

# Lakeside Business Park

## Construction Drive Development Opportunities

Piedmont, SC 29673



### OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: +/- 48.6 AC

Zoning: S-1

Market: Piedmont  
Easley  
Greenville

Traffic Counts: Highway 20 [13,500  
VPD]

### PROPERTY OVERVIEW

SVN Blackstream is pleased to present this opportunity to purchase out parcels on Piedmont Highway in Piedmont, SC. Out parcels will vary depending on need. There is also an option to purchase 48.6 AC together [no out parcel available] for \$25,000/AC, totaling \$1,215,000.

Surrounding businesses are Sherman Construction, Carolina Heating Service, Bennett Equipment & Supply, Woodco and down the road is the Greenville County Recreation Department's "7th Inning Splash" Water Pad.

### PROPERTY HIGHLIGHTS

- Great proximity to I-85 [1.7 miles] and downtown Greenville [6.2 miles] for employee commute or business traffic
- Opportunity for business growth with flexible out parcels designations
- Utilities are available for smaller out parcels, but end at the end of the culdesac [would need to be extended for larger parcel]

**Stephen Ahrnud**

Broker -in- Charge

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# Lakeside Business Park Overview



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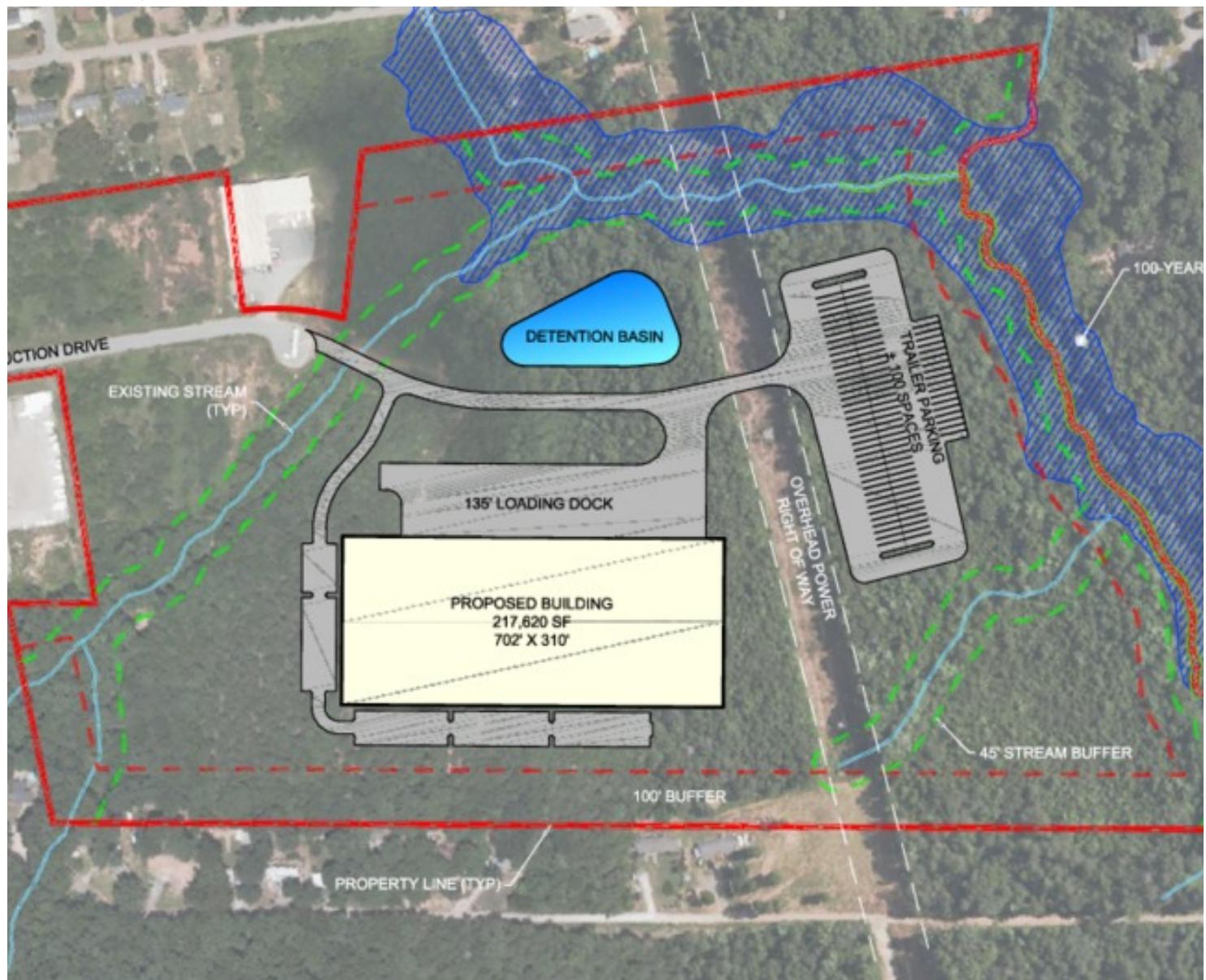
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**SVN**  
BLACKSTREAM®

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# For Sale

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# For Sale

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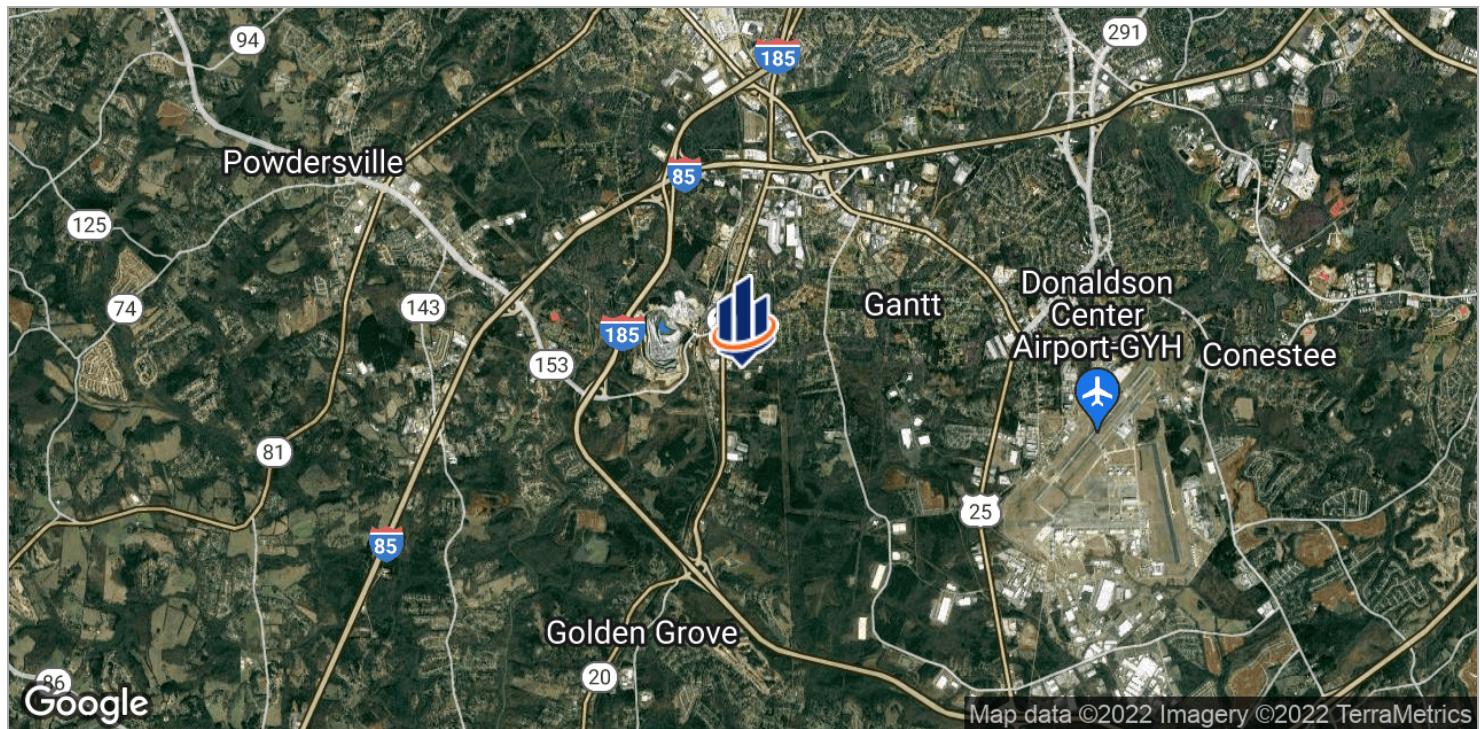
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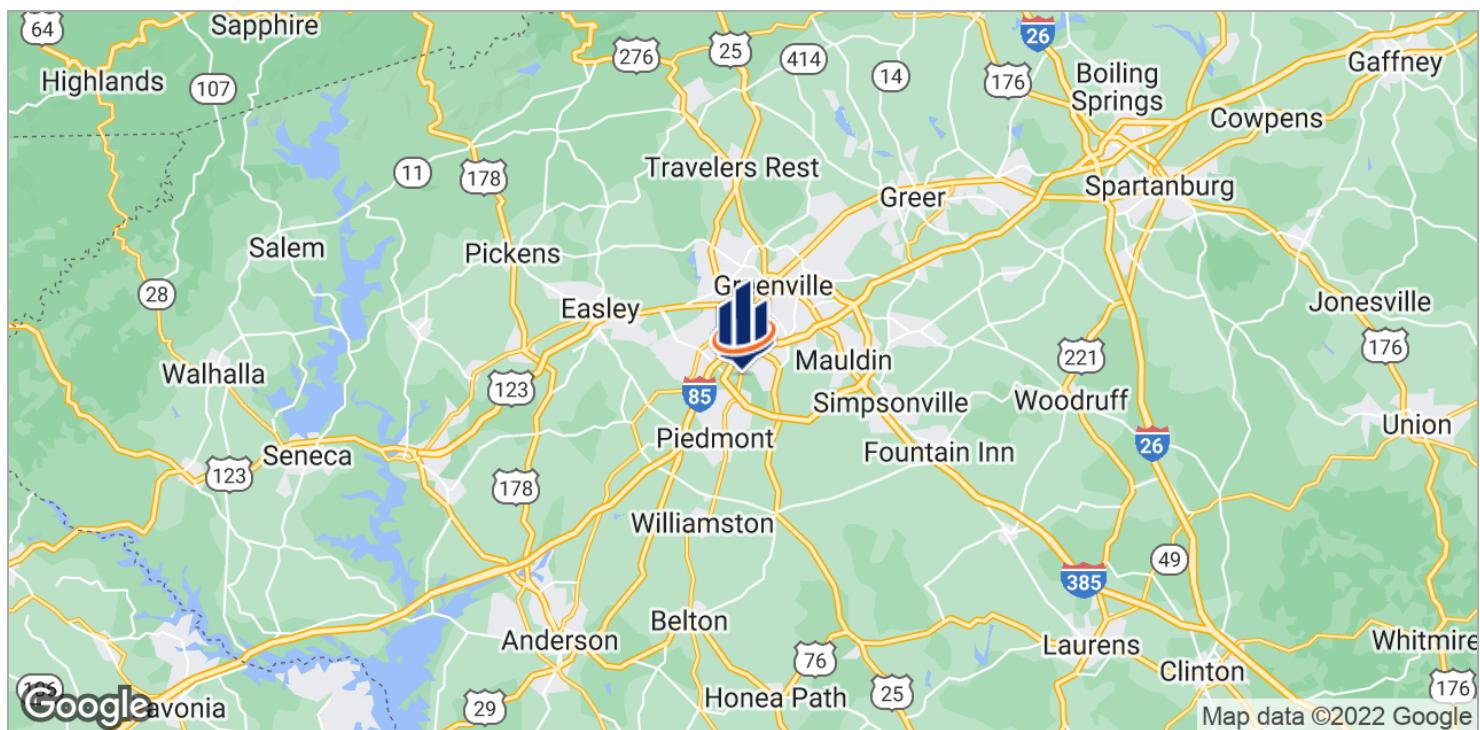
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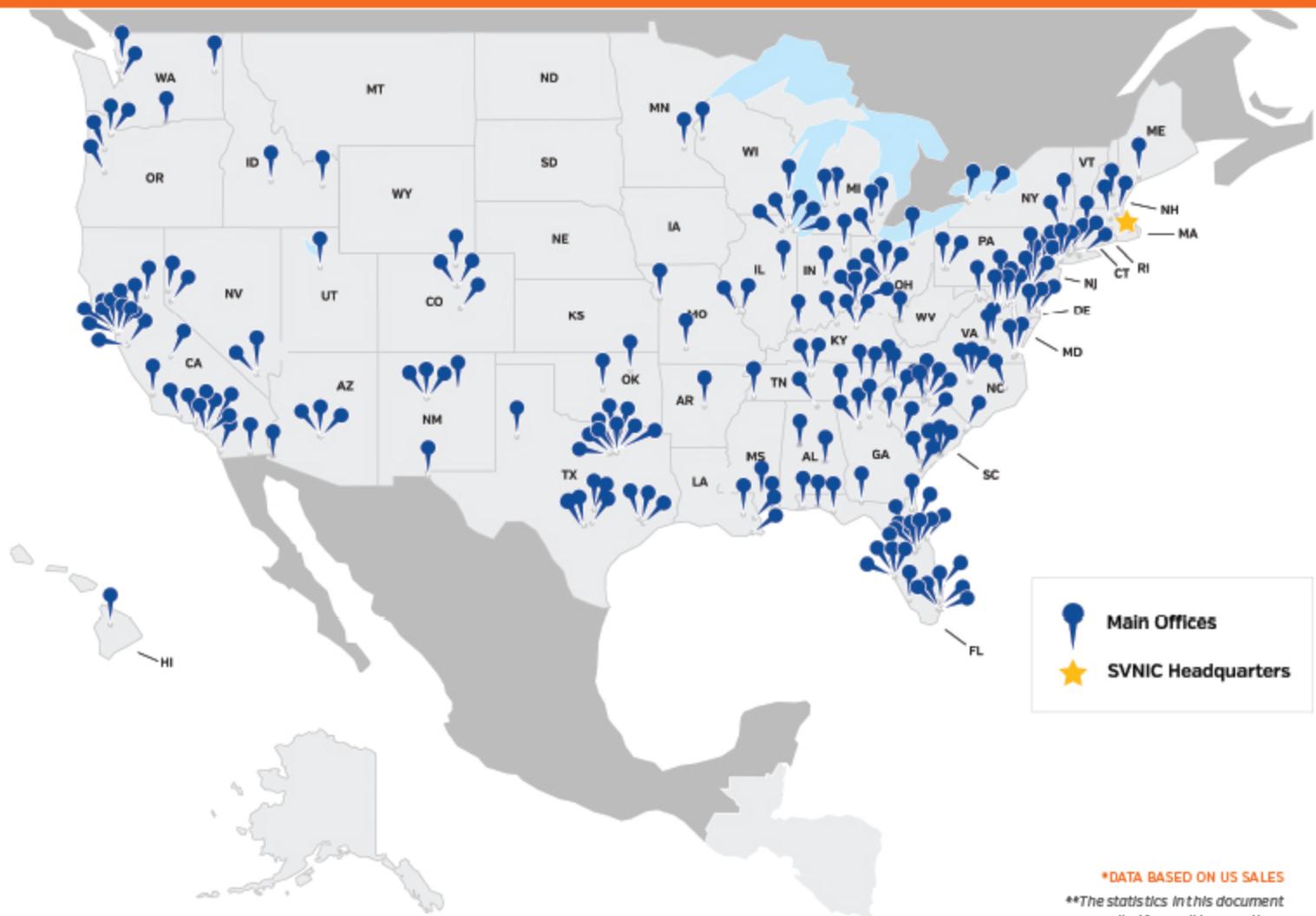
**THE SVN® ORGANIZATION** is comprised of over 1,600 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographical coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

1,600+ Advisors  
and Staff

200 Offices  
Nationwide

\$11.1 Billion Total Value of  
Sales and Lease Transactions

2017 Volume  
63% Sales | 37% Leasing\*



\*DATA BASED ON US SALES

\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2017. They are not audited.

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Sales with cooperating brokers sell for a **9.6% HIGHER SALE PRICE\***

### traditional brokerage model

Pocket Listings  
Buyer Pays their  
Broker  
No Broker Co-op  
Limited market  
Exposure  
Registration for  
Property Information



VS.



Co-op Fee Offered  
Exposure to Market  
Maximum Competition  
Highest Sale Price

when you hire SVN you are also hiring  
*the entire brokerage community*

- Jones Lang Lasalle
- Cushman & Wakefield
- Colliers International
- Marcus & Millichap
- CBRE
- Baum Realty Group
- Newmark Grubb Knight Frank
- HFF
- Mid-America



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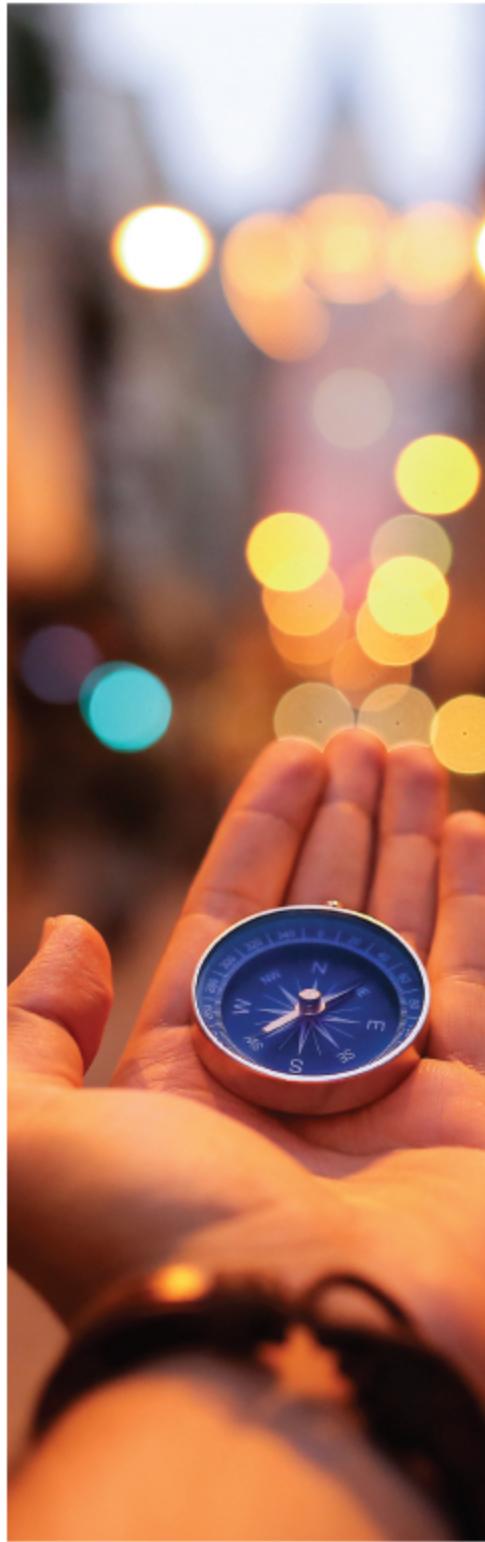
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A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN® our Core Covenants personify our values and culture and differentiate us from the competition.

As members of the SVN Shared Value Network®, we each commit to do the following:

- 1** Create amazing value with my clients, colleagues and communities.
- 2** Cooperate proactively and place my clients' best interests above my own.
- 3** Include, respect and support all members of commercial real estate industry.
- 4** Honor my commitments.
- 5** Personify and uphold the SVN® brand.
- 6** Resolve conflicts quickly, positively and effectively.
- 7** Take personal responsibility for achieving my own potential.
- 8** Excel in my market area and specialty.
- 9** Focus on the positive and the possible.
- 10** Nurture my career while valuing the importance of family health and community.

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