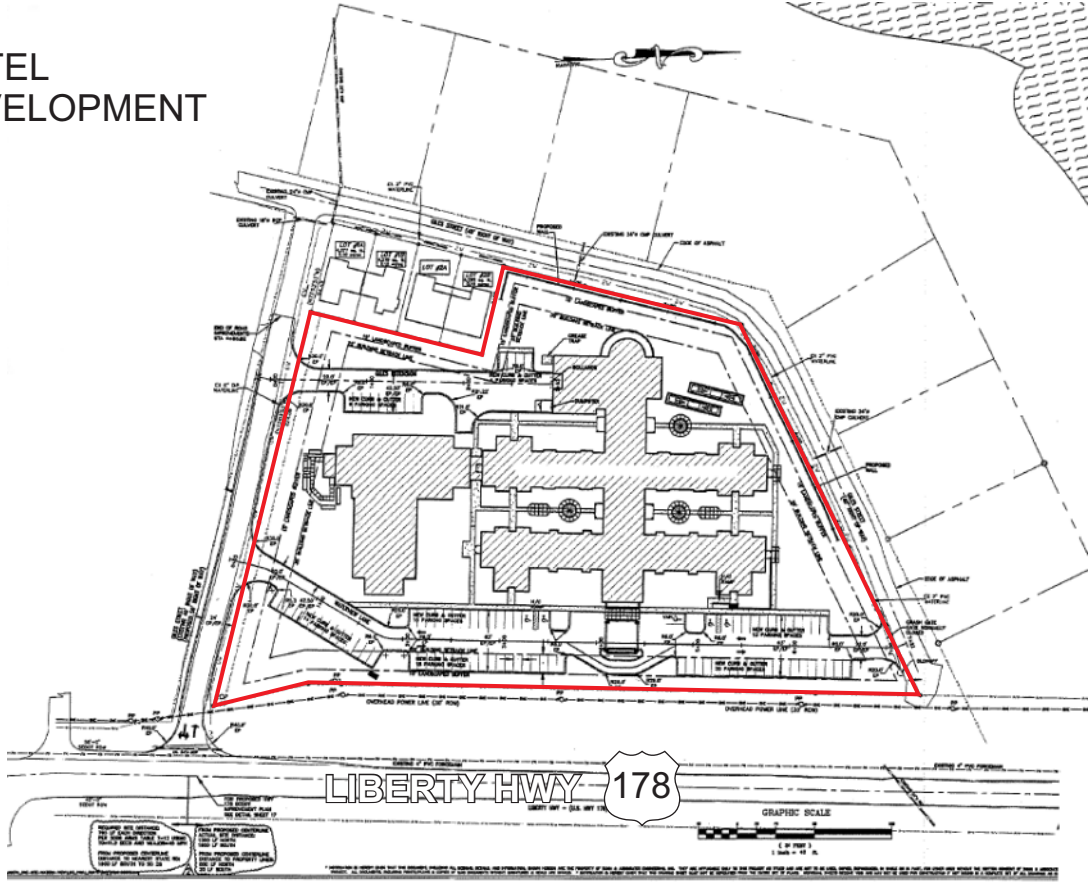
CAN BE PURCHASED SEPARATELY (Bro216)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 TOTAL POPULATION	2,748	18,849	57,604
2019 TOTAL DAYTIME POP.	4,650	24,504	71,681
2019 AVG. HH INCOME	\$67,528	\$74,762	\$69,430
TRAFFIC COUNT (HWY 178): 19,300 VPD			

# ASSISTED LIVING FACILITY

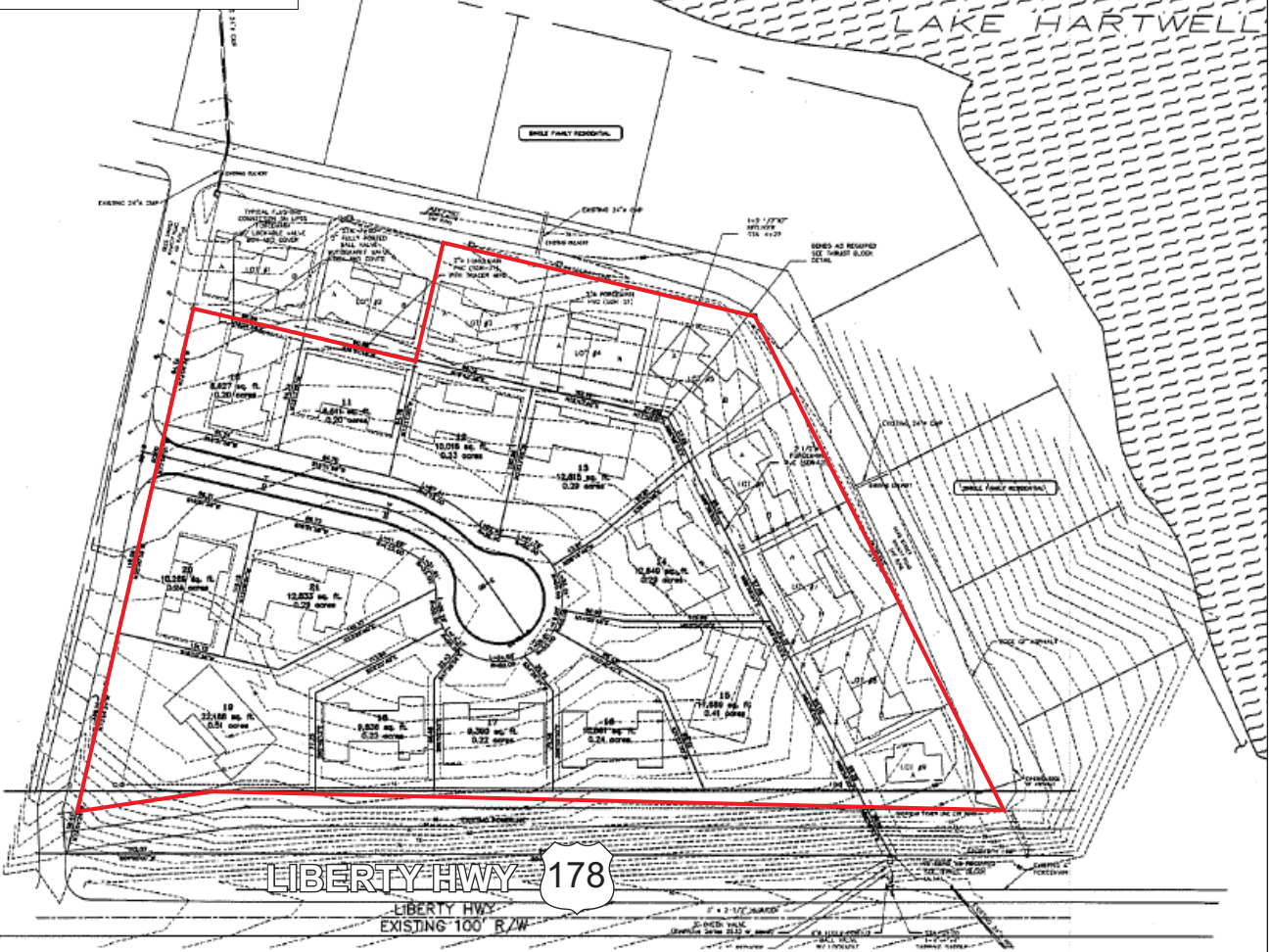


# HOTEL DEVELOPMENT





# RESIDENTIAL DEVELOPMENT



ALL SHOWN SITE PLANS HAVE BEEN PREVIOUSLY APPROVED BY ANDERSON COUNTY