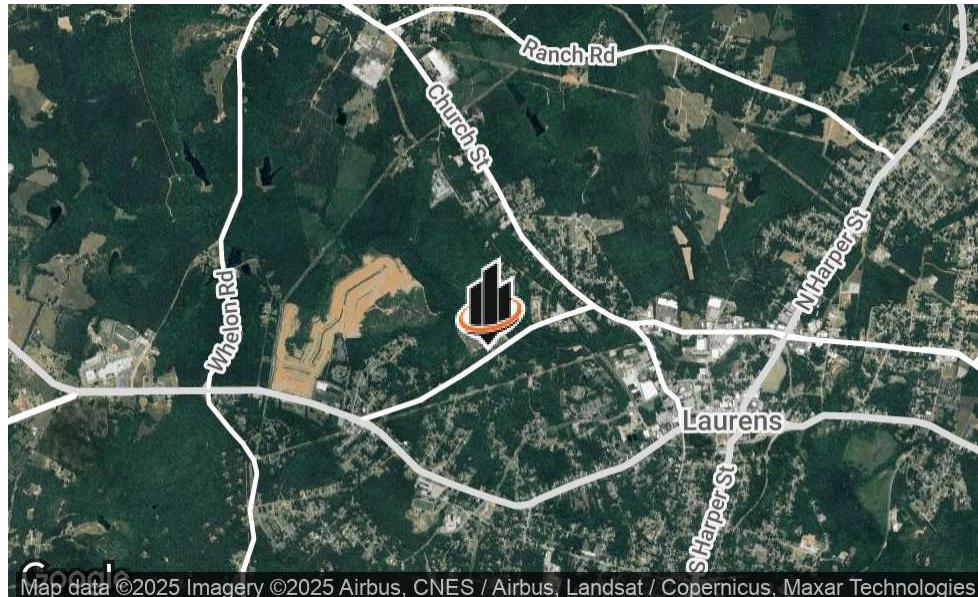


## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Contact Broker for Details
<b>TOTAL ACREAGE:</b>	±37.97 Acres
<b>ZONING:</b>	SR(Sub-Urban Residential)
<b>LAURENS COUNTY TMS:</b>	Various

## PROPERTY DESCRIPTION

Reedy River Retail at SVN | Palmetto is pleased to present a unique development opportunity in the heart of Laurens, SC. This offering consists of a portfolio of land parcels and infill lots totaling ±37.97 acres, with individual tract sizes ranging from ±0.36 acres to ±10.58 acres. Ownership is open to selling parcels individually or as an entire portfolio. Primarily raw, wooded land, these parcels are well-positioned for a residential development project, whether it be single-family homes or multi-family apartments or townhomes. With multifamily housing in high demand throughout Laurens, the highest and best use for the property would be a multifamily or mixed-residential development. Located within a growing region of the Upstate, this portfolio presents a rare chance for a small-to-mid-sized developer to capitalize on the increasing need for quality housing in a rapidly expanding market.

## PROPERTY HIGHLIGHTS

- ±37.97 total acres across multiple parcels
- 10 parcels ranging in size from ±0.36 AC to ±10.58 AC
- Mostly raw, wooded infill lots
- Excellent potential for residential subdivision or multifamily development
- Owner willing to subdivide or sell as a portfolio
- Located in a high-growth area of Laurens County with strong housing demand

## LAND LOTS

# OF LOTS 10 | TOTAL LOT SIZE 0.36 - 10.58 ACRES | TOTAL LOT PRICE N/A | BEST USE SINGLE-FAMILY OR MULTI-FAMILY DEVELOPMENT

STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	1	354-00-00-009	4 Acres	N/A	Unzoned
Available	2	906-05-03-017	0.92 Acres	N/A	SR   Sub-Urban Residential District
Available	3	906-05-02-026	5 Acres	N/A	SR   Sub-Urban Residential District
Available	4	906-05-03-016	0.36 Acres	N/A	SR   Sub-Urban Residential District
Available	5	906-05-03-001	10.58 Acres	N/A	SR   Sub-Urban Residential District
Available	6	906-05-04-001	8.56 Acres	N/A	SR   Sub-Urban Residential District
Available	7	906-05-04-007	1.18 Acres	N/A	SR   Sub-Urban Residential District
Available	8	906-05-04-006	1.3 Acres	N/A	SR   Sub-Urban Residential District
Available	9	906-05-08-044	5.5 Acres	N/A	SR   Sub-Urban Residential District
Available	10	906-04-02-042	0.57 Acres	N/A	SR   Sub-Urban Residential District

## LOT OVERVIEW



Lot #1 - Laurens County TMS: 354-00-00-009



Lot #2 - Laurens County TMS: 905-05-03-017



Lot #3 - Laurens County TMS: 906-05-02-026



Lot #4 - Laurens County TMS: 906-05-03-016



Lot #5 - Laurens County TMS: 906-05-03-001



Lot #6 - Laurens County TMS: 906-05-04-001

## LOT OVERVIEW



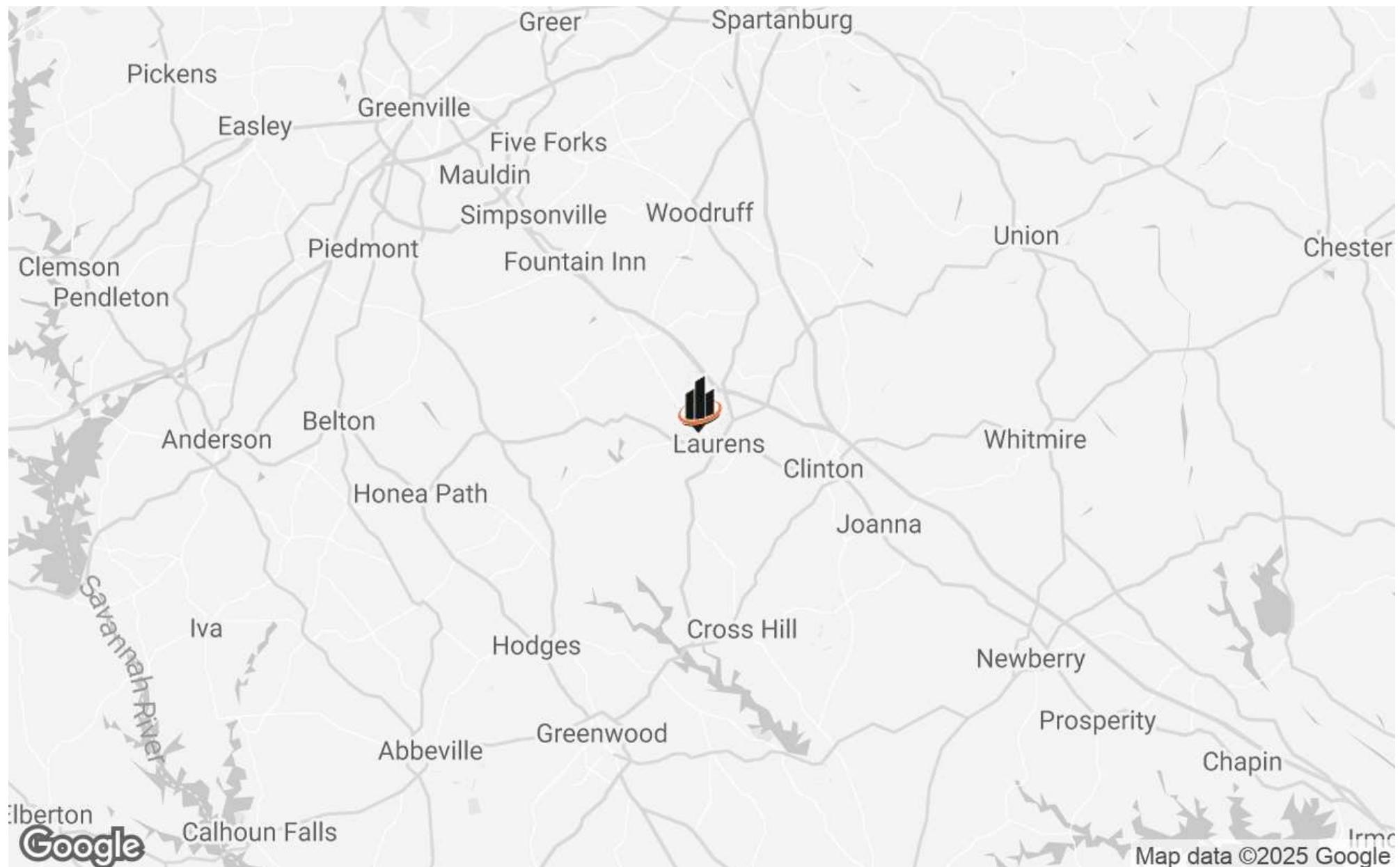
## ADDITIONAL PHOTOS



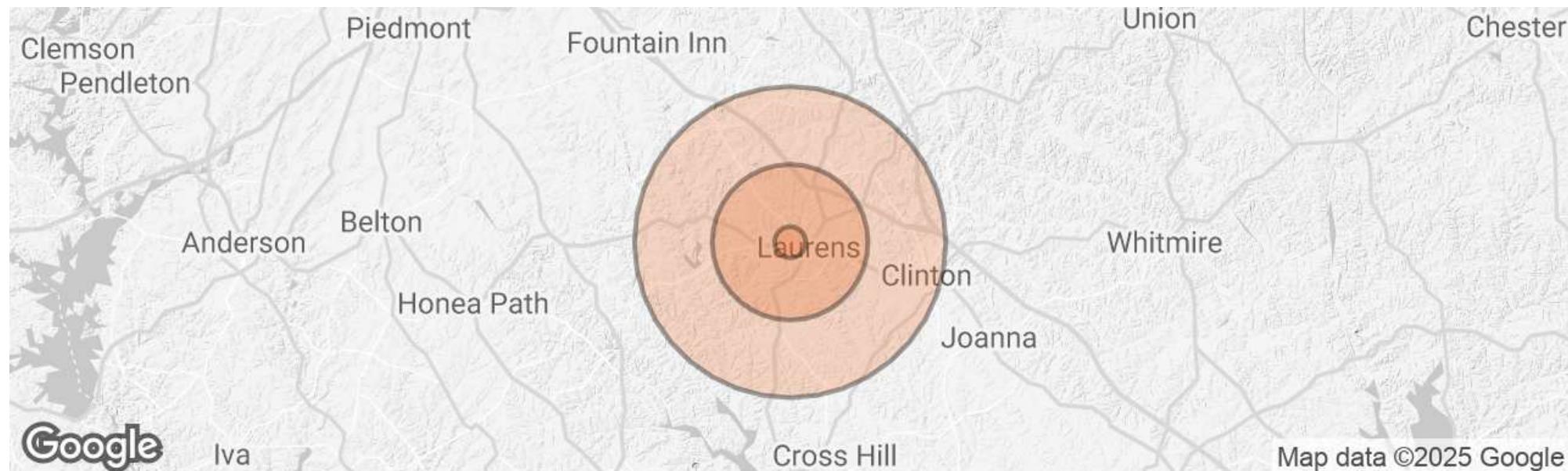
## ADDITIONAL PHOTOS



## REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT



Demographics data derived from AlphaMap & SiteSeer

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	±2,733	±17,685	±40,630
<b>AVG HH INCOME</b>	±\$76,376	±\$76,987	±\$77,100
<b>AVG HOME VALUE</b>	±\$274,544	±\$249,081	±\$244,868
<b>AVERAGE AGE</b>	±44	±41	±41
<b>DAYTIME EMPLOYEES</b>	±2,224	±14,215	±33,038

# REEDY RIVER RETAIL

## SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

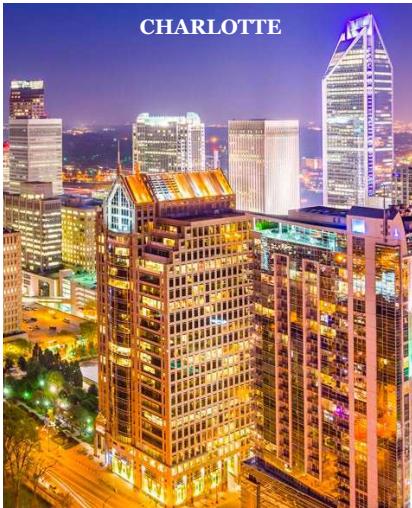
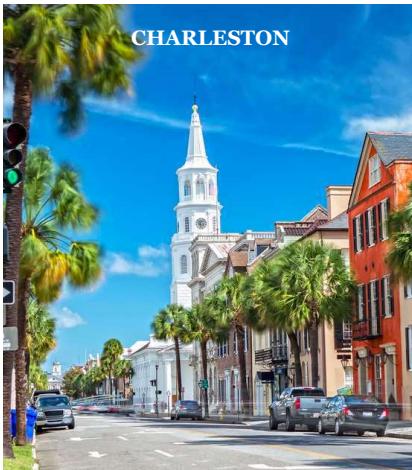
The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

330 Pelham Rd. Ste 100A  
Greenville, SC 29615





## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST



### WHAT OUR CLIENTS ARE SAYING...

*"I can't imagine my journey without Dustin and Daniel. 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 about a year 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 same time. 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 Tipsy Taco*





**Brett Mitchell**

Associate of Retail Services

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864.607.8236

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