

SALE

CALL FOR OFFERS | DUE BY MARCH 4, 2024

300 N Poinsett Hwy Travelers Rest, SC 29690



Rare Commercial Land Development Opportunity

Submit Offers to T. Cox
tcox@cbccaine.com

T. Cox
864 250 4043



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OFFERING SUMMARY

Lot Size:	+/-1.36 Acres
Improvements:	+/-2,650 SF Condemned Building On Site
Zoning:	C2 & R-M City of Travelers Rest
Location:	Corner of N. Poinsett Hwy. & Hemlock Dr.

PROPERTY HIGHLIGHTS

- Rare commercial land development opportunity in the City of Travelers Rest, SC
- Located in the path of growth just 9.5 miles from Downtown Greenville, SC
- Property located between Downtown Travelers Rest and N Hwy. 25 Bypass
- Only 0.7 miles to popular downtown Travelers Rest
- Can easily be rezoned for multifamily/mixed use
- Multiple points of access from N. Poinsett Hwy., Hemlock Dr., & Thomas Dr.
- Parcels Included: Greenville County TMS Numbers 0497000503900, 0497000503800, 0497000504000, & 0497000500701
- Beautification of N. Poinsett Hwy. in progress including extension of The Swamp Rabbit Trail across the street from the property scheduled to be completed by the end of 2024
- Close proximity to Gateway Elementary School, Northwest Middle School, Travelers Rest High School, & Furman University

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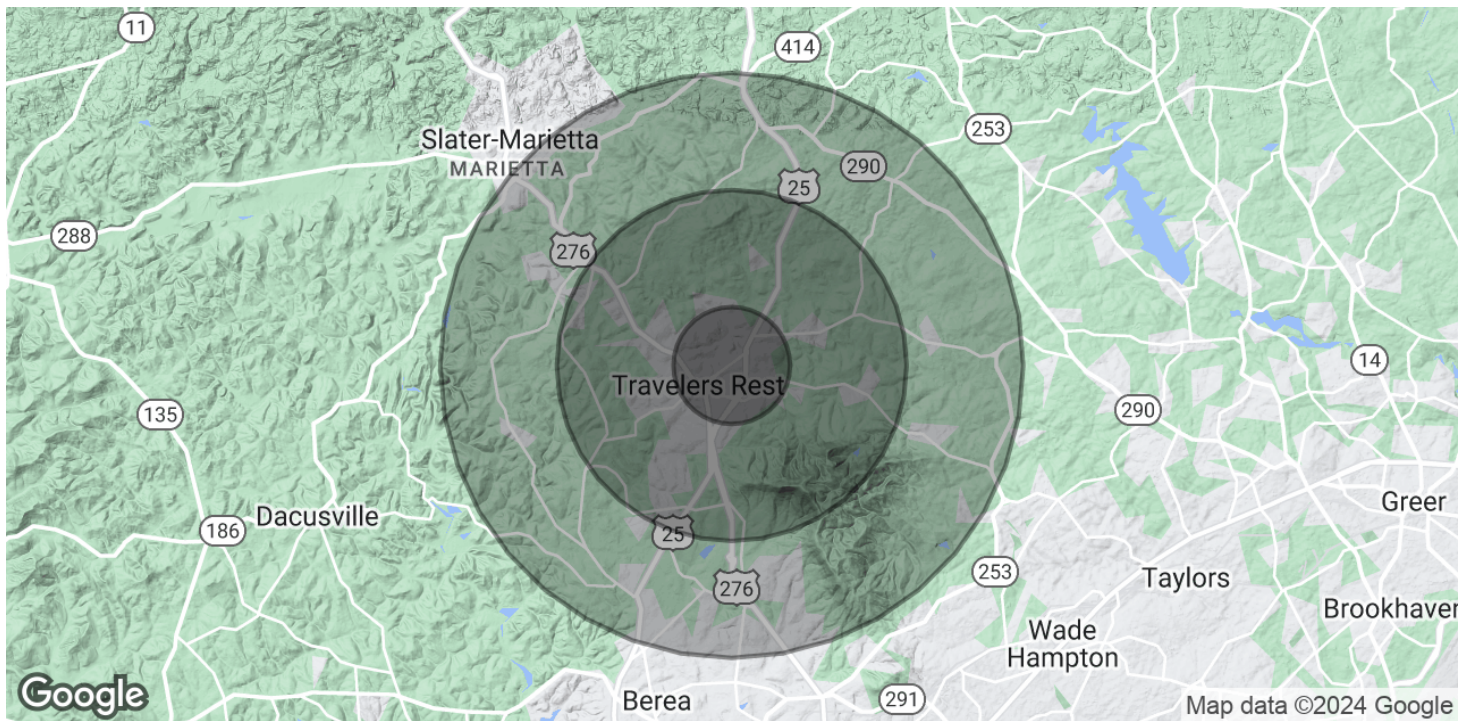


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,298	14,626	38,247
Average Age	34.8	43.5	41.9
Average Age (Male)	32	42.9	39.7
Average Age (Female)	38.6	45	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	955	5,770	15,088
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$49,127	\$76,588	\$72,917
Average House Value	\$173,238	\$247,088	\$215,964

* Demographic data derived from 2020 ACS - US Census

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