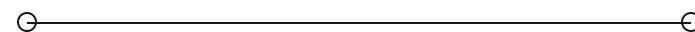


**SALE**

# Duncan Development Opportunity

**256 TUCAPAU ROAD**

Duncan, SC 29334



**PRESENTED BY:**

**STEPHEN AHRN Rud**

O: 864.637.9302

stephen.ahnrud@svn.com

SC #97519

# PROPERTY SUMMARY



VIDEO

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,400,000
<b>LOT SIZE:</b>	38.239 Acres

## PROPERTY DESCRIPTION

SVN | BlackStream is pleased to present 38.24 acres of commercial land for sale just off of Hwy 290 in Duncan. This site is ideally situated halfway between Greenville and Spartanburg, maximizing accessibility and exposure. Commercial zoning allows flexibility for custom industrial development. Conceptual site plans includes two industrial buildings measuring +/-140,400 SF and +/-170,100, ample truck court, 62 trailer spaces, and 285 parking spaces.

## PROPERTY HIGHLIGHTS

- Conceptual site plans for +/-310,500 SF of industrial product
- Prime development opportunity just off I-85
- High growth corridor of Hwy 290
- Halfway between Greenville and Spartanburg

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## ADDITIONAL PHOTOS



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**CONCEPTUAL SITE PLAN- GREEN SHADED AREA IS NOT INCLUDED- NEIGHBORING PARCEL**



SCALE: 1" = 100'  
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



**CONCEPTUAL SITE PLAN**  
TUCAPAU ROAD  
SPARTANBURG COUNTY, SC  
05/30/2023

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# PROPERTY DESCRIPTION

## LOCATION DESCRIPTION

256 Tucapau Rd is located just off of Hwy 290 in Duncan. The property is just over a mile away from I-85. The Greer Inland Port, Greenville-Spartanburg Airport, Michelin, BMW, I-385, and I-26 are all within 15 miles of the site. Hwy 290 sees 41,400 VPD per station ID 42-0286. Located in a high growth corridor, this site would be prime for an industrial development.



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**ADDITIONAL PHOTOS**



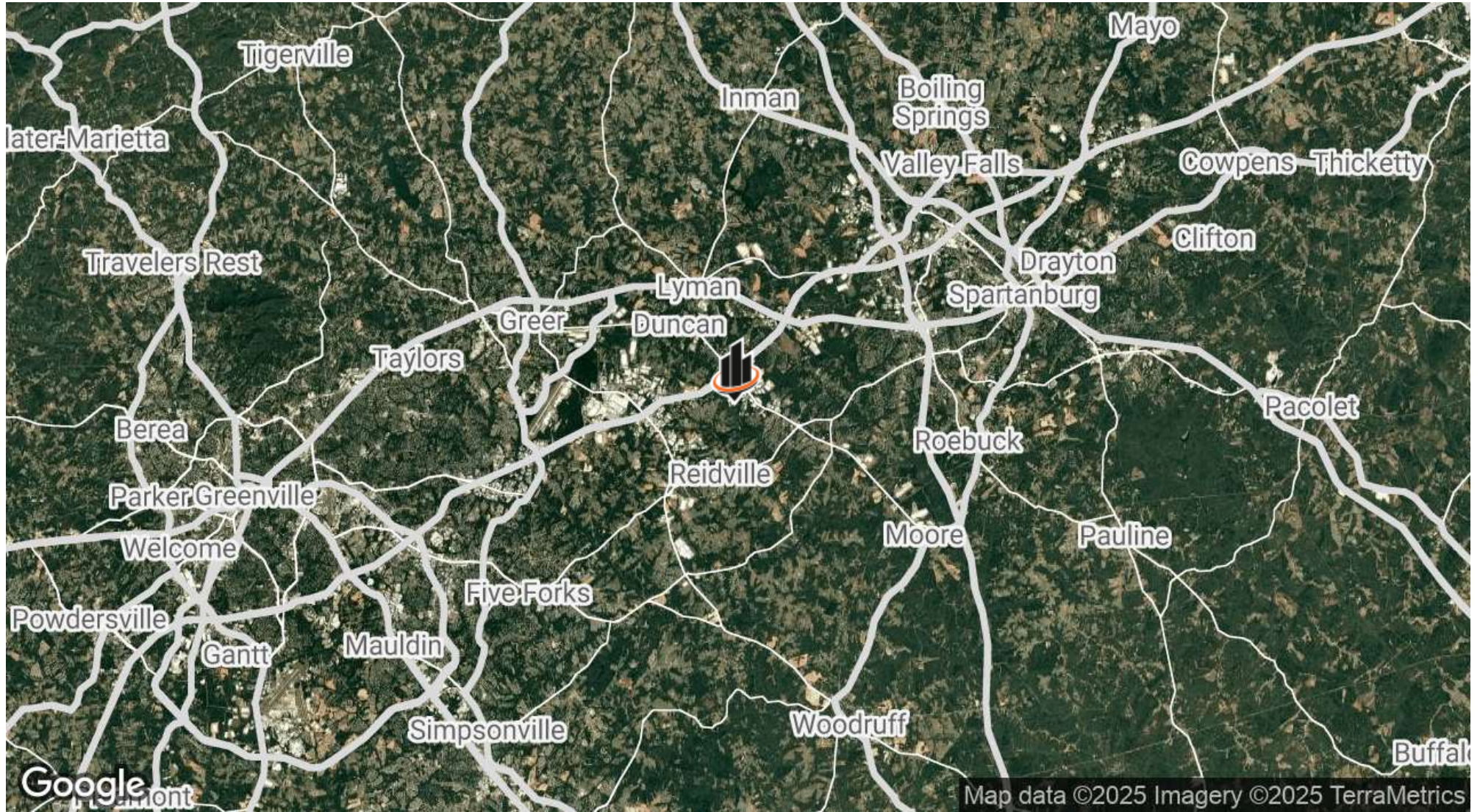
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**ADDITIONAL PHOTOS**



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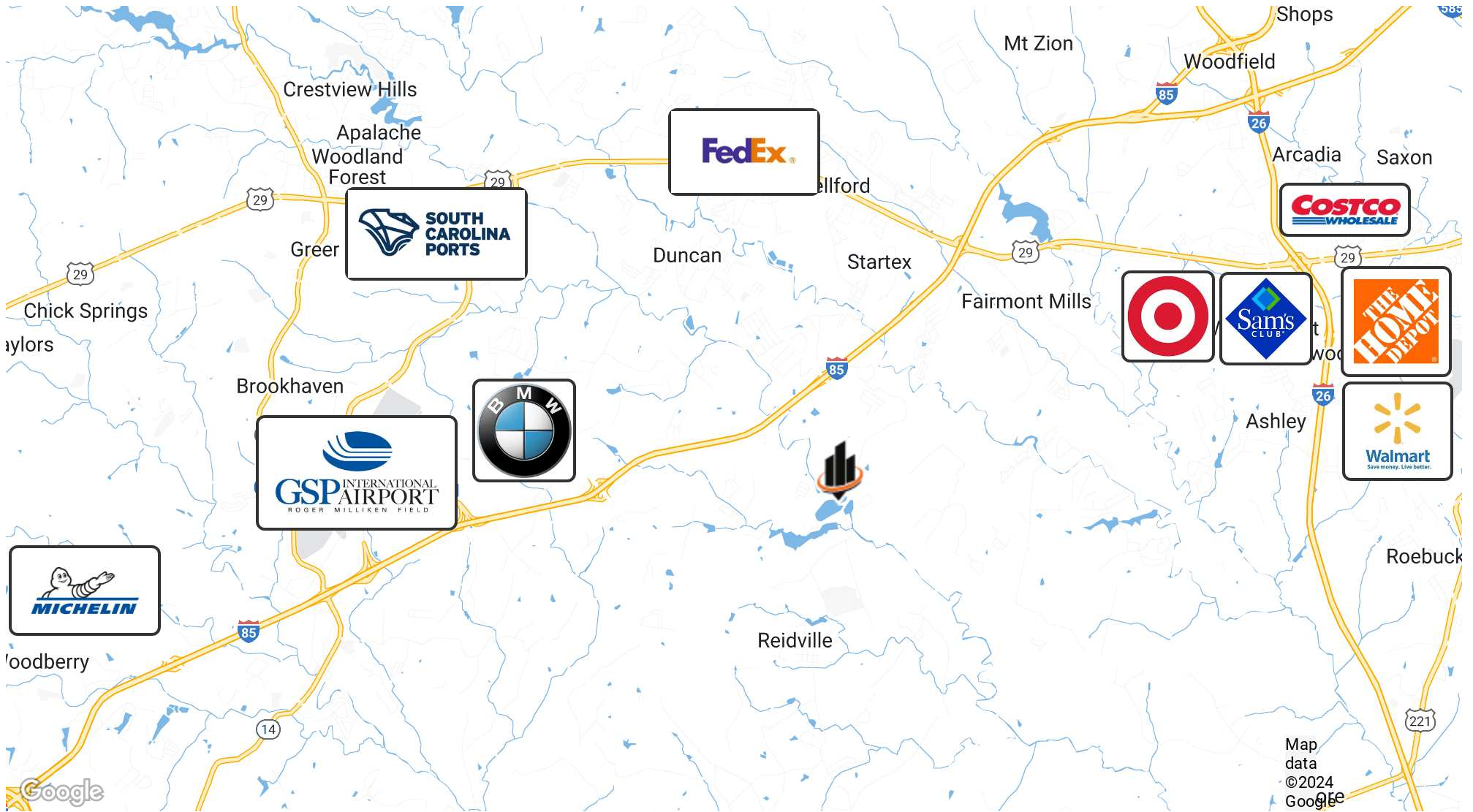
## LOCATION MAP



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# RETAILER MAP



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

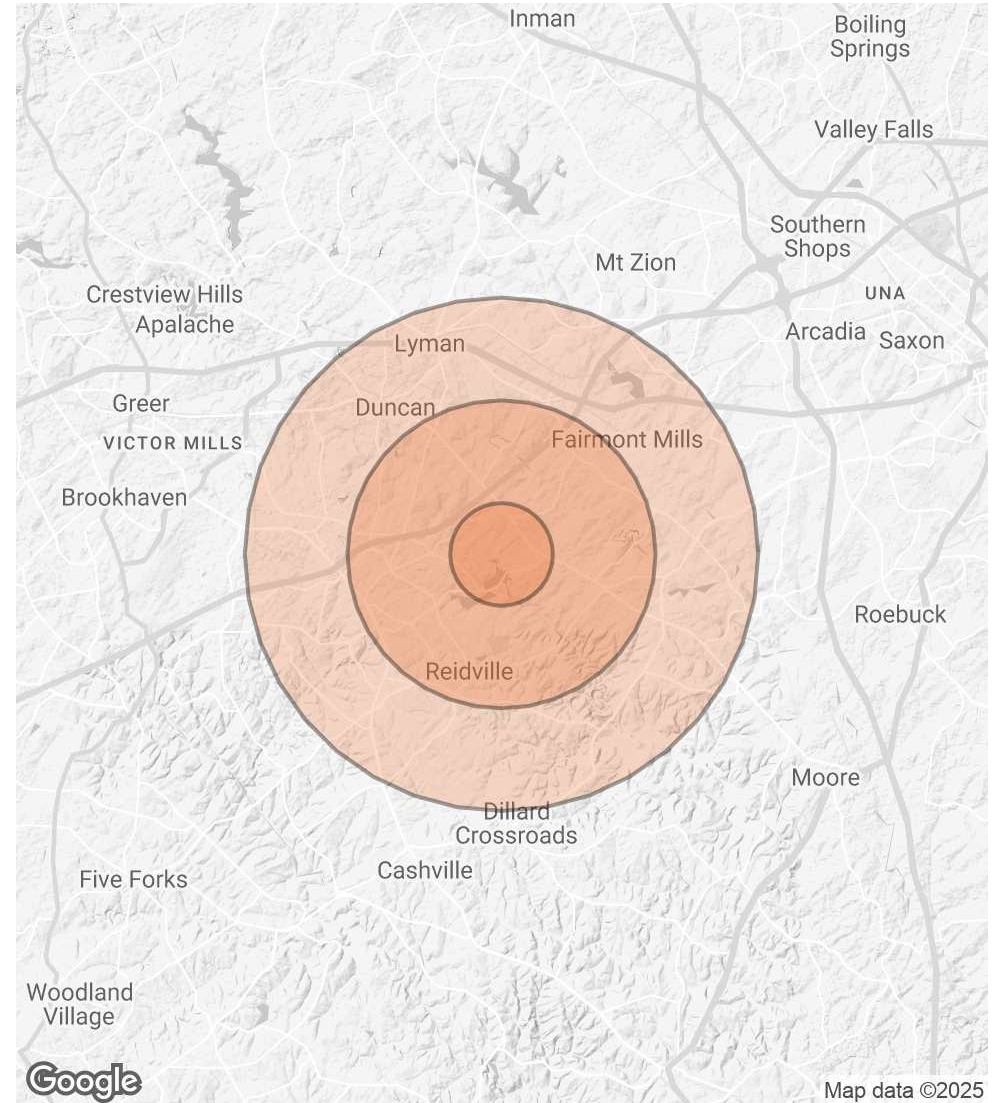
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,406	24,750	51,483
<b>AVERAGE AGE</b>	37	38	39
<b>AVERAGE AGE (MALE)</b>	36	37	38
<b>AVERAGE AGE (FEMALE)</b>	37	39	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,236	9,151	19,293
<b># OF PERSONS PER HH</b>	2.8	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$125,322	\$105,915	\$102,776
<b>AVERAGE HOUSE VALUE</b>	\$374,622	\$303,352	\$294,147

Demographics data derived from AlphaMap



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## ADVISOR BIO 1



### STEPHEN AHRUD

Broker -in- Charge

stephen.ahnrud@svn.com

Direct: **864.637.9302** | Cell: **404.272.0054**

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### PROFESSIONAL BACKGROUND

Stephen Ahrud is the Broker-In-Charge at SVN Blackstream in Greenville, SC, where he has been shaping the commercial real estate landscape since joining as an advisor in 2016. Acquiring the BIC title in 2021, Stephen has leveraged his passion for the Upstate and his commitment to helping entrepreneurs and investors to drive significant growth and success for his clients.

With a specialty in flex spaces, land, and self-storage, Stephen brings an eclectic mix of expertise and experience to the table. His dedication to understanding the unique needs of each client has enabled him to build strong relationships and achieve remarkable results.

Before diving into the world of commercial real estate, Stephen honed his skills in apartment advertising, gaining valuable insights that have contributed to his comprehensive understanding of the real estate market.

Stephen's journey into commercial real estate was fueled by his desire to influence the growth and development of the Upstate region. His work has been instrumental in helping businesses and investors find the perfect spaces to thrive.

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