

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE(S):	\$195,000 - \$299,000
TOTAL PRICE:	\$693,000
LOT SIZE:	2.13 Acres
PRICE / ACRE:	\$325,352
MARKET:	GSP (Greenville - Spartanburg MSA)
SUBMARKET:	White Horse Road
IMPROVEMENTS:	+/- 2,700 sf office / home conversion Double-Wide Mobile Home
SERVICE AVAILABILITY:	Water, Sewer, Natural Gas, Electricity, Data Services

PROPERTY OVERVIEW

SVN Blackstream proudly presents this 2.13 Acre corner lot available for sale within the White Horse Road commercial and residential property. On the cusp of Greenville's western expansion, this offering is within a mile of several notable residential and multifamily developments which are expected to bring about a demographical change to the localized area.

PROPERTY HIGHLIGHTS

- Three contiguous adjoining properties presented for sale presents a rare purchase opportunity
- Property Availability: (A) 5 Eastbourne Road (B) 6413 White Horse Road and (C) 935 Eastbourne Road
- Pricing Info: (A) \$195,000 (B) \$299,000 (C)\$199,000
- Zoning Conditions: Two of three properties must classify rezoning for commercial applications (R-10 & C3 zoning present)
- 5 Eastbourne Road includes a double-wide mobile home (AS-IS)
- 6413 White Horse Road includes a +/-2,700 sf home / office improvement
- *Ask Broker for Individual Parcel information

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

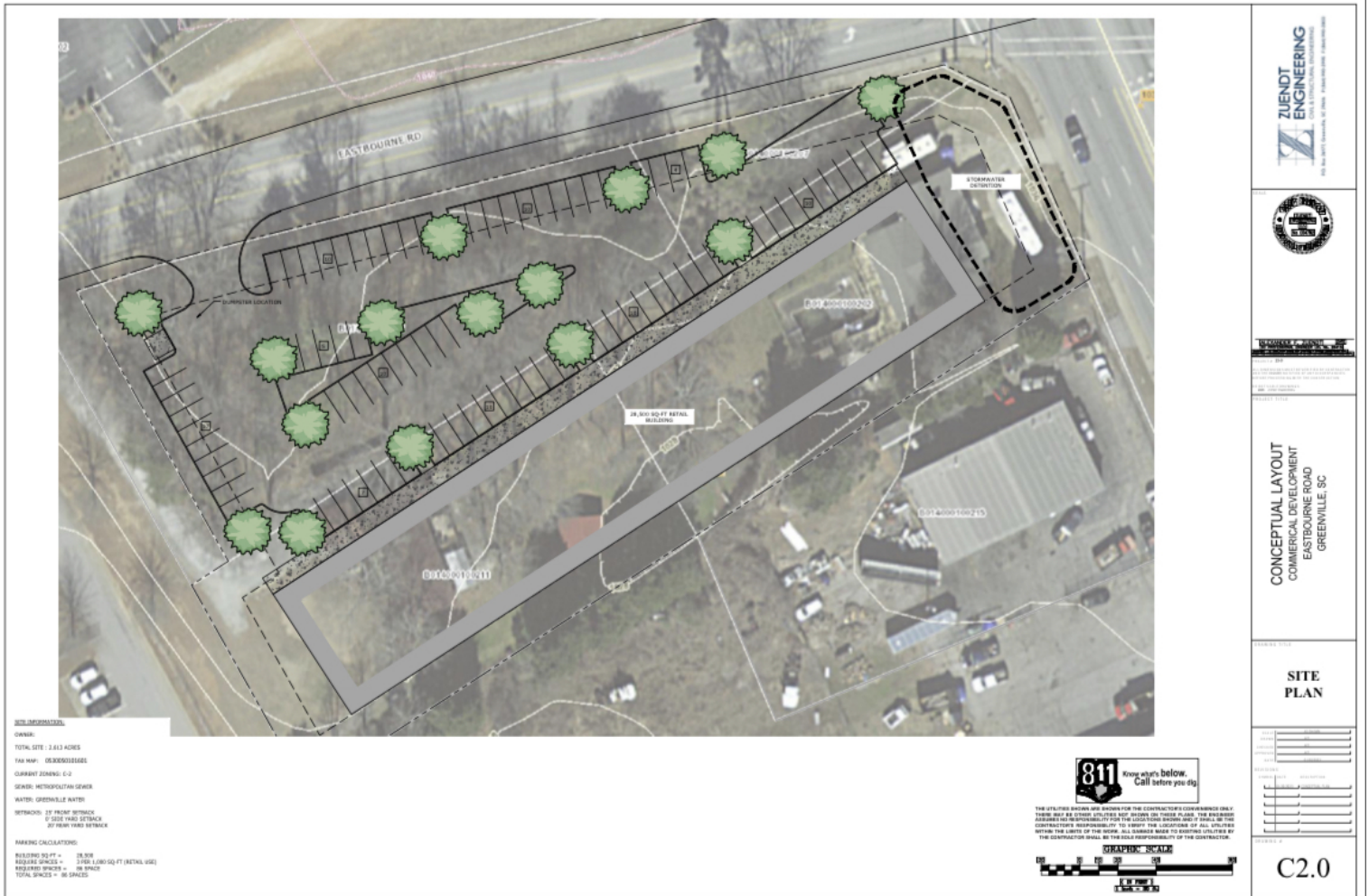
This corner lot at the intersection of Eastbourne Road located along Hwy 25 / White Horse Road, features proximity to the big box and QSR retail corridor of White Horse Road and the rapidly growing residential and multi-family communities. White Horse Road comprises the Greenville portion of Hwy 25 which connects to Asheville in the northwest, and carries through to Augusta, Ga in the southeast via Greenwood and Aiken, SC.

Approximately 4 miles from the subject property to the north along Hwy 25 is Furman University located in the picturesque Travelers Rest township. This stretch of Highway 25 intersects with SC HWY 183 to the northwest, the road connecting Greenville with Clemson and Seneca, this stretch sees much local traffic as well as seasonal visitors coming to the area for Division 1 collegiate events and lakeside recreation.

Located in the Greenville - Spartanburg MSA in the White Horse Road retail and office submarket, this subject property features prominent placement to the west of the heralded City of Greenville. Known for its underlying industrial foundation, the Upstate of South Carolina is home to many foreign and domestic investments such as BMW North America and Michelin USA. These industrial plants bring a plethora of professional and working class individuals to the vicinity. These creates an increasing need for retail and commercial properties to service these growing numbers.

White Horse Road averaged a daily vehicle count of 29,800 in 2021 and experienced a 10.78% increase over a 10 year period (SC Hwy Dept, 2022, Station #111N) for just the northbound land. This corner lot intersects at the juncture for Eastbourne Road and across White Horse Road, Cherrylane Drive. Down Eastbourne Road is the Whiskers & Tea BNB and the Westcliffe Elementary School. Backing up to the westward end of Eastbourne Road is the Saluda Lake waterway.

HIGHEST AND BEST USE ENGINEERING STUDY



GENERAL NOTES:
OWNER:
TOTAL SITE: 2.613 ACRES
TAX MAP: 053000031001
CURRENT ZONING: C-2
SEWER: METROPOLITAN SEWER
WATER: GREENVILLE WATER
METHODS: 12' PARKING STRIP
OF SIDE YARD STRIP
OF PARK YARD STRIP
PARKING CALCULATIONS:
REQUIRE SQ FT = 18,000
REQUIRED SPACES = 1,100 (1,000 SQ FT RETAIL USE)
REQUIRED SPACES = 36 SPACES
TOTAL SPACES = 36 SPACES

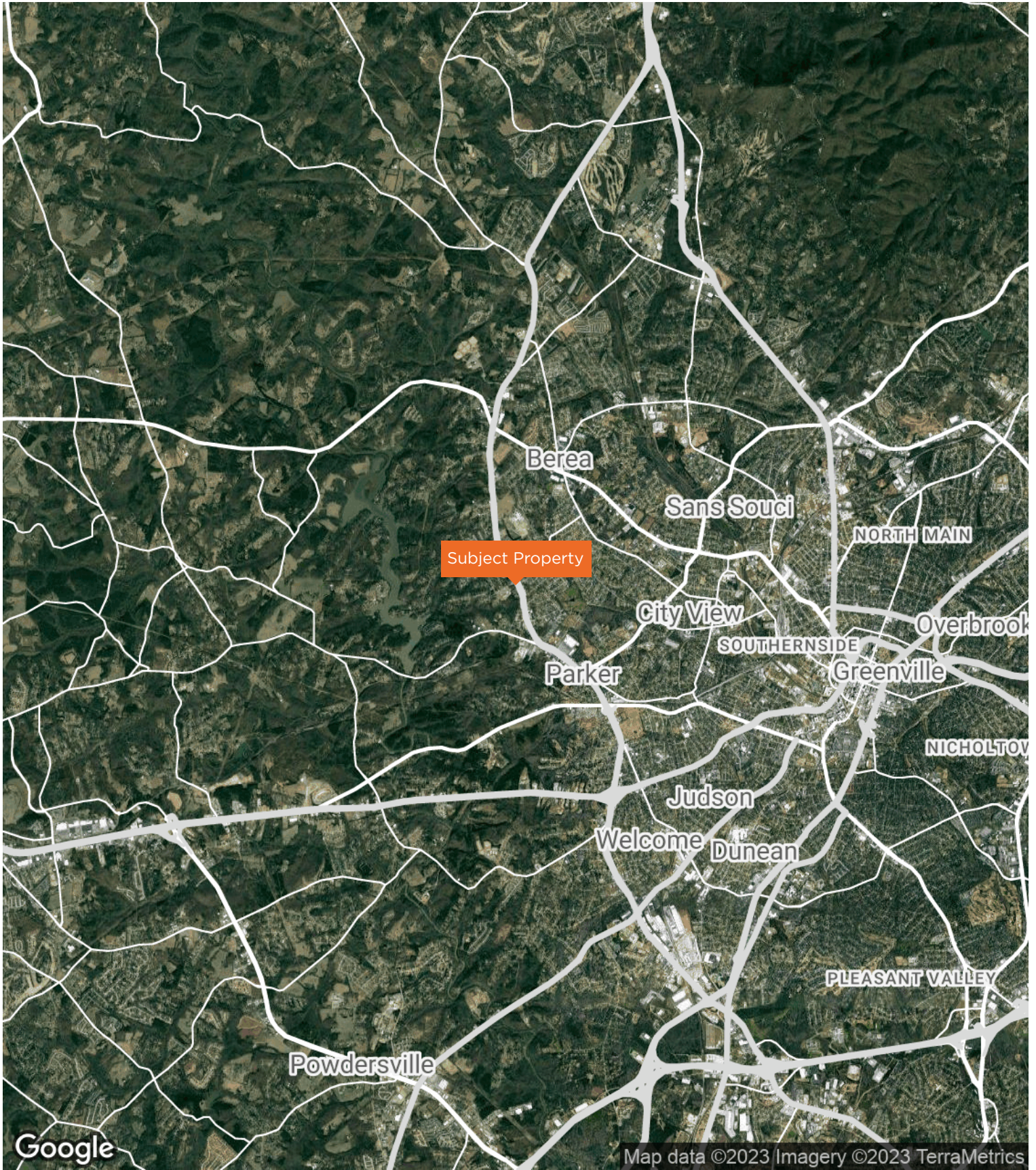


CONCEPTUAL LAYOUT
COMMERCIAL DEVELOPMENT
EASTBOURNE ROAD
GREENVILLE, SC

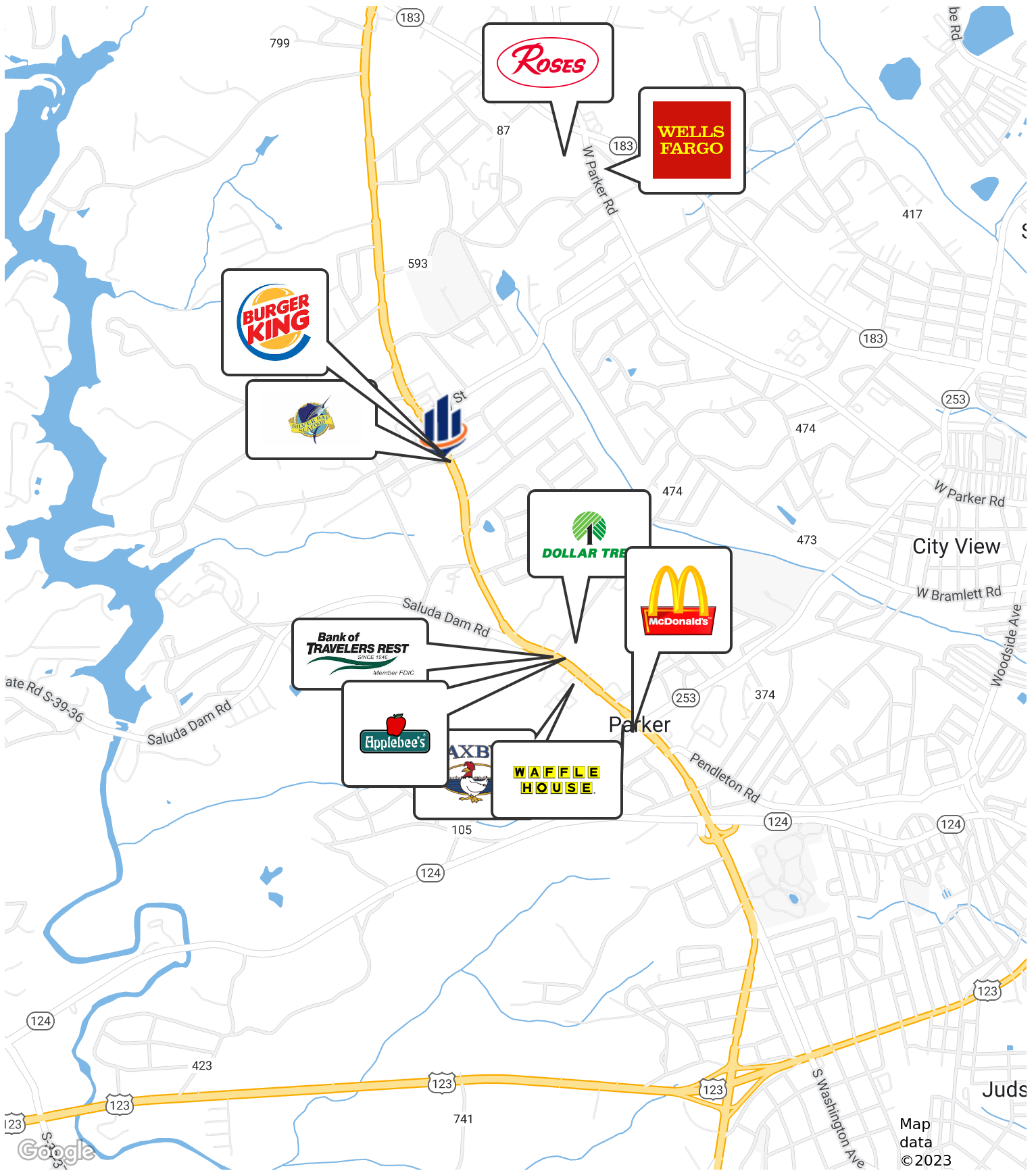
SITE PLAN

C2.0

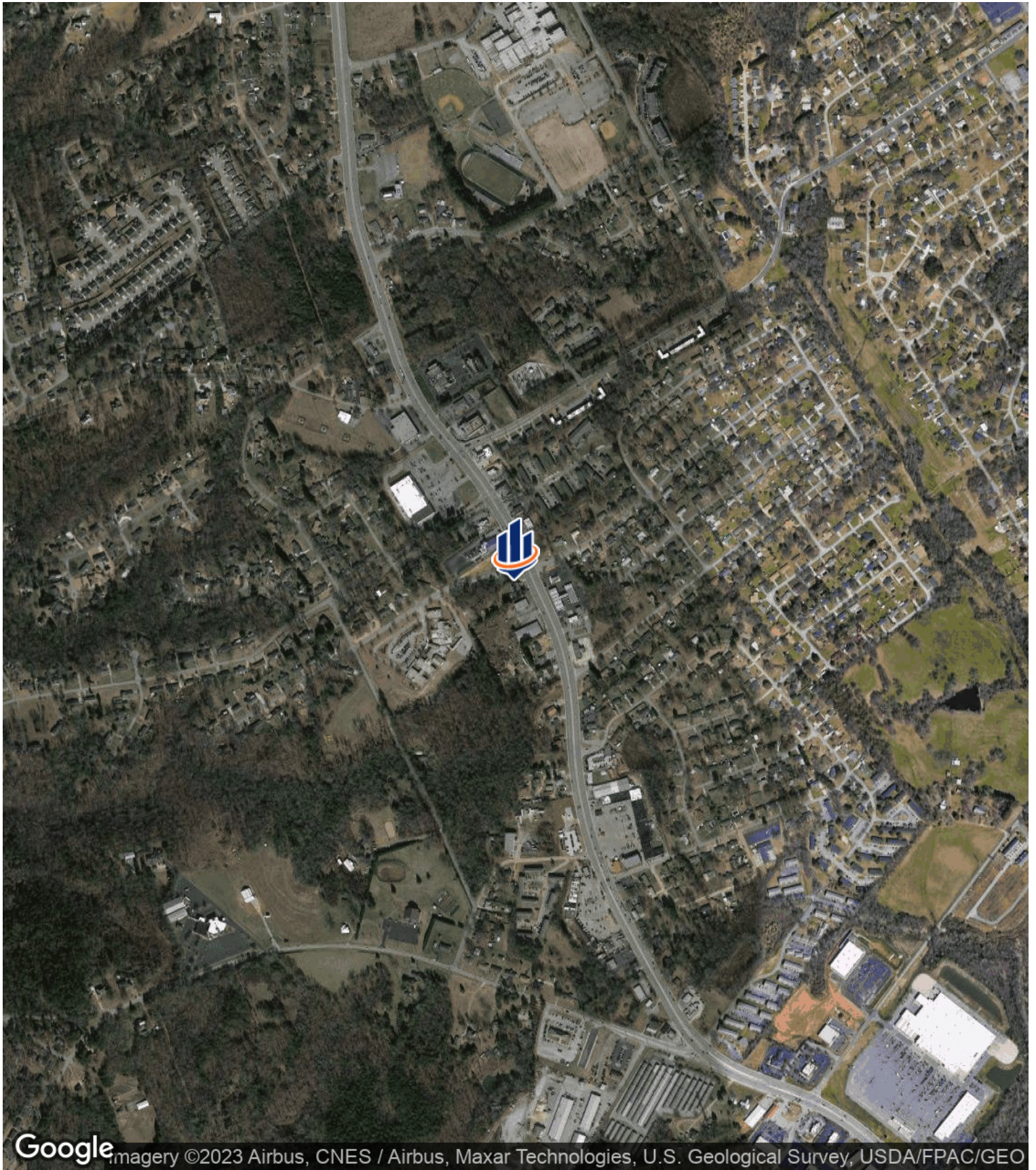
REGIONAL MAP



LOCATION MAP

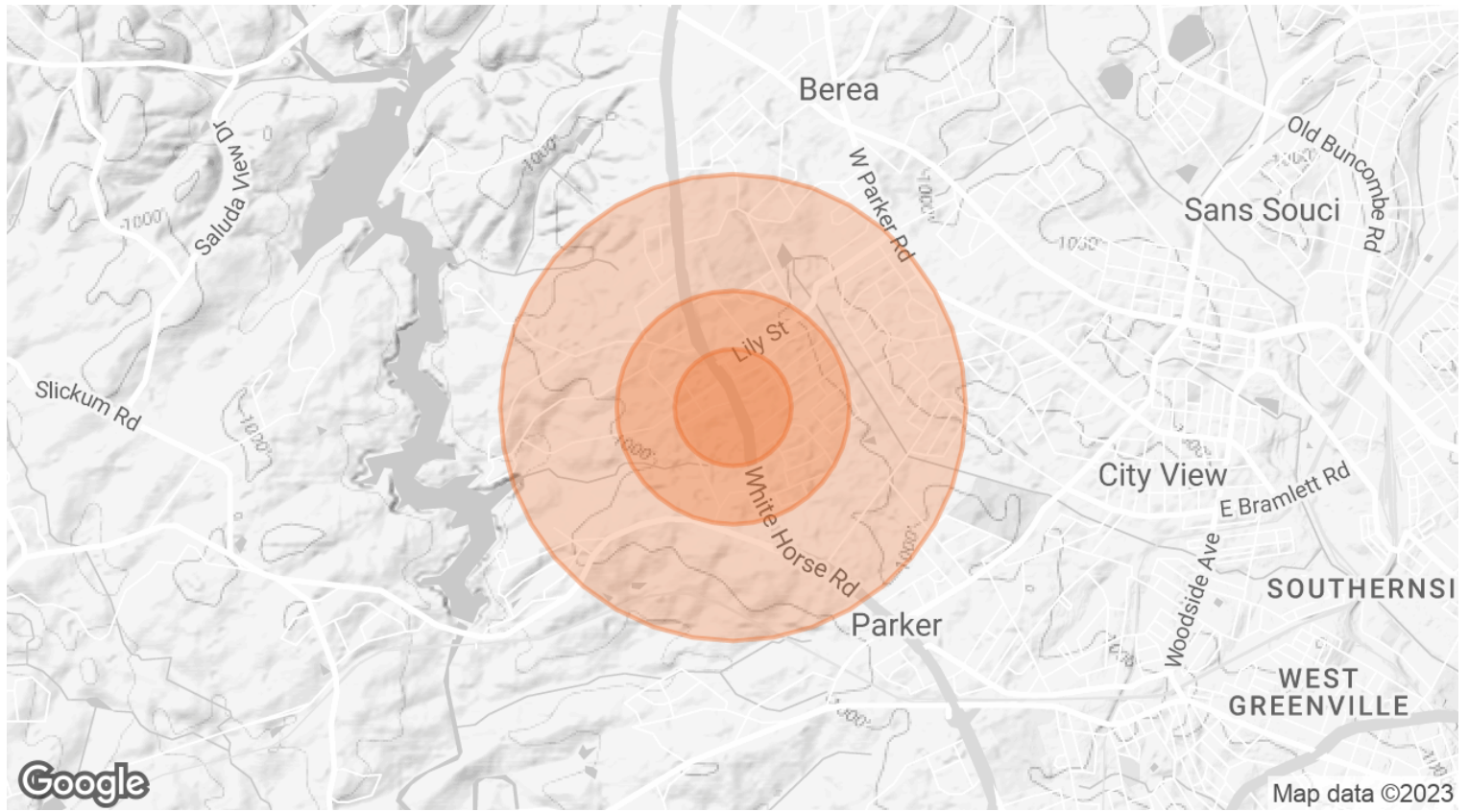


AERIAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	587	2,177	6,196
AVERAGE AGE	34.4	35.1	37.3
AVERAGE AGE (MALE)	29.0	29.8	32.4
AVERAGE AGE (FEMALE)	35.0	35.8	38.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	225	838	2,377
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$47,064	\$47,248	\$48,498
AVERAGE HOUSE VALUE	\$142,235	\$139,672	\$129,150

* Demographic data derived from 2020 ACS - US Census