



EXIT 19B
To Clemson Univ.

76

Gateway to Clemson

85

EXIT 19A
To Anderson

RETAIL / MULTI-USE DEVELOPMENT

Anderson, South Carolina

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CLEMSON COMMON



McCOY WRIGHT
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

- Located between the thriving towns of Clemson and Anderson in South Carolina. Clemson Common's 67 acre multi-use development will be a mix of retail, restaurant, hotel and recreation providers.
- This power location is situated on Interstate 85 almost directly between Atlanta, GA and Charlotte, NC.
- The site offers a strategic regional position to both South Carolina and Georgia shoppers.
- Surrounding retailers include 7 national chain hotels, restaurants and a movie theater.
- Combined traffic counts exceed 80,000 vehicles per day. Interstate 85 is 54,400 VPD with an average increase of 1,400 per year. Clemson Highway has 29,900 VPD with an annual increase of approximately 5,600.
- With 5 lakes in the near vicinity, including Lake Hartwell which has over 80 recreation areas, along with a variety of national parks, this location is a hot spot for recreation retail.
- The retail opportunities are almost limitless at Clemson Common as there will be several retail strip centers as well as small and large out-parcels, many of which will have either I-85 or Clemson Highway frontage.
- Clemson Common will have 2 signalized intersections and several points to access the development's interior road.
- This development is proposed to be a gateway to the town of Clemson and with the rapid area growth in Pendleton, Seneca, Clemson and Anderson, this is a very unique opportunity to be on the ground floor in an under-served area.



SITE PLAN



PARCELS

A ± 3.0 Acres	13 ± 1.0 Acres
B ± 3.5 Acres	14 ± 1.1 Acres
C ± 4.0 Acres	15 ± 1.19 Acres
D ± 4.1 Acres	16 ± 1.2 Acres
6 ± 1.4 Acres	17 ± 1.2 Acres
7 ± 0.96 Acres	18 ± 1.4 Acres
9 ± 0.8 Acres	19 ± 1.2 Acres
10 ± 0.8 Acres	20 ± 1.0 Acres
11 ± 0.8 Acres	21 ± 0.9 Acres
12 ± 1.2 Acres	

SITE AERIAL



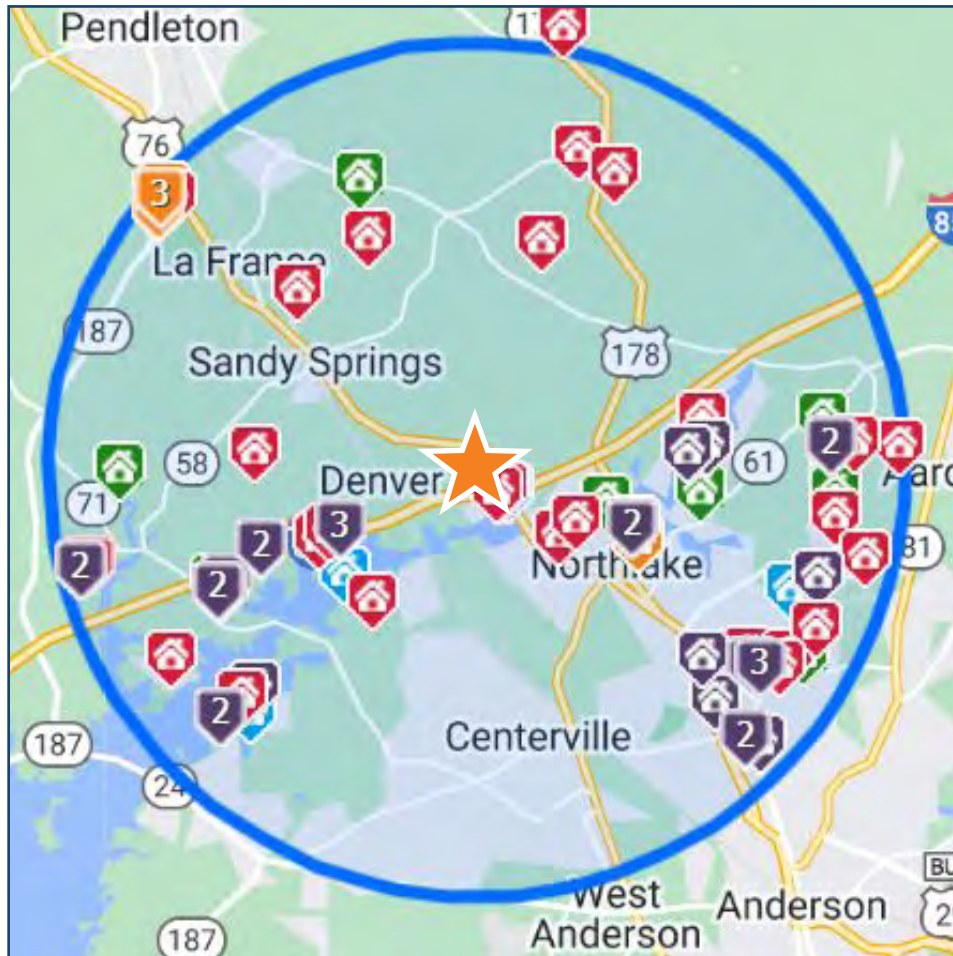
LOCAL AERIAL



AREA ATTRACTIONS



SURROUNDING SUBDIVISIONS



Brittany Park	Prescott
Charging Farms	Prtichard Creek
Concord Acres	Ravina Subd.
Deerfield Subd.	Regatta At Lake Hartwell
Edgewater At Six and Twenty	Riviera Estates
Greenhill Plantation	Smith Mill Landing
Hill & Dale Subd.	Smithbrook
Hunters Trail	Stonewall Woods
Kings Grant	Summer Place
Lakeridge Subd.	Sunrise Harbor
Lakewood Subd.	Valencia Bay
Leisure Village	Watermarke
Liberty Plantation	Waverly Point
McClain Pointe	Welborne Acres
McPhail Farms	Woodbridge
Mystic Vineyards	Woodfield
North Shore	Worthington
Piper Glenn	The Oaks at Midway

SURROUNDING SUBDIVISIONS INFO

Brittany Park

- 14 Minutes from Site
- 59 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Charging Farms

- 13 Minutes from Site
- 79 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Concord Acres

- 14 Minutes from Site
- 20 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Hunters Trail

- 12 Minutes from Site
- 59 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

Kings Grant

- 13 Minutes from Site
- 121 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Lakeridge

- 6 Minutes from Site
- 27 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Leisure Village

- 11 Minutes from Site
- 45 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

Liberty Plantation

- 7 Minutes from Site
- 58 Homes
- Avg HH Income: \$48,169
- Median Home Value: \$143,100

McPhail Farms

- 13 Minutes from Site
- 51 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

North Shore

- 4 Minutes from Site
- 75 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Prescott

- 14 Minutes from Site
- 81 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Pritchard Creek

- 15 Minutes from Site
- 63 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

Ravina

- 15 Minutes from Site
- 8 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

Regatta

- 17 Minutes from Site
- 24 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

Riviera Estates

- 8 Minutes from Site
- 17 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Smith Mill Landing

- 5 Minutes from Site
- 34 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

SURROUNDING SUBDIVISIONS INFO (CONT.)

Stonewall Woods

- 8 Minutes from Site
- 239 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

Summer Place

- 8 Minutes from Site
- 20 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

Sunrise Harbour

- 10 Minutes from Site
- 34 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

The Oaks

- 6 Minutes from Site
- 10 Homes
- Avg HH Income: \$48,169
- Median Home Value: \$143,100

Valencia Bay

- 10 Minutes from Site
- 34 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Watermarke

- 5 Minutes from Site
- 74 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

Waverly Point

- 15 Minutes from Site
- 24 Homes
- Avg HH Income: \$47,198
- Median Home Value: \$133,300

Woodbridge

- 14 Minutes from Site
- 76 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

Woodfield

- 15 Minutes from Site
- 61 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

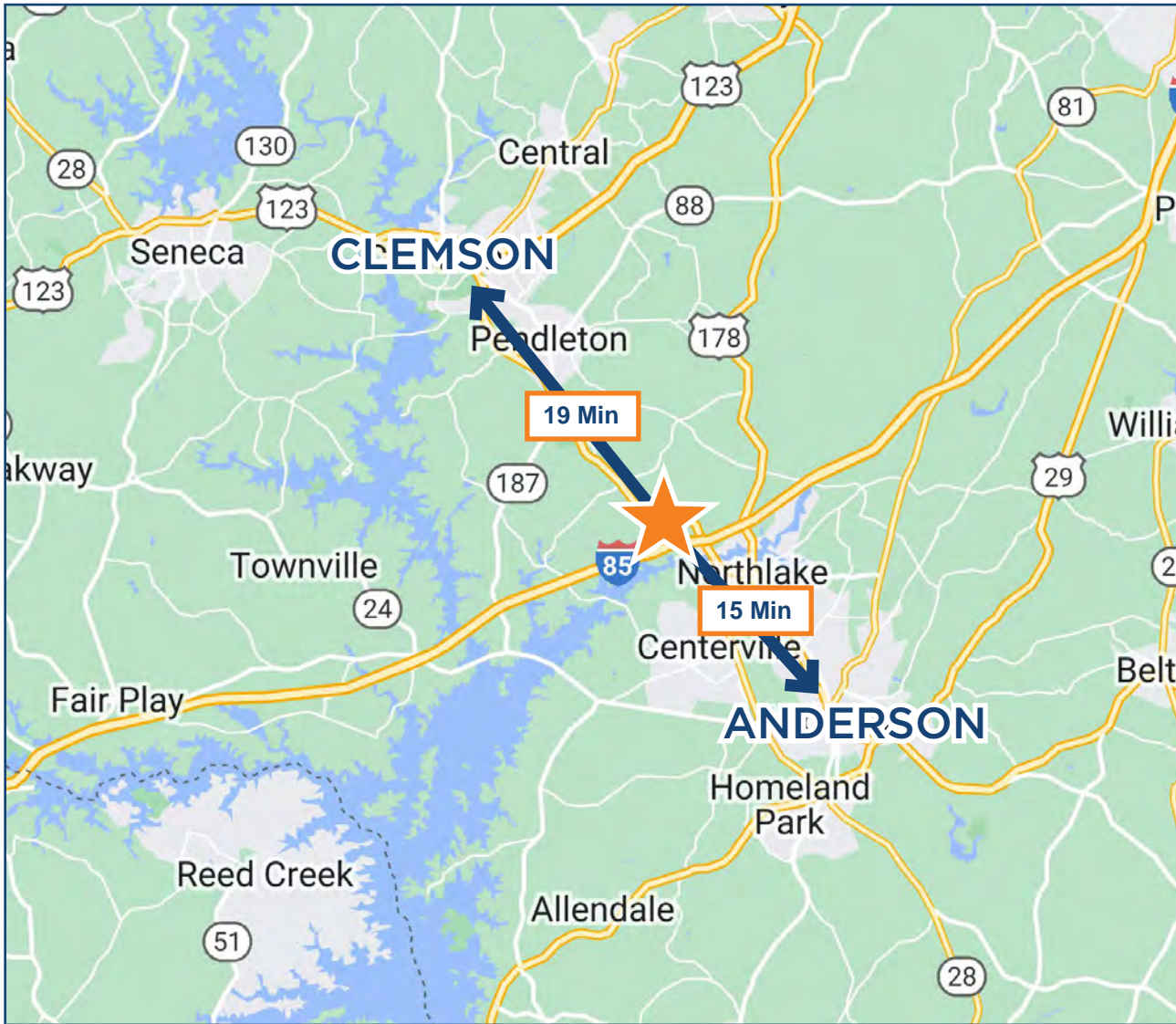
Worthington

- 12 Minutes from Site
- 9 Homes
- Avg HH Income: \$56,887
- Median Home Value: \$172,300

AREA AERIAL



LOCATION MAP

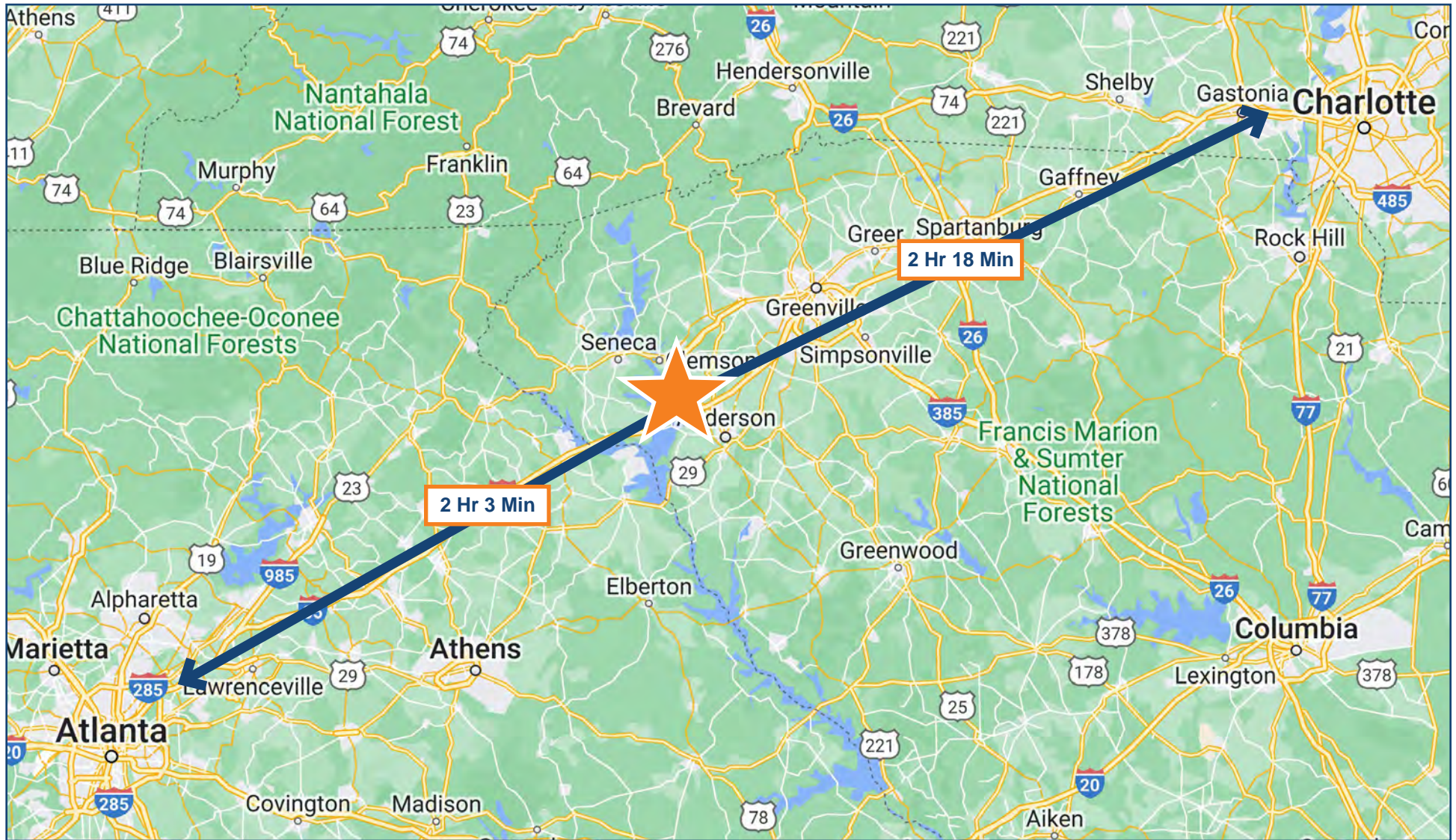


DRIVE TIMES FROM SITE

(South Carolina)

I-85	1 Min
I-385	35 Min
I-26	49 Min
I-20	1 Hr 50 Min
I-77	1 Hr 59 Min
I-95	2 Hr 43 Min
Greenville	30 Min
Spartanburg	58 Min
Columbia	1 Hr 57 Min
Charleston	3 Hr 37 Min
Hilton Head	4 Hr 12 Min
Myrtle Beach	4 Hr 24 Min

REGIONAL MAP (BETWEEN CHARLOTTE & ATLANTA)



AREA ATTRACTIONS

Outdoor Attractions in the Immediate Area

- Big Water Marina & Campground, Starr, SC
- Clemson Marina, Seneca, SC
- Portman Marina, Anderson, SC
- Marine Specialists, Anderson, SC
- Lake Hartwell Fishing & Marine, Anderson, SC
- Green Pond Landing, Anderson, SC
- Garrison Livestock Arena, Pendleton, SC
- Botanical Gardens, Clemson, SC
- Denver Downs, Anderson, SC

Outdoor Major Retailers in the Immediate Area

- Dicks
- Academy
- West Marine
- Sportsmen's Warehouse
- Tractor Supply
- Ace Hardware

Campgrounds

- Approximately 21 campgrounds in the area

CLEMSON UNIVERSITY

- Founded in 1889
- Campus Size: 71,000 Acres
- Enrollment: 24,387 (2019)
- With \$126 Million in Athletic Revenue, Clemson Ranks #26 in the Nation
- \$1.8 Billion in Annual Economic Impact
- \$621.3 Million Endowment
- Offered: Undergraduate, Graduate, Global and Online
- Acceptance Rate: 51%
- Graduation Rate: 82%
- Doctoral Enrollment has increased 96% since 2002.



LAKE HARTWELL

- Man-made lake bordering Georgia and South Carolina
- One of the southeast's largest and most popular recreation lakes
- 55,000 Acres with a shoreline of 962 miles
- 12 Major marinas located on Lake Hartwell near Clemson Common
- 2nd largest lake in Georgia
- 10.5 million visitors per year
- Major economic impact: 2018 bassmasters classic - \$28 million



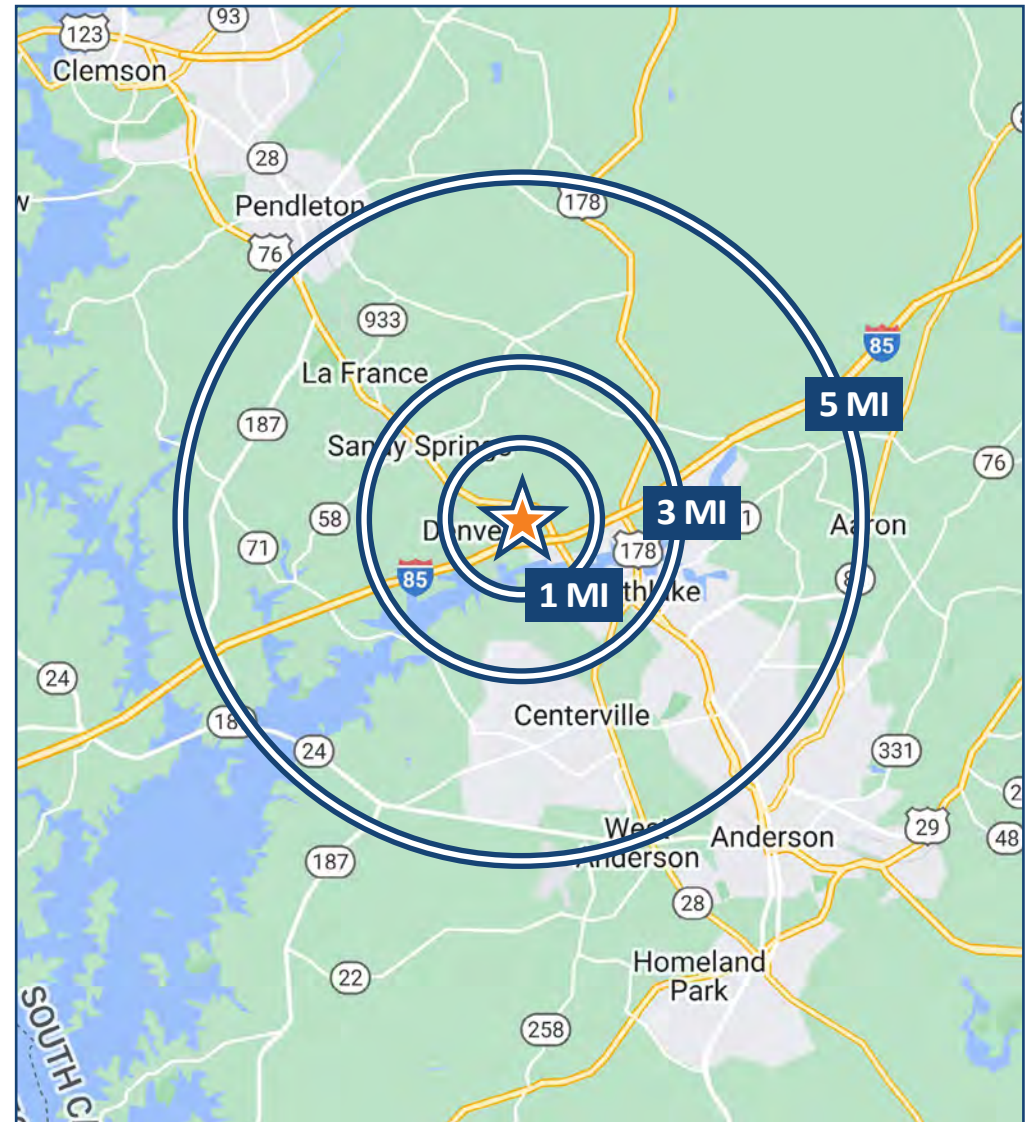
CLEMSON RV PARK

- 400 spaces
- Sites ranging from single to pull-through
- Full service
- 50-amp power to sites
- Unique concept that captures both tailgating and family camping
- Inground Pool
- Pickleball Court
- Live entertainment & meals on select nights
- Shuttles to Clemson football games & downtown Pendleton
- Neighboring property is Clemson University's 15,000-acre Experimental Forest
- Well located to proposed site



DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2022 Population	1,082	10,709	37,544
2027 Pop Projected	1,160	11,344	39,858
Pop Growth '22 - '27	7.21%	5.93%	6.16%
Average Age	43.40	41.30	41.20
2022 Households	450	4,392	15,434
2027 HH Projected	482	4,647	16,353
HH Growth '22 - '27	7.11%	5.81%	5.95%
Ave HH Size	2.40	2.40	2.40
Ave HH Income	\$107,447	\$81,440	\$81,399
Median Home Value	\$239,375	\$181,720	\$176,890



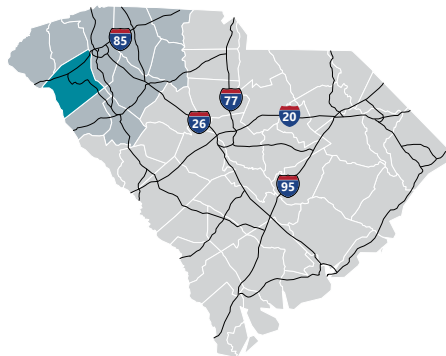
ANDERSON COUNTY MARKET OVERVIEW



Where the World Comes To Work

Anderson County

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College. Anderson County is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate southern climate and Lake Hartwell, to leading universities and a variety of arts programs, Anderson County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



Total Population

	2010	2021	2026	Growth Rate ¹
Anderson County	187,126	209,968	221,069	1.04%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.5%	5.7%	5.6%
5 to 9	6.6%	6.0%	5.9%
10 to 14	6.9%	6.1%	6.3%
15 to 24	12.5%	11.2%	11.0%
25 to 34	11.4%	12.4%	11.1%
35 to 44	13.3%	12.2%	12.5%
45 to 54	14.8%	12.8%	12.5%
55 to 64	12.9%	14.1%	13.4%
65+	15.1%	19.6%	21.8%
Median Age	39.7	42.1	43.1

37.3% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	80.1%	79.4%	78.8%
Black	16.0%	15.4%	15.0%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.1%	1.3%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.1%
Some Other Race	1.3%	1.9%	2.2%
Two or More Races	1.5%	2.1%	2.4%
Hispanic Origin (Any Race)	2.9%	4.2%	5.0%

Households & Families

	2010	2021	2026
Total Households	73,829	82,673	87,043
Total Families	51,922	57,070	59,774
Average HH Size	2.50	2.50	2.51
Renter Occupied*	28.2%	25.3%	24.5%
Owner Occupied*	71.8%	74.7%	75.6%

*Housing tenure data is a percentage of total occupied housing units

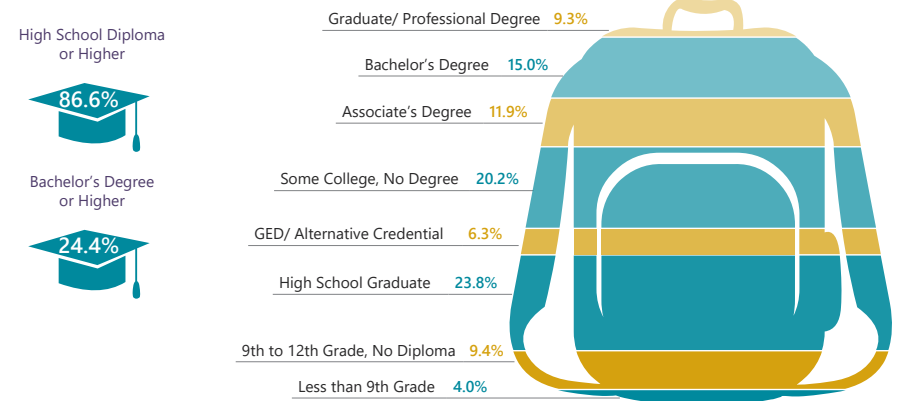
Median Household Income

	2021	2026
Anderson County	\$54,548	\$59,470
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Anderson County	\$29,966	\$33,468
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+



ANDERSON COUNTY MARKET OVERVIEW (CONT.)

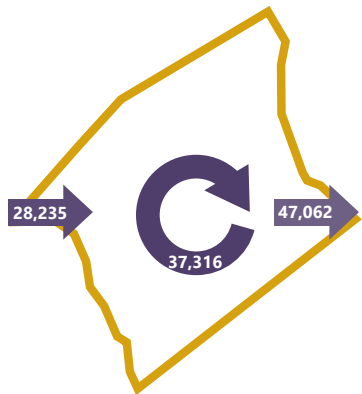
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	30.7%
25-50 miles	17.0%
50 miles or more	13.8%

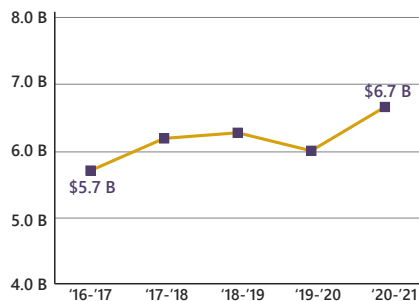
69.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Anderson County	37,316
Commute into Anderson County	28,235
Commute Out of Anderson County	47,062

Gross Retail Sales by Fiscal Year



Where Do Anderson County Workers Live?

Anderson County	56.9%
Greenville County	11.3%
Pickens County	7.3%
Oconee County	3.9%
Spartanburg County	2.8%
Abbeville County	2.3%
Laurens County	1.3%
Greenwood County	1.3%
Richland County	1.1%
Lexington County	0.8%

2021 Employment by Industry

Agriculture/Mining	0.7%	652
Construction	6.5%	6,249
Manufacturing	21.2%	20,388
Wholesale Trade	2.9%	2,802
Retail Trade	11.6%	11,105
Transportation/Utilities	4.4%	4,194
Information	1.0%	935
Finance/Insurance/Real Estate	4.4%	4,195
Services	44.2%	42,501
Public Administration	3.2%	3,103
Total	100%	96,124

2021 Civilian Population in Labor Force (16+)

Labor Force	101,073
Unemployed	4.9%

2021 Business Establishments by Industry



Top 10 Major Employers

Company	Primary Product(s)
Anderson County	Local Government
Anderson County Public Schools	Public Schools, K-12
Anderson University	Higher Education
AnMed Health	Healthcare
Electrolux Home Products	Home appliances
First Quality Enterprises	Paper and tissue products
Michelin North America	Rubber tires
Robert Bosch	Automotive components
Techtronic Industries (TTI)	Power equipment and tools
Tri-County Technical College	Higher Education

Airport Access

Greenville Spartanburg International

- 50 non-stop daily departures
- 17 major cities and airports across the US
- Allegiant Air
- American Airlines
- Delta
- Silver Airways
- Southwest Airlines
- United Airlines
- 1.2M passengers flown in FY2021
- 84,217 tons of air cargo moved in FY2021

Anderson Regional Airport

- 6,001 ft runway
- Category 1 Instrument Landing System

Port Access

Inland Port Greer

- 43 miles from the Heart of the County
- 157,842 rail lifts in FY2021
- 12.3% growth from FY2020

Port of Charleston

- 217 miles from the Heart of the County
- 2.5 M TEUs handled in FY2021
- 9.63% growth from FY2020

Highway Access

Interstates

- 37 miles of I-85 and 8 interchanges

Highways

- US-29
- US-76
- US-178
- SC-24
- SC-81

Rail Access

Rail Providers

- 2 Major providers
- CSX
- Norfolk-Southern

2 Short line providers

- Greenville & Western
- Pickens
- Carolina Piedmont

All major MSA's in the US are accessible by rail within 3 to 6 days

Upstate SC Alliance
John Lummus, *President/CEO*
864.283.2300
www.upstatescalliance.com

APPALACHIAN
COUNCIL OF GOVERNMENTS
Appalachian Council of Governments
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Additional Resources

www.andersoncountysc.org/econ-dev
www.visitanderson.com

www.andersonsccchamber.com
www.upstatealliance.com

www.upstateforever.org
www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018); Commuting Patterns & Where do County Workers Live); Manufacturer's News, Appalachian Council of Governments, Upstate SC Alliance, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).