



Downtown Clemson Commercial Lot

JenksIncRealty

Tract Size: 1.304+/- Acres

Price: **New Price** ~~\$900,000~~ \$800,000

Zoning: CP-1 Neighborhood Business District

TID #: 4044-16-83-4463

Tract Location: 412 College Avenue, Clemson, SC

Details: This prime commercial tract is located between Hwy 123 & Clemson University. College Avenue is the central business district of Clemson and has been growing at a rapid pace. The lot has on-street parking as well as secondary frontage on Knox Lane. No value is given to the home currently on the property which will convey strictly "as is."



Contact Jenks Patrick 864-631-2770
www.jenksincrealty.com



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College Ave. has a 14,000+ avg. Daily Traffic count. per SCDOT

Residential Neighborhood

Residential Neighborhood

Retail Center

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