



**Property Type:**  
Former Textile Mill

**Price:**  
TBD

**Land Size:**  
(+/-) 23.79 Acres

**Building Size:**  
Textile Mill Office:  
4000 s.f.

Total Warehouse Space:  
72,000 s.f.

Upper Warehouse  
(3) 5,000 s.f. units  
(1) 7,000 s.f. unit with  
office & restroom

Lower Warehouse  
Upper 38,000 s.f.  
Lower 12,000 s.f.

**Area Features:**  
Doodle Trail  
Downtown Pickens

**Access:**  
Hwy 183  
Woodrow Street  
Railroad Street  
Doodle Trail

**Utilities:**  
Duke Energy  
Pickens Water & Sewer  
Fort Hill Natural Gas

**Zoning:**  
Pickens County  
Industrial

**Tax Map:**  
4191-09-15-9596  
4191-09-15-6824

## AVAILABLE FOR SALE

### Pickens Textile Mill Site

203 Woodrow St.  
Pickens, SC 29671



**This property may Qualify for the following South Carolina Tax Credits:**

- South Carolina Textiles Communities Revitalization Act (2008, 2013, 2016 and 2018)  
<https://www.scstatehouse.gov/code/t12c065.php>
- South Carolina Abandoned Buildings Revitalization Act (2013, 2015 and 2018)  
<https://www.scstatehouse.gov/code/t12c067.php>
- South Carolina Historic Rehabilitation Incentives Act (2002, 2015 and 2017)
- South Carolina Solar Investment Tax Credit (ITC)

M.S. Shore Company, Inc.  
904 N. Church St.  
Greenville, SC 29601

Phone (864) 235-3898  
Fax (864) 235-0448  
[msshore@msshore.com](mailto:msshore@msshore.com)

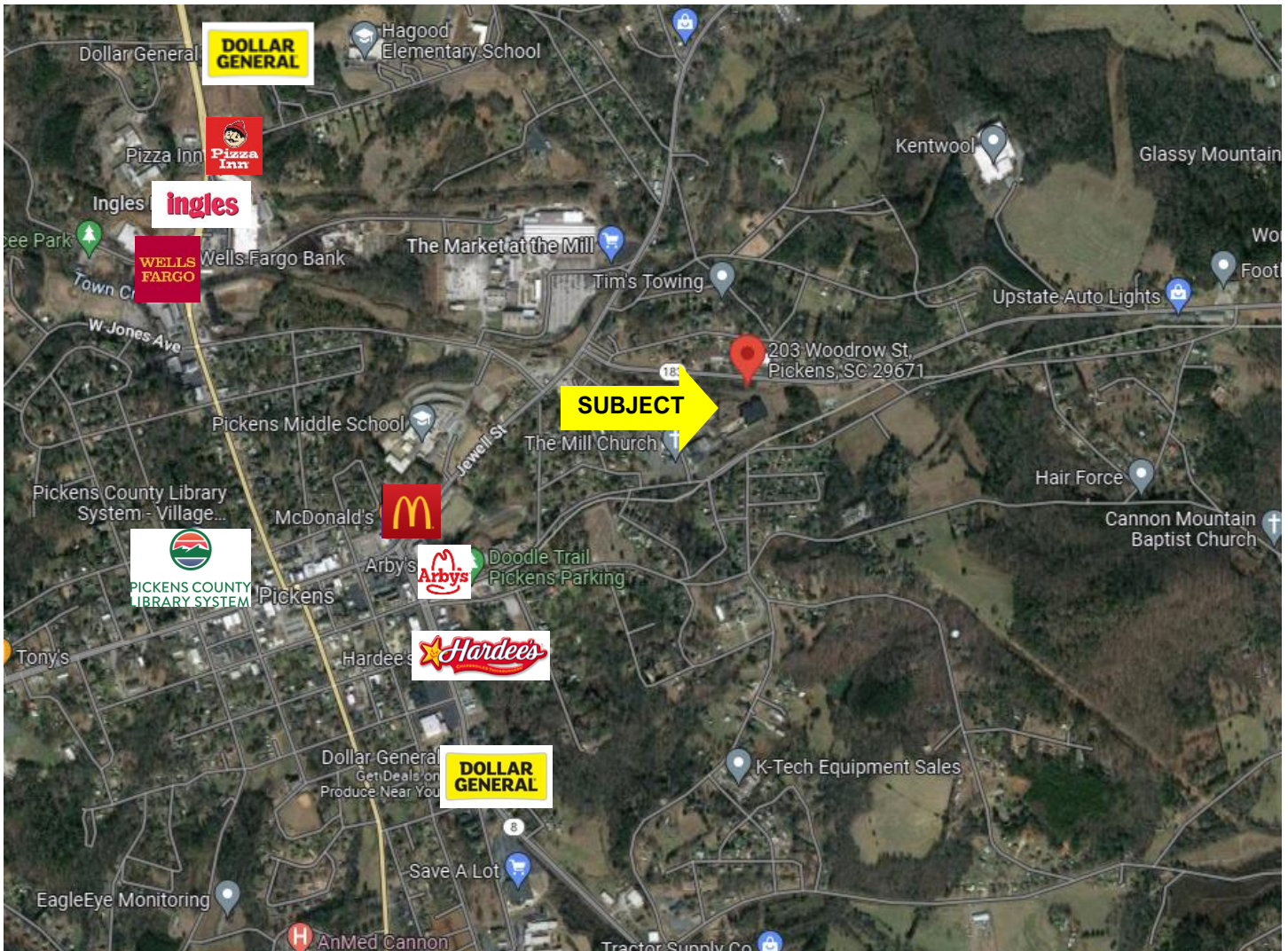
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## Topo & Stream Map



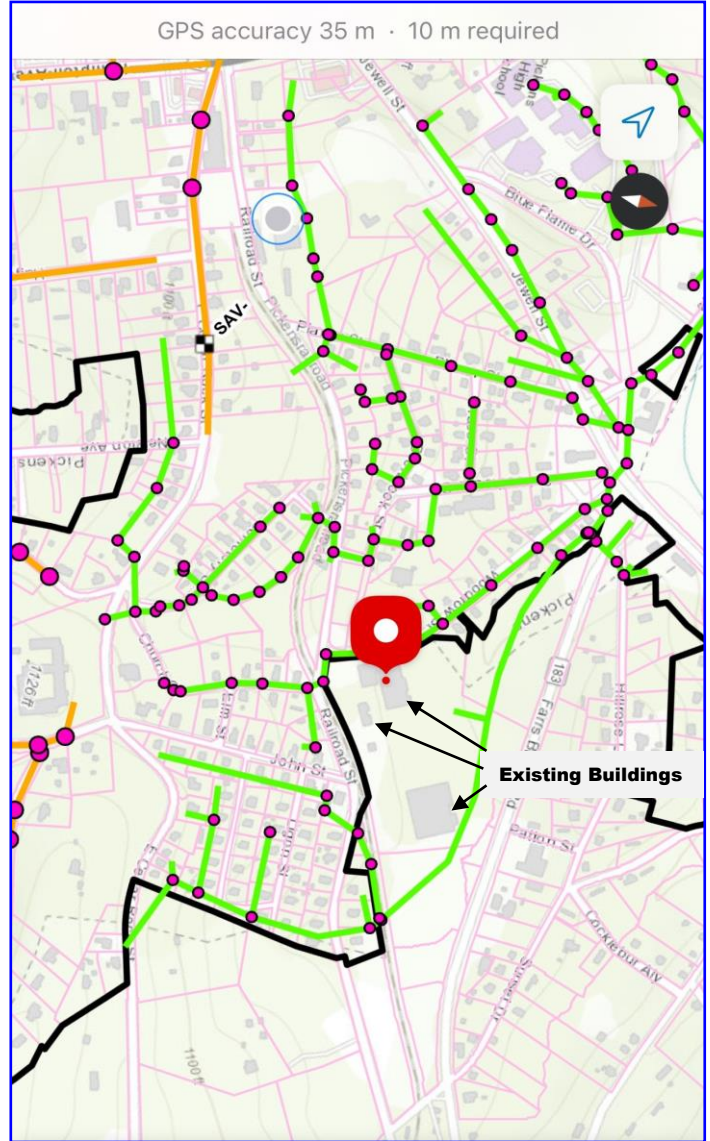
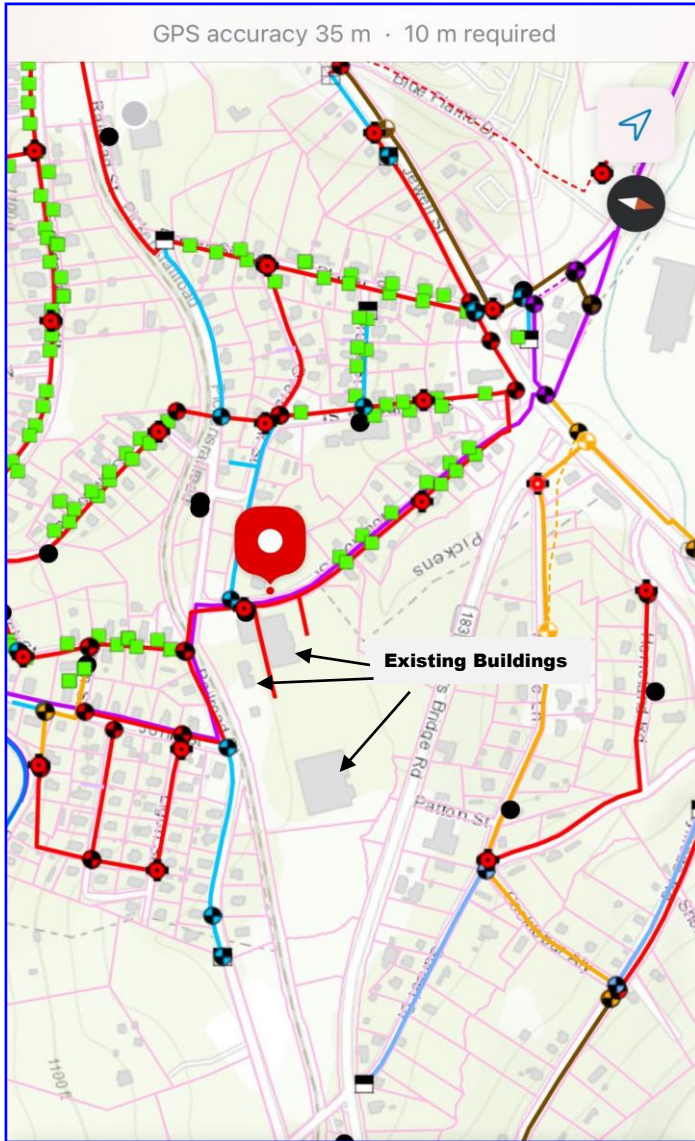
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## Water Line Map

## Sewer Line Map



Legend

Legend

**Red Line:** 6" PVC Water Line  
**Purple Line:** 12" Cast Iron Water Line

**Green Line:** 8" Main Sewer Line

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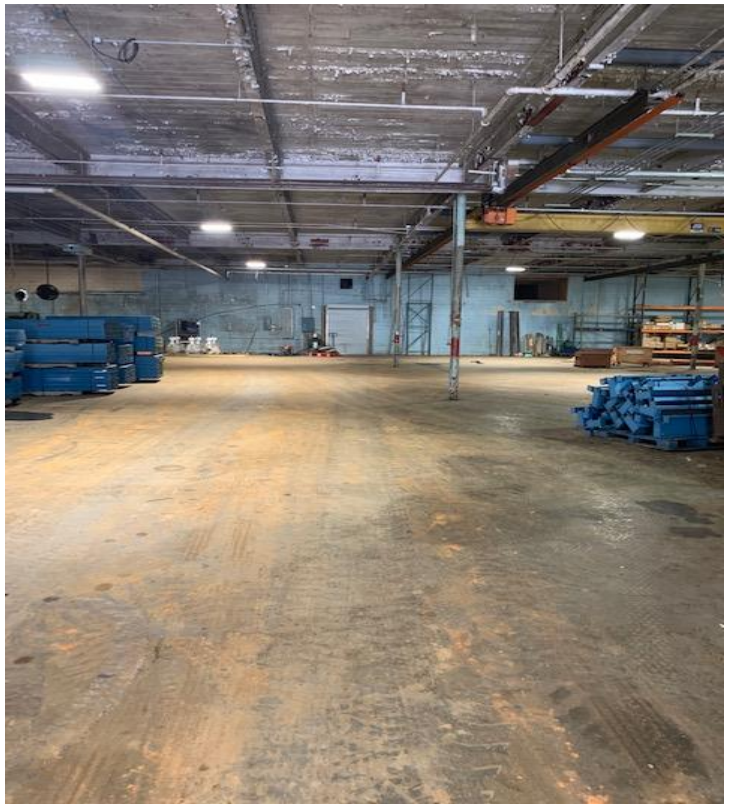
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## Historical Photo – Building Demolished



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Criteria Used for Analysis

Median Household Income  
**\$51,153**

Median Age  
**44.9**

Total Population  
**19,026**

1st Dominant Segment  
**Southern Satellites**

Consumer Segmentation

Life Mode

What are the people like that live in this area?

**Rustic Outposts**

Country life with older families in older homes

Urbanization

Where do people like this usually live?

**Rural**

Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments

|                         | Southern Satellites                         | Rooted Rural   | Salt of the Earth  | Heartland Communities   | Rural Bypasses  |
|-------------------------|---|--|--|---|---|
| % of Households         | 2,205 (29.0%)                               | 2,110 (27.8%)  | 1,381 (18.2%)  | 660 (8.7%)  | 565 (7.4%)  |
| % of Pickens County     | 12,973 (24.8%)                              | 2,944 (5.6%)   | 4,257 (8.1%)   | 5,649 (10.8%)   | 1,008 (1.9%)  |
| Lifestyle Group         | Rustic Outposts                             | Rustic Outposts                                      | Cozy Country Living  | Cozy Country Living   | Rustic Outposts   |
| Urbanization Group      | Rural                                       | Rural  | Rural  | Semirural   | Rural   |
| Residence Type          | Single Family ; Mobile Homes                | Single Family ; Mobile Homes                         | Single Family  | Single Family   | Single Family ; Mobile Homes  |
| Household Type          | Married Couples                             | Married Couples                                      | Married Couples  | Married Couples   | Married Couples   |
| Average Household Size  | 2.6   | 2.41   | 2.52   | 2.35  | 2.43  |
| Median Age              | 41.2  | 46.2   | 45   | 43  | 41.4  |
| Diversity Index         | 50.1  | 35.1   | 28.3   | 41.1  | 63.2  |
| Median Household Income | \$60,700                                    | \$53,700   | \$72,300   | \$53,700  | \$41,400  |
| Median Net Worth        | \$163,200                                   | \$155,200  | \$231,300  | \$127,100   | \$69,800  |
| Median Home Value       | \$201,100                                   | \$170,600  | \$220,300  | \$135,700   | \$112,100   |
| Homeownership           | 80.9 %                                      | 82.3 %   | 85.4 %   | 72 %  | 72.6 %  |
| Employment              | Professional or Services                    | Professional or Services                             | Professional or Mgmt/Bus/Financial   | Professional or Services  | Services or Professional  |
| Education               | High School Diploma                         | High School Diploma                                  | High School Diploma  | High School Diploma   | High School Diploma   |
| Preferred Activities    | Go hunting, fishing . Own a pet dog.        | Do-it-yourself mentality . Go hunting, fishing.      | Spending time with family is their top priority . Outdoor sports and activities. | Motorcycling, hunting, and fishing are popular . Support their local community. | Religion and faith are central in their lives . Enjoy the outdoors, gardening, hunting and fishing. |
| Financial               | More concerned about cost rather than brand | Avoid using the Internet for financial transactions. | Prefer to conduct business in person   | Stick to community banks and low-risk investments                               | Income is supplemented with Social Security and SSI's   |
| Media                   | Obtain most of their information from TV    | Listen to faith-based radio, gospel music            | Satellite dishes and high speed internet through DSL                             | Trust TV and newspapers more than any other media                               | Rely on television to stay informed   |
| Vehicle                 | Own 1 or 2 vehicles likely a truck          | Own, maintain cars, ATVs                             | Own truck, ATV   | Own domestic truck, SUV   | Prefer trucks to sedans   |

### Pickens, SC 29671: Economic Comparison

#### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023  
Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



#### Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023  
Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



#### Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023  
Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



#### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023  
Update Frequency: Annually

