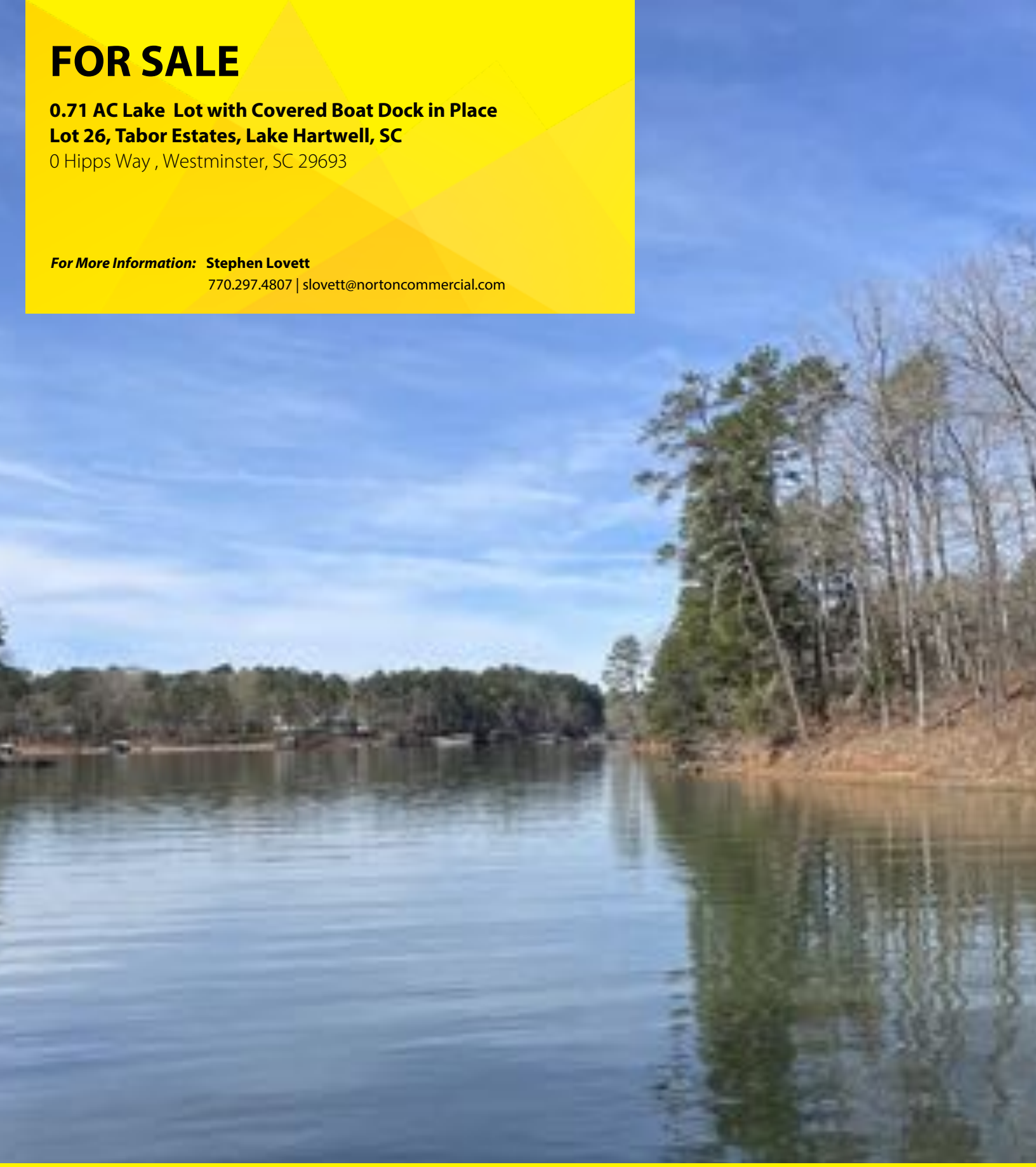


FOR SALE

0.71 AC Lake Lot with Covered Boat Dock in Place
Lot 26, Tabor Estates, Lake Hartwell, SC
0 Hipps Way , Westminster, SC 29693

For More Information: Stephen Lovett
770.297.4807 | slovett@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

Lake House Lot - Lot 26, Tabor Estates, Lake Hartwell, SC

0 HIPPS WAY , WESTMINSTER, SC 29693



OFFERING SUMMARY

Sale Price:	\$99,000
Lot Size:	0.71 Acres
Corps Frontage:	160 feet
Boat Dock:	Covered Boat Slip in Place
School District:	West Oak HS West Oak HS Orchard Park ES

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is proud to present for sale this 0.71 acre lot, situated on Lake Hartwell in southwestern Oconee County, SC. The lot boasts roughly 160 feet of Corps Frontage on the Lake Hartwell and is zoned CFR (Control Free District) deeming it suitable for a single-family lake house to go with the permitted covered dock already in place. The property is completely wooded with a gradual decline towards the lake with an excellent homesite with lake views. Utilities are in place including public water and electricity, but an individual septic tank will be required. The site is within the West Oak HS, West Oak MS and Orchard Park ES districts. Whether you are looking to build a family home, a full-time retirement residence, or a vacation home, Lake Hartwell is an excellent choice!

LOCATION OVERVIEW

The subject property is located on Lake Hartwell which borders Georgia and is one of the southeast's largest and most popular lakes. One reason it's so sought after is that it's bisected by I-85 making the lake only a little more than an hour from Atlanta's northeast suburbs and only 80 miles from the Greenville-Spartanburg International Airport. Westminster, SC is the primary commercial city servicing the area and includes Ingles, Dollar Tree and several restaurants roughly 10 minutes away from the lot. Another reason for the lake's popularity is all the activities available: boating, fishing, camping, hiking and enjoying indigenous wildlife. From a health perspective, there are two hospitals within a 40 mile radius.

**** Stephen Lovett is a licensed real estate agent in South Carolina (License # 111660) ****

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ADDITIONAL PHOTOS

Lake House Lot - Lot 26, Tabor Estates, Lake Hartwell, SC

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LOCATION MAP

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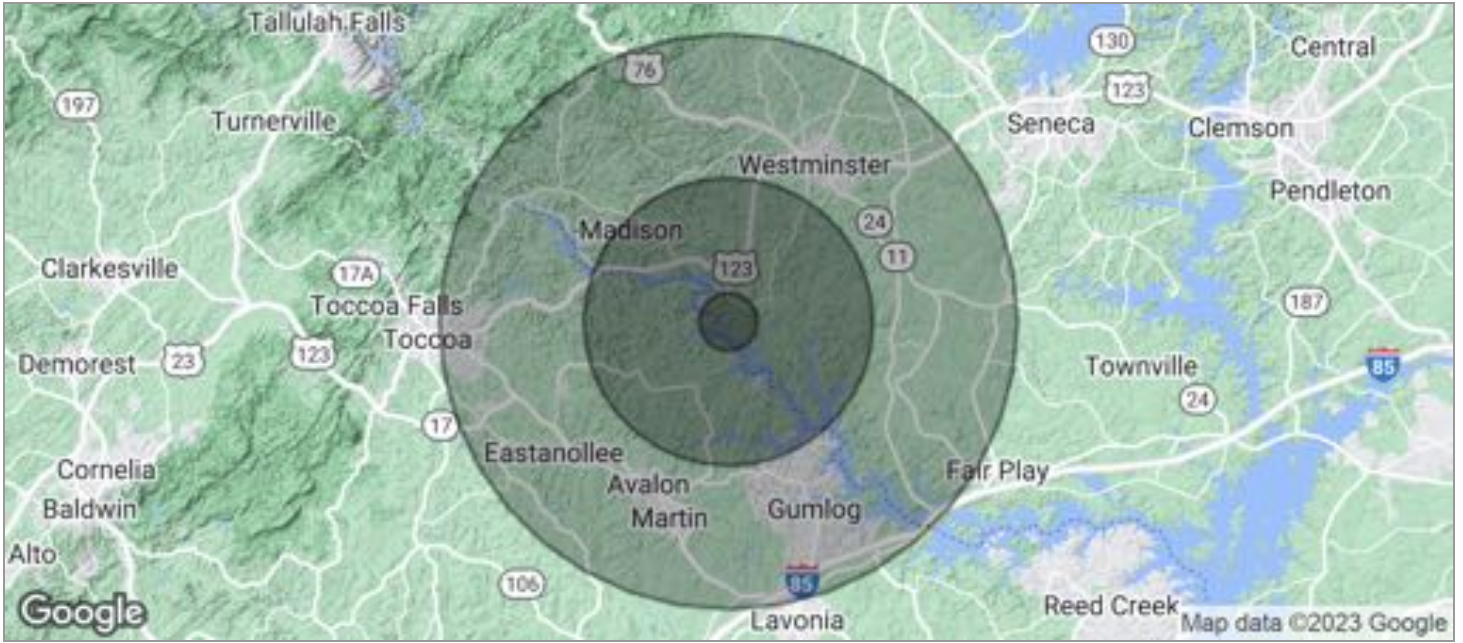
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	257	6,859	37,690
MEDIAN AGE	49.1	49.8	45.2
MEDIAN AGE (MALE)	49.1	51.6	44.9
MEDIAN AGE (FEMALE)	51.9	47.0	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	195	4,647	20,380
# OF PERSONS PER HH	1.3	1.5	1.8
AVERAGE HH INCOME	\$65,433	\$44,828	\$47,675
AVERAGE HOUSE VALUE	\$244,759	\$175,951	\$150,523

* Demographic data derived from 2020 ACS - US Census

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