



PROPERTY FEATURES

- Size - +/- 13 AC; can be subdivided
- Utilities - Gas, Water, Electric, Septic
- Zoned - FRD (Flexible Review District)
- Traffic Counts:
7,500 VPD - Hwy 86/Sandy Springs Rd
18,100 VPD - Hwy 25
- Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
3 miles	9,493	\$72,419
5 miles	39,437	\$70,857

3 miles 9,493

\$72,419

5 miles 39,437

\$70,857

- Price - \$1,800,000



Michael Spiers

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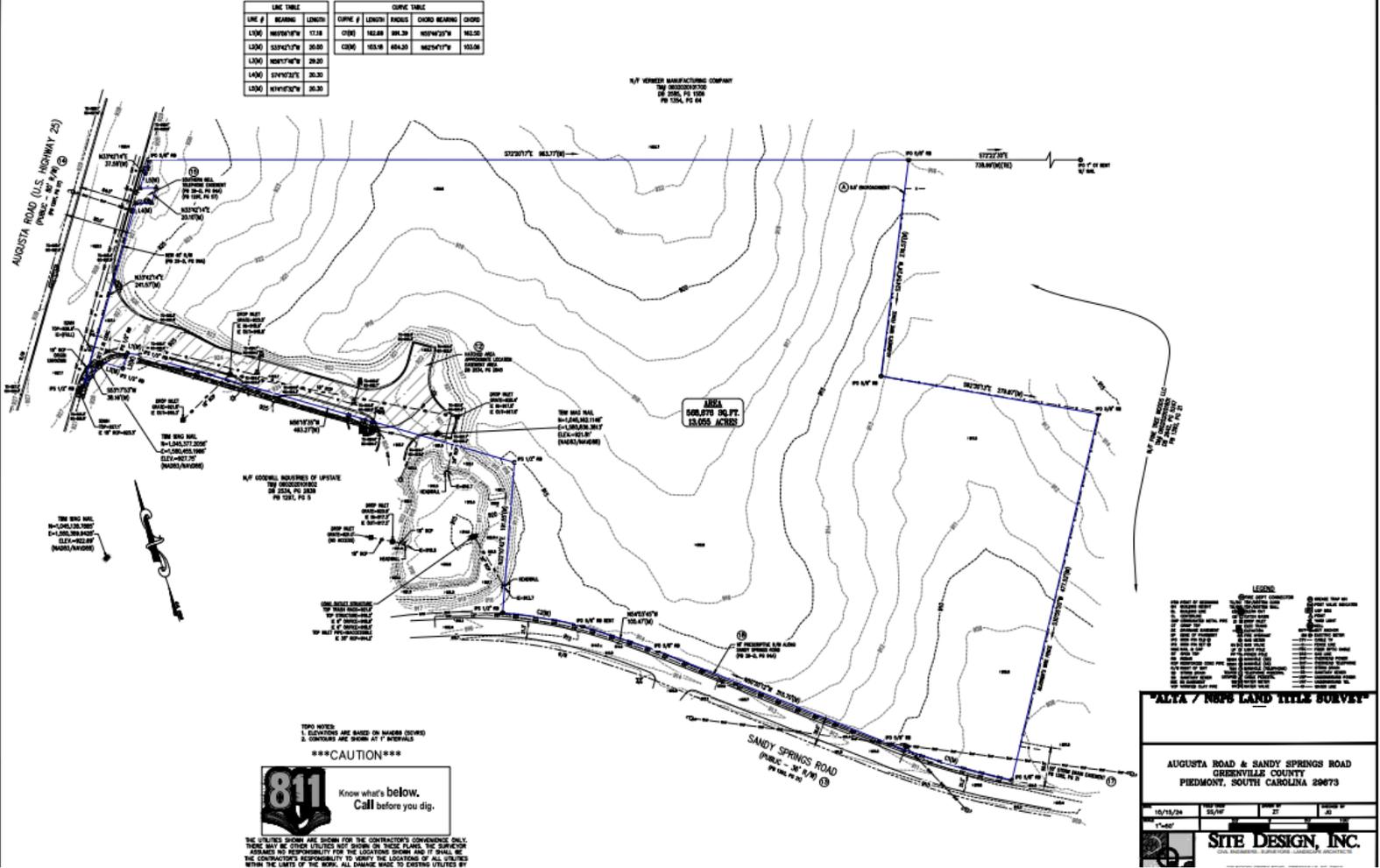
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HWY 25 & HWY 86
PIEDMONT, SC

FOR SALE

MIXED USE OPPORTUNITY

LINE TABLE			CURVE TABLE				
LINE #	BEARING	LENGTH	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
1300	N85°14'18"W	17.18	0100	162.88	394.39	N85°14'23"W	162.50
1300	S33°21'18"W	20.80	0200	163.18	454.03	N82°51'17"W	153.08
1300	N84°17'18"W	29.20					
1400	S74°17'32"E	20.30					
1500	N14°17'32"W	20.30					



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