

SALE

DEVELOPMENT OPPORTUNITY

Town Center Drive Taylors, SC 29687



ACREAGE +/-9.74 ACRES
SALE PRICE \$255,900/ACRE

Rick Cauthen
864 250 2800

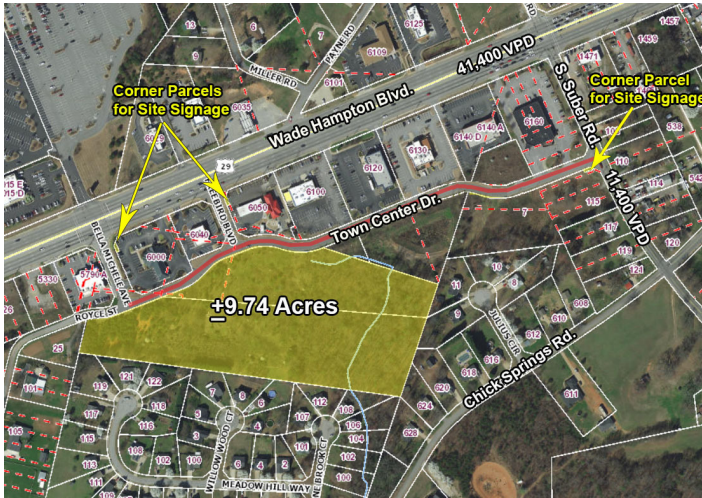


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OFFERING SUMMARY

Sale Price:	\$255,900 / acre
Lot Size:	+/-9.74 Acres
Price / Acre:	\$255,900
Zoning:	C-3 City of Greer

PROPERTY HIGHLIGHTS

- +/-9.74 acres, including corner parcels
- Mixed use development site
- Subdividable (1 acre minimum)
- All utilities available
- Multiple points of access (Wade Hampton Blvd., S. Suber Rd., Bell Michele St., Freebird Blvd.)
- Excellent site for restaurant, retail, medical office, hospitality, multifamily, mixed use
- 2021 Traffic Counts: 43,100 VPD (Wade Hampton Blvd.), 11,100 VPD (S. Suber Rd.)
- Greenville County Tax Map Numbers: T009040200202 & T009040200301

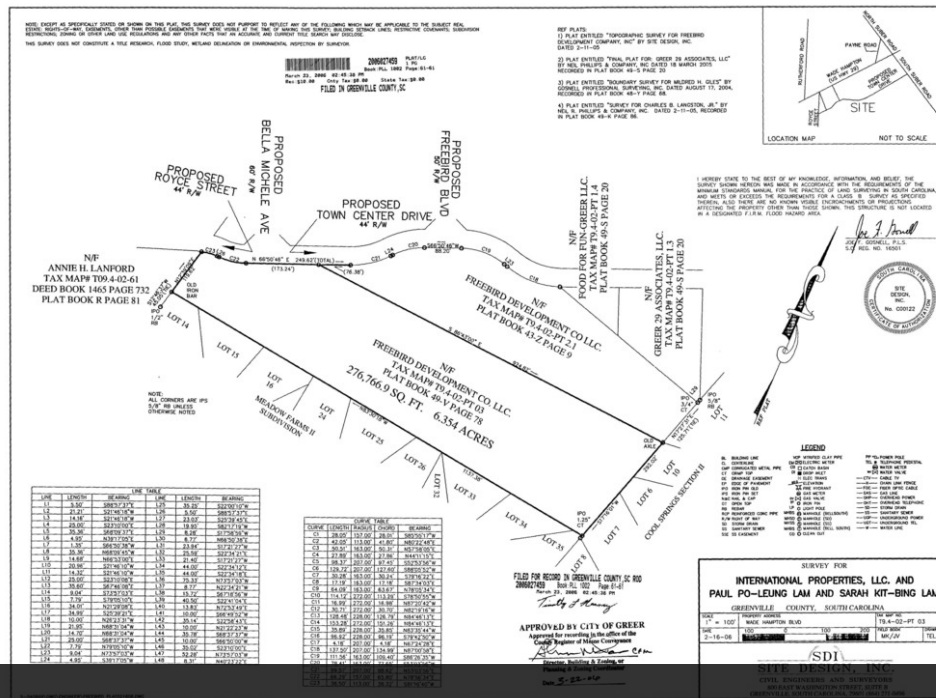
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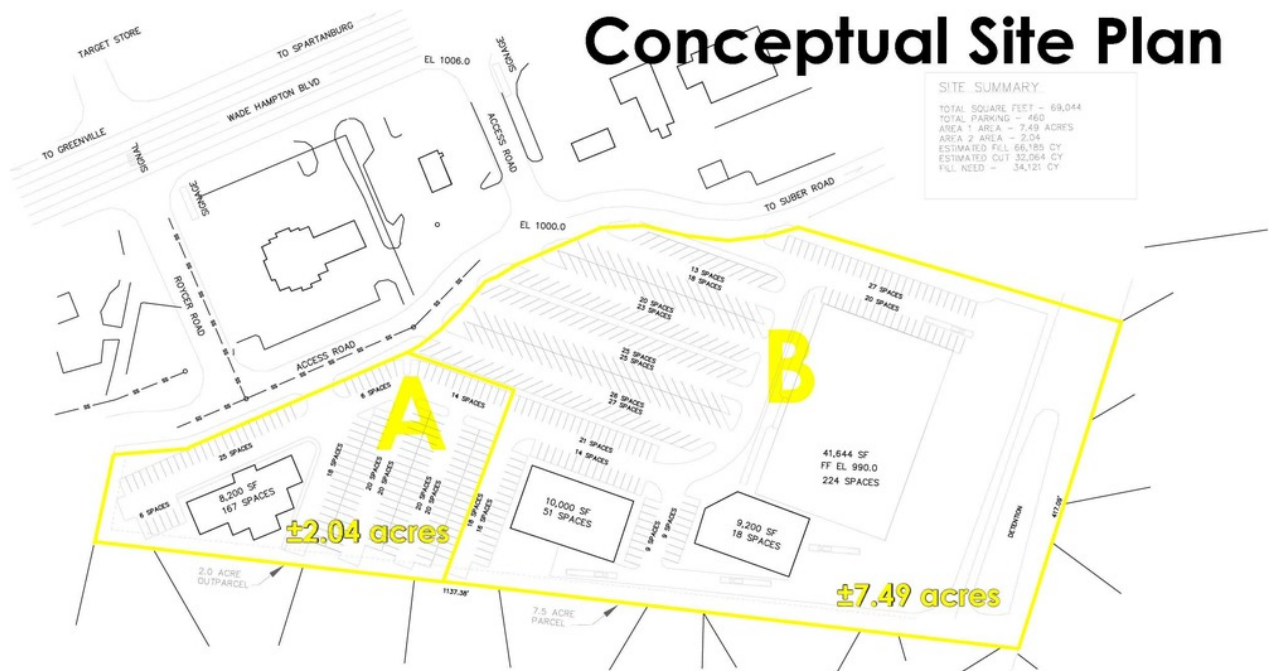
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Survey



Conceptual Site Plan

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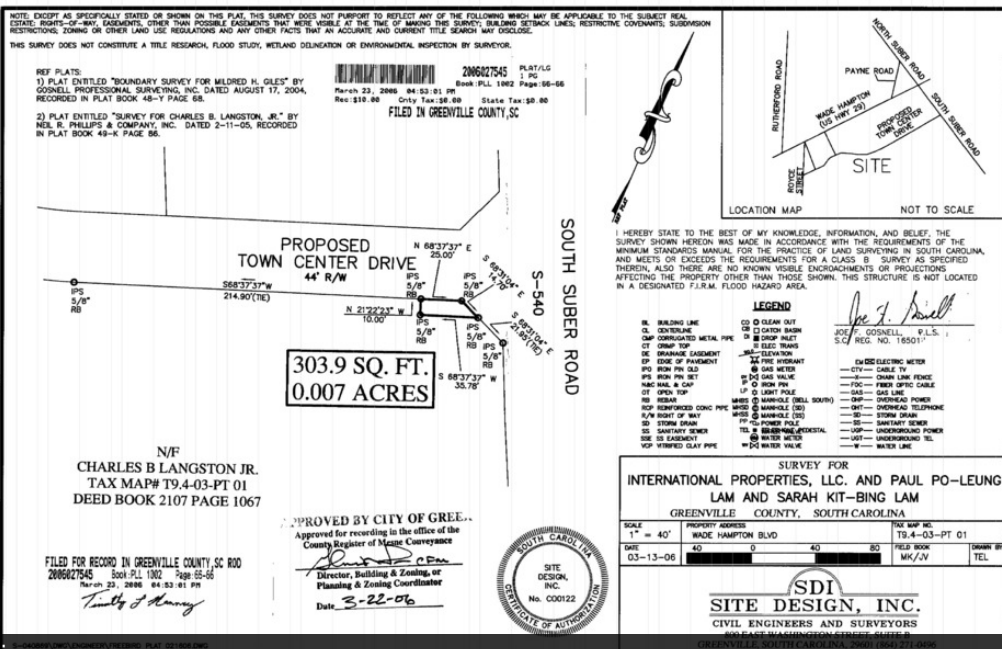


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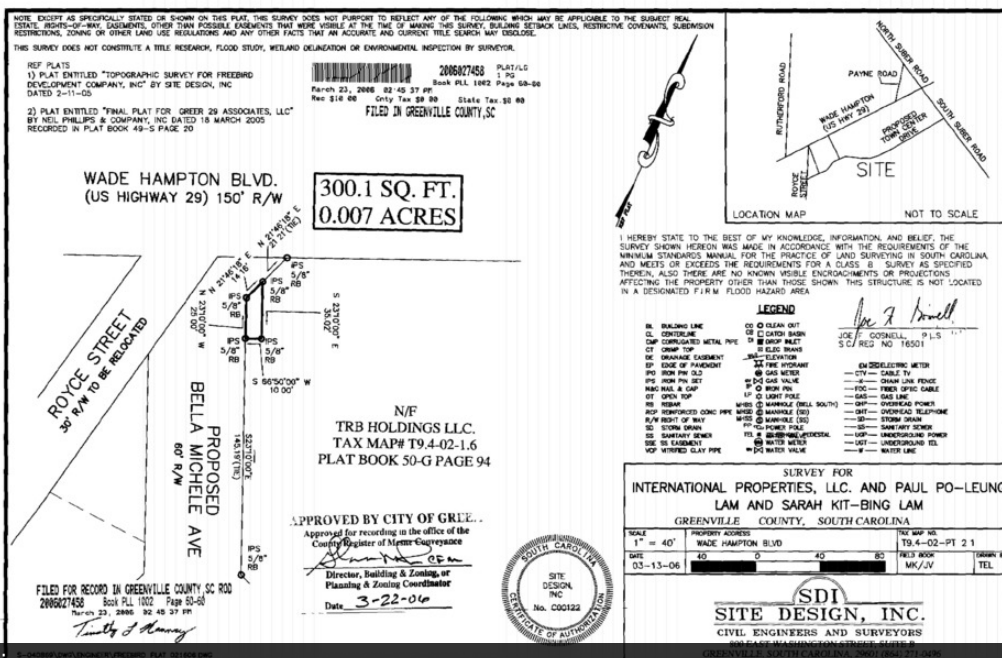
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Corner Parcel for Signage



Corner Parcel for Signage

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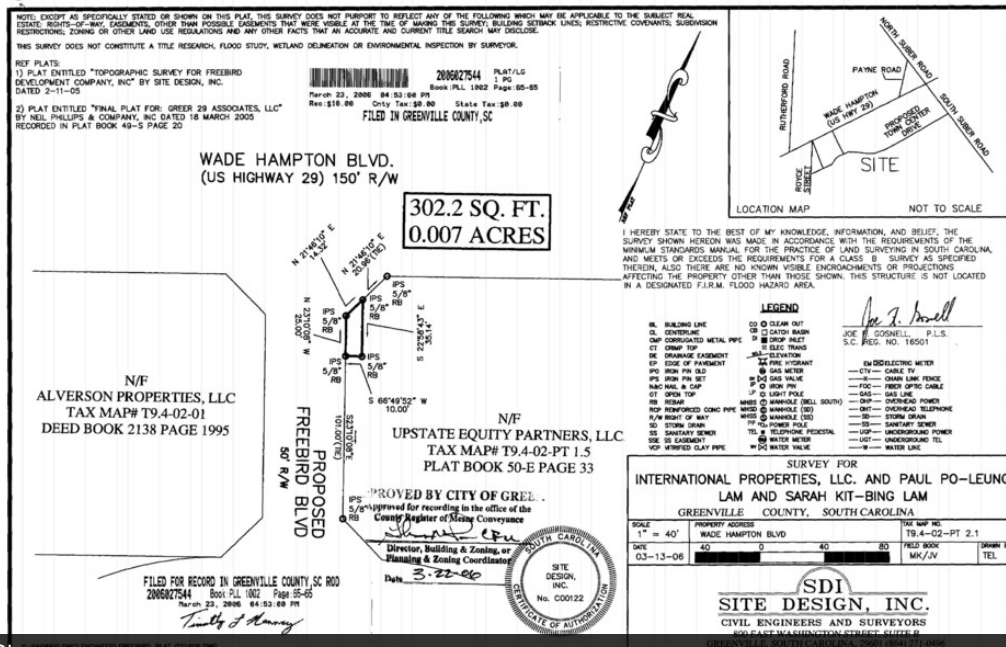


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Corner Parcel for Signage



Aerial

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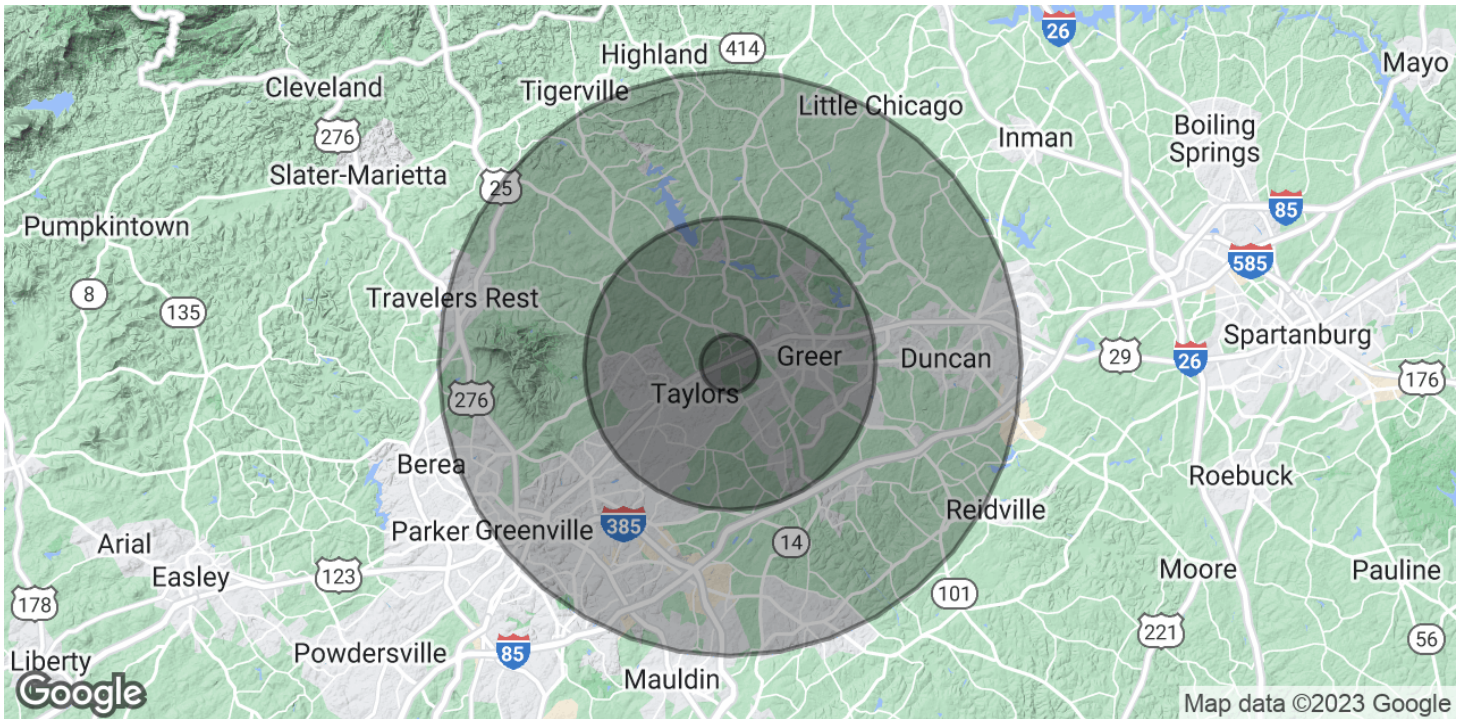


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,452	38,311	221,077
Average Age	40.9	38.6	37.7
Average Age (Male)	40.4	37.7	36.2
Average Age (Female)	41.9	39.3	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	562	14,468	87,983
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$66,986	\$67,268	\$63,083
Average House Value		\$162,048	\$191,985

* Demographic data derived from 2020 ACS - US Census

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