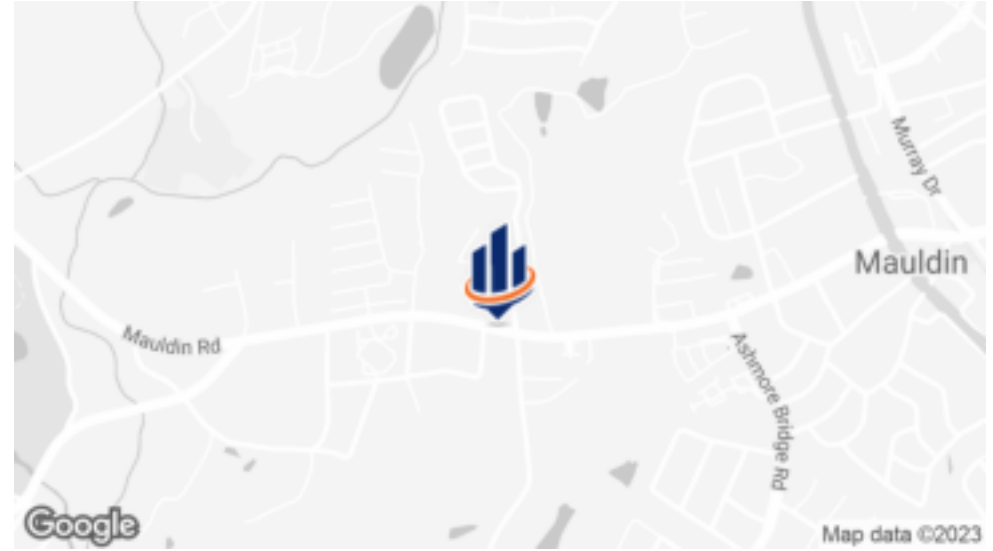


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$800,000
LOT SIZE:	±10 Acres
PRICE / ACRE:	\$80,000
ZONING:	PD Commercial
MARKET:	Mauldin
APN:	M008020100500
VIDEO:	View Here

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PROPERTY OVERVIEW

Reedy River Retail at SVN Blackstream is pleased to present this opportunity to purchase ±10 AC on W Butler Road in Mauldin, SC. Roughly 1 mile from the Mauldin City Center project, this site is primed for additional retail development with all utilities available at the street.

Roughly 7.5 AC of the ±10 AC tract can be feasibly developed. Mauldin is a rapidly growing submarket of the Greenville MSA. The City of Maudlin has roughly 5,000 new rooftops (mixture of Class-A multifamily, townhome and single-family residential developments) in various stages of development.

PROPERTY HIGHLIGHTS

- High traffic corridor of ±29,400 VPD on W Butler Road
- Easy access to major thoroughfares - I-85 (5 mins); I-385 (4 mins); Greenville (15 mins); GSP Intl Airport (15 mins)
- At newly lighted intersection and new retail/office development across the street

ADDITIONAL PHOTOS



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POTENTIAL SITE PLAN OPTION



Commercial Site | W Butler Road



Site Development Summary
10 Acres
Mauldin, SC
TMS# M008020100500
Existing PD Zoning

Concept 1.0



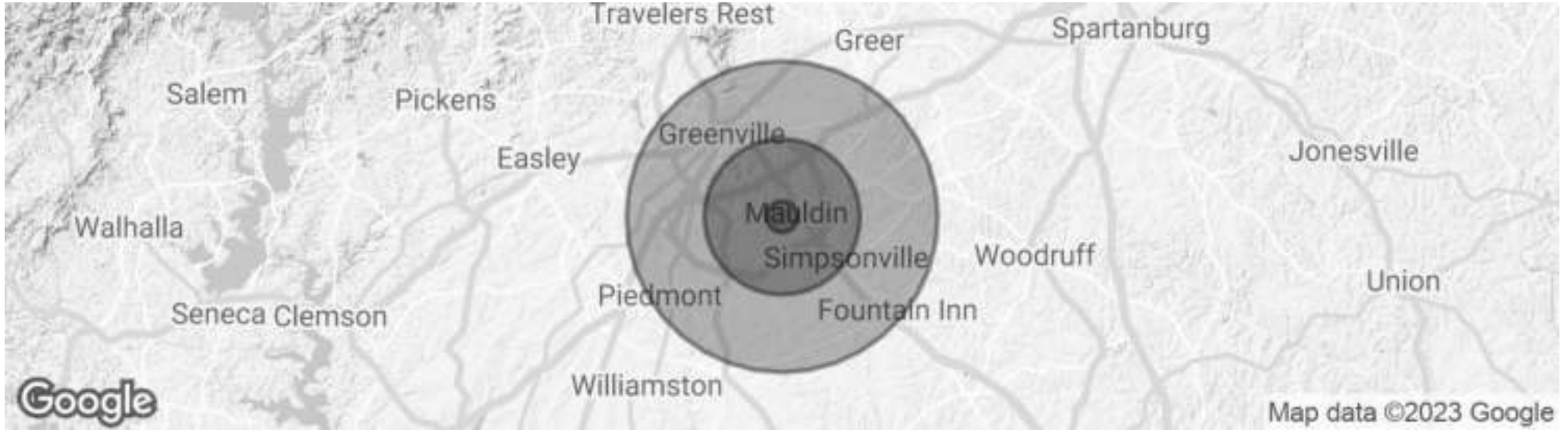
Note: This plan is conceptual and subject to change due to local regulatory requirements and market conditions.



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DEMOGRAPHICS MAP & REPORT



DEMOGRAPHIC INFO

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	±6,230	±44,645	±126,778
TOTAL HOUSEHOLDS	±2,563	±18,270	±50,984
AVERAGE AGE	39.4	39.2	39.5
AVERAGE HH INCOME	\$74,991	\$82,080	\$97,214
MEDIAN HOME VALUE	\$316,226	\$305,436	\$389,188
DAYTIME EMPLOYEES	±4,928	±35,310	±101,171

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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



**INVESTMENT
SALES**



**LANDLORD
REPRESENTATION**



**TENANT
REPRESENTATION**

ABOUT US

In 2018, Dustin Tenney and Daniel Holloway took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward several years and they have built one of the most dominant retail brokerage teams in the Upstate.

Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

Specializing in investment sales, landlord representation and tenant representation allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided.



2022 NUMBERS

\$52 MILLION

**INVESTMENT
SALES**

\$23 MILLION

**LEASING
VOLUME**



**CoStar[™]
POWERBROKER[™] AWARD**



Contact Us

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REEDY RIVER RETAIL
at SVN | BLACKSTREAM



THE JUNCTION AT
DOWNTOWN AIRPORT
GREENVILLE, SC



BURDETTE CENTRAL
SIMPSONVILLE, SC



PELHAM EXCHANGE
GREENVILLE, SC

NOTABLE CLIENTS & TRANSACTIONS



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. Finding the location was just the start. They also made sure we had all of the right contacts for each step in our process. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."

David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel only a few months ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"

Nauman Panjwani, VP of SNS Properties

"These guys hustle and they are very patient all at the time same. They want to make sure they are getting the best deal for their client, whether it's an investment or a tenant on a leasing assignment. Dustin and Daniel are fantastic brokers who I hope to have the pleasure of dealing with for many years to come."

Joe Pazdan, Real Estate Owner/Investor and Principal at McMillian Pazdan Smith Architectural Firm

"Dustin and Daniel do fantastic work for BlueMont Group, LLC. We were new to the Upstate SC market and they quickly got us acclimated. They are knowledgeable and aggressive and will do whatever it takes for their clients. They are always available and determined to get you the best deal. Selfishly I am also impressed by the sincere love they have for our brand. Dustin and Daniel truly run on Dunkin'!"

Meghan Wolfinger, Chief Development Officer of BlueMont Group (Dunkin' Franchisee)

"In a fast moving market where timing is essential, Dustin & Daniel have proven to be great partners to our brands. They are extremely responsive and waste no time when it comes to their clients needs. They are knowledgeable and professional and they take the extra time to thoroughly investigate future opportunities. They are unmatched in their communication, commitment and market knowledge. Best in the business."

Lazaro Montoto, Tony King & Brian Shelton, Partners of Topsy Taco