



**SPENCER/HINES**  
P R O P E R T I E S

**GREAT DEVELOPMENT SITE!**

10418 Greenville Highway, Wellford, SC 29385



**+/- 5.65 Acres**

**\$195,000**

**Public Water and Sewer on Site!**

- Strategically Located Along Greenville Highway, Right Off of Interstate 85 Exit 66
- Close to Schools, Businesses, Churches, Shopping, Restaurants
- Great Spot for Townhome Development or Office Space

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**CONTACT**

**WWW.SPENCERHINES.COM**

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



**Key Facts**

- Traffic Counts (2020 MPSI Est.)
  - Hwy 29: +/- 19,400 ADT
- +/- 1.5 Miles to Interstate 85
- +/- 3 Miles to Lyman
- +/- 4 Miles to Duncan
- +/- 10 Miles to Spartanburg
- +/- 20 Miles to Greenville
- 3-Mile Demographics
  - Pop. 14,419
  - HHs. 5,559
  - Med. HH Inc. \$52,861

**Survey**

