



11.78 acres

LA FRANCE RD & HWY 76

797 La France Rd & 6703 Hwy 76, Anderson, SC 29625

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Just Listed: 11 Acres at the corner of Hwy 76 & La France Rd. Ideally located between Anderson and Pendleton, this red-light corner property lies in a high-growth corridor with excellent potential for mixed-use commercial development. With +/- 20,200 vehicles per day on Hwy 76, the site offers outstanding visibility and access. The land is unzoned, offering maximum flexibility for development and subdivision. Within a 5-mile radius are major employers and institutions such as Arthrex, Michelin, Milliken, Tri-County Technical College, and the upcoming Clemson College of Veterinary Medicine (opening Fall 2026). Call Listing Broker for more details.

PROPERTY HIGHLIGHTS

- Hwy 76 & La France Rd Visibility
- Red Light Corner
- 11 Acres total, can be subdivided
- Unzoned
- 20,200 VPD

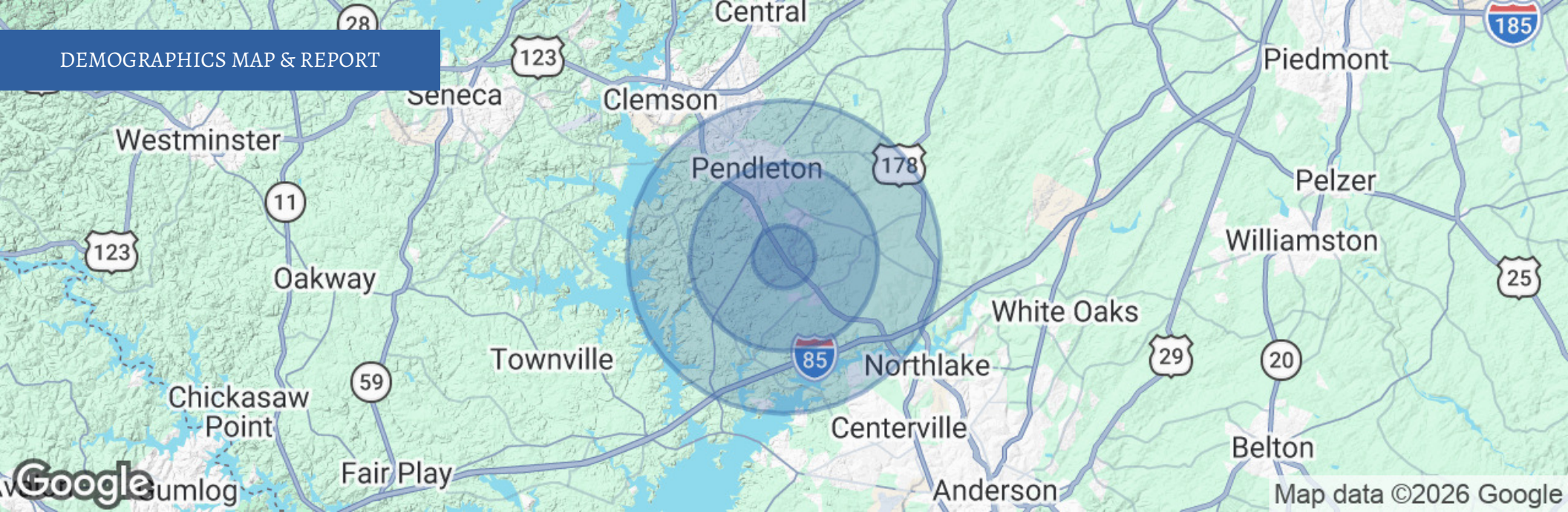
OFFERING SUMMARY

Sale Price:	\$1,999,999
Lot Size:	11 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	369	3,075	9,153
Total Population	839	7,150	21,498
Average HH Income	\$86,802	\$81,677	\$94,822



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	839	7,150	21,498
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	369	3,075	9,153
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$86,802	\$81,677	\$94,822
Average House Value	\$339,827	\$326,048	\$343,416

2020 American Community Survey (ACS)



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