



FOR SALE

- 20.70 Acres in Saluda County on Lake Murray
- $\pm 1,700$ SF of lake frontage
- Saluda County TMS: 205-00-00-012
- No density or zoning restrictions
- Dock permitting requires a minimum of 100 ft of lake frontage per dock permit
- Excellent potential for a single family or multi-family residential community with lake access
- ± 500 ft of frontage on Holley Ferry Rd
- 1.10 Acre pond on site
- Water and sewer are available

Sales Price: \$4,500,000



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
TOTAL POPULATION:	3,111	8,259	37,341
TOTAL HOUSEHOLDS:	1,432	3,751	15,432
AVERAGE HH INCOME:	\$86,952	\$85,601	\$98,771

Residential Development Opportunity

3941 Holley Ferry Rd, Leesville, SC 29070





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