



FOR SALE OR LEASE

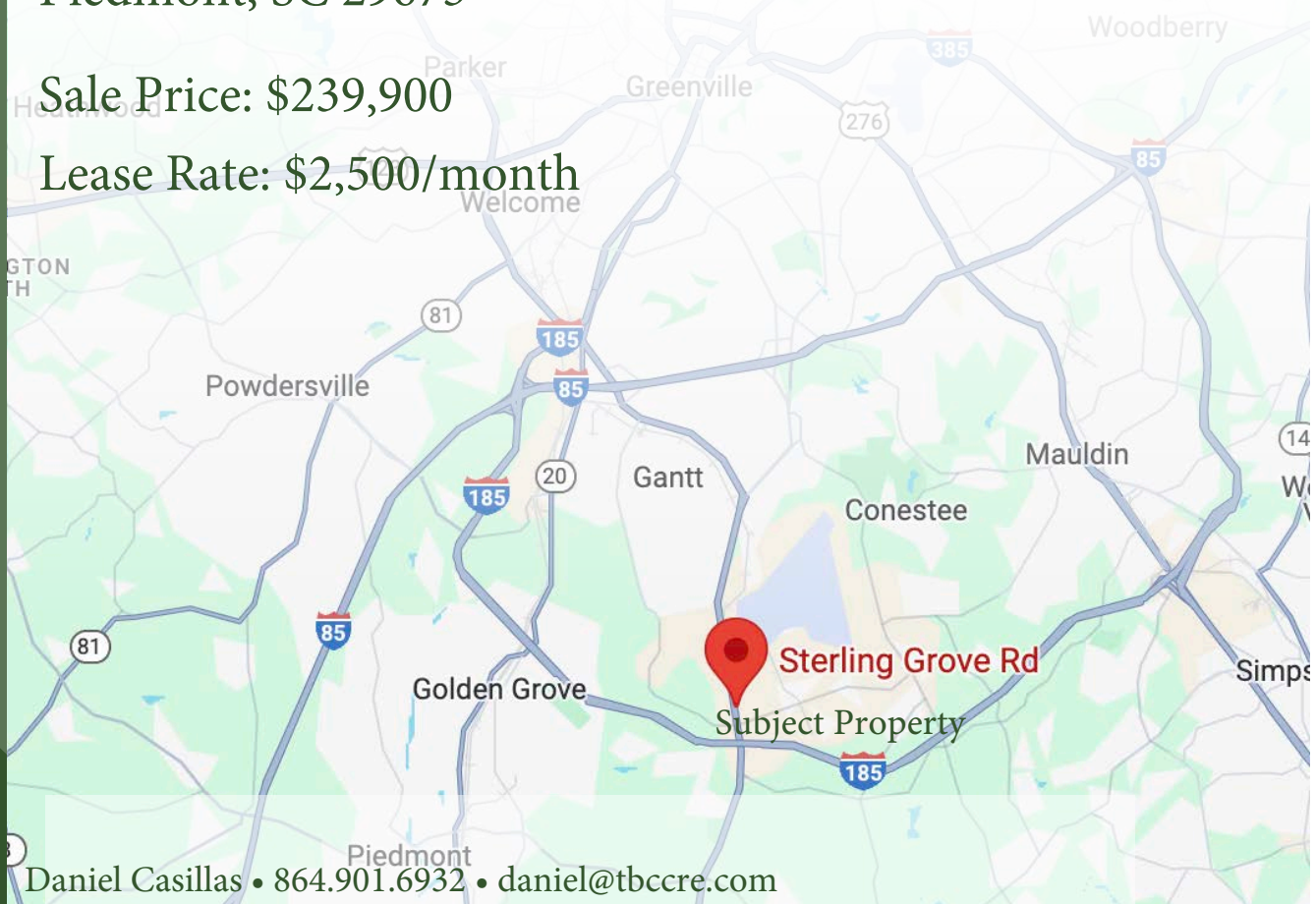
±1.15 acre

Sterling Grove Rd

Piedmont, SC 29673

Sale Price: \$239,900

Lease Rate: \$2,500/month



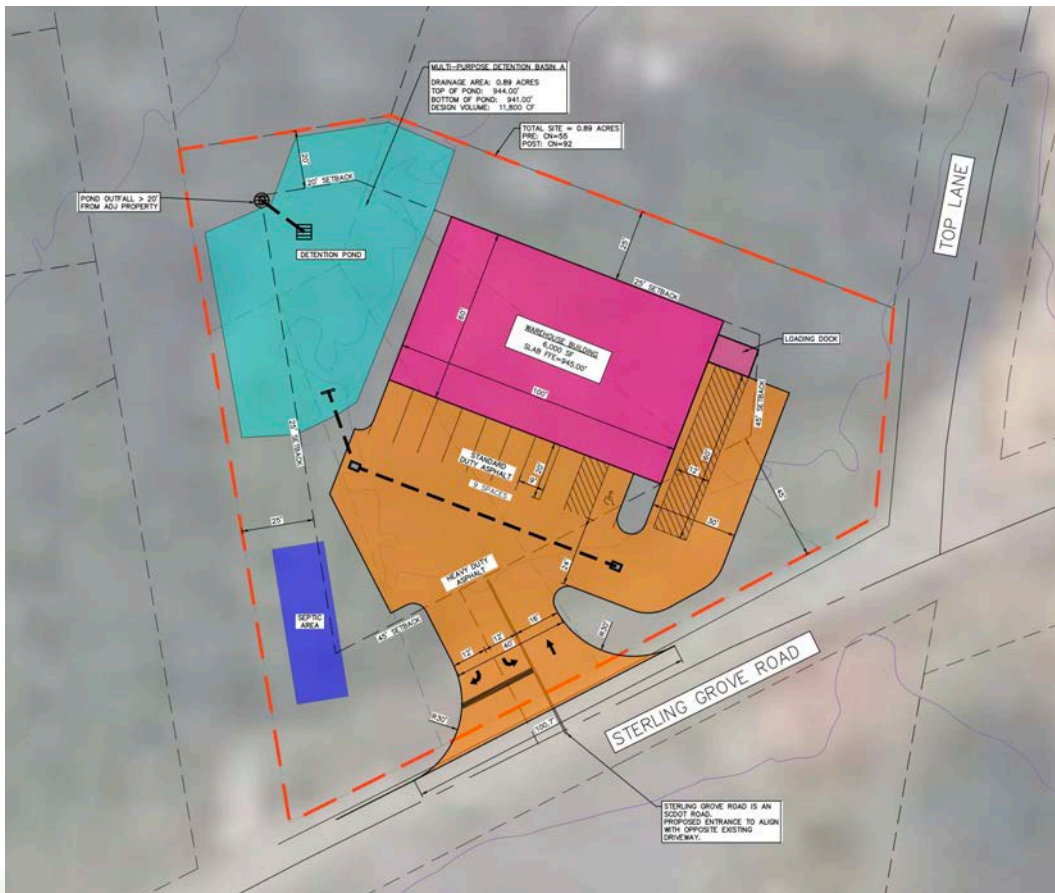
Daniel Casillas • 864.901.6932 • daniel@tbccre.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

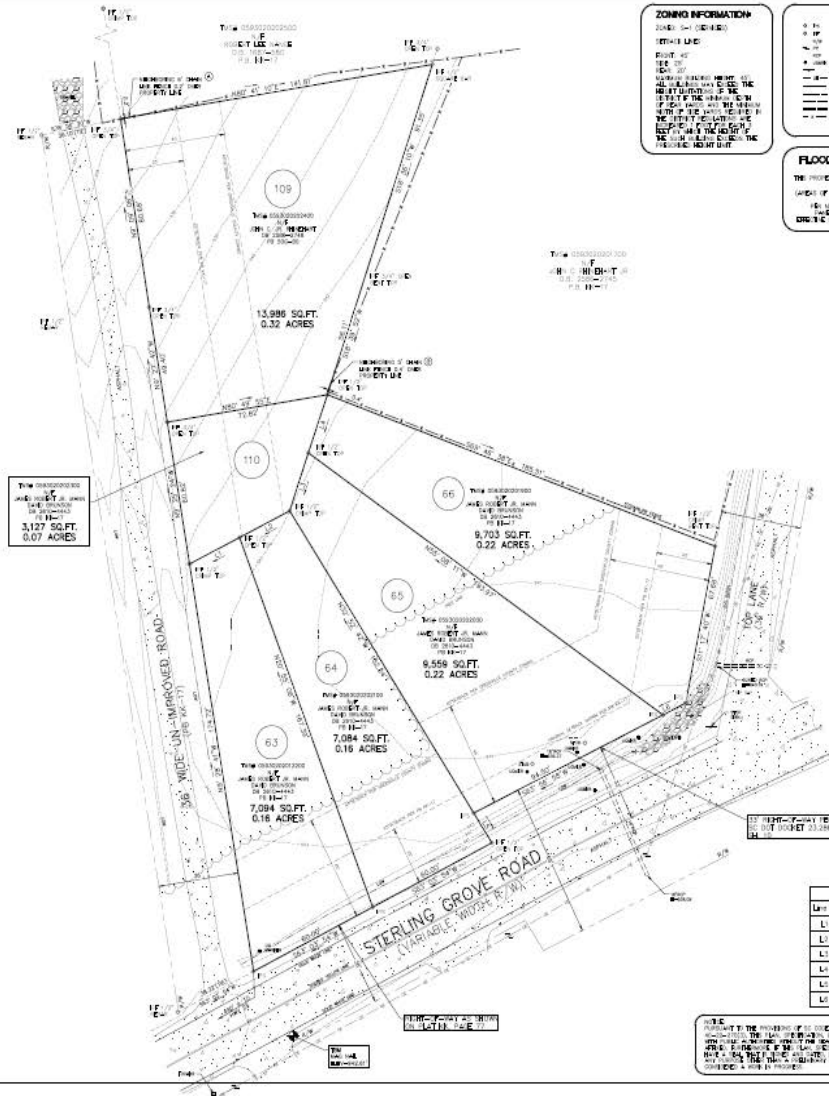
AMENITIES

- Greenville TMS 0593020201900, 0593020202000, 0593020202100, 0593020202200, 0593020202300, & 0593020202400
- Zoned S-1
- Excellent topography
- Owner plans to clear the property
- Gravel, fence, and gate could be installed to create a lay down yard
- Public water, power, natural gas, and Internet are available. Sewer is nearby but not contiguous with property
- Listing agent has a partial ownership interest in the property.
- See proposed site plan below.



Contact: Daniel Casillas • 864.901.6932 • daniel@tbccre.com

SURVEY



ZONING INFORMATION
 ZONE: R-1 (RESIDENTIAL)
 LOT: 109-110
 DISTRICT: 11-1
 HEIGHT: 35 FT.
 AREA: 10,000 SQ. FT.
 SETBACKS: 10 FT. FRONT, 5 FT. SIDE, 10 FT. REAR
 NOTES: ALL UTILITIES TO BE SHOWN AND DEPTH OF TRENCHES TO BE NOTED. ALL UTILITIES TO BE DEPTHS TO BE NOTED. ALL UTILITIES TO BE DEPTHS TO BE NOTED.

LEGEND
 - - - - - UNIMPROVED ROAD
 - - - - - IMPROVED ROAD
 - - - - - EASEMENT
 - - - - - FENCE
 - - - - - UTILITY
 - - - - - ELEVATION
 - - - - - BENCH MARK
 - - - - - CORNER



FLOOD INFORMATION
 THE PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF MINOR FLOOD RISK).
 FLOOD ZONE: X
 DATE: 11/15/2011

SURVEYOR'S NOTES
 1. THESE ARE THE ONLY LOTS IN THIS SUBDIVISION THAT ARE NOT BOUND BY THE STERLING GROVE ROAD EASEMENT.
 2. THE PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND REGULATIONS.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCROACHMENTS OR VIOLATIONS.
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POSSIBLE PROJECTIONS
 (A) UNIMPROVED ROAD
 (B) IMPROVED ROAD
 (C) EASEMENT
 (D) FENCE
 (E) UTILITY

TOTAL LAND AREA
 50,553 SQ. FT.
 1.15 ACRES

BANK OF BEARINGS
 BEARINGS BASED ON S.O. 1005 NETWORK OBSERVATION
 (MAY 03/2010)

FREELAND
 SURVEYING & ENGINEERING, P.C.
 1000 W. 10TH STREET, SUITE 100
 GREENVILLE, SOUTH CAROLINA 29601
 TEL: 864.271.4444 FAX: 864.271.4444
 www.freeland-surveying.com

DATE: 11/15/2011
 TIME: 10:00 AM
 DRAWN: [Name]
 CHECKED: [Name]
 SCALE: 1" = 40'

STATE OF SOUTH CAROLINA
 GREENVILLE COUNTY
 TOPOGRAPHIC SURVEY FOR
 CONNOR KENNEDY
 DONALDSON HEIGHTS
 LOTS 63-66, 109-110

DATE: 11/15/2011
 TIME: 10:00 AM



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