



7 PARCELS
AVAILABLE
Ranging in Size:
1.3 - 1.6 Acres

WOODMONT DEVELOPMENT OPPORTUNITIES

Bessie Rd & Augusta Rd (Hwy 25) | Piedmont, SC

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EXECUTIVE SUMMARY

AVAILABILITIES

- Parcel 1: ±1.60 Acres
- Parcel 2: ±1.42 Acres
- Parcel 3: ±1.40 Acres
- Parcel 4: ±1.55 Acres
- Parcel 5: ±1.30 Acres
- Parcel 6: ±1.58 Acres
- Parcel 7: ±1.60 Acres

KEY HIGHLIGHTS

- Located at Signalized Intersection of Augusta Rd and Bessie Rd in rapidly growing Piedmont, SC.
- The average annual growth rate since 2020 has been 3.2% in Piedmont, which is double that of Greenville County and triple that of Anderson County and the state of South Carolina.
- Located adjacent to a 263-Unit Residential Development already underway.

TRAFFIC COUNTS

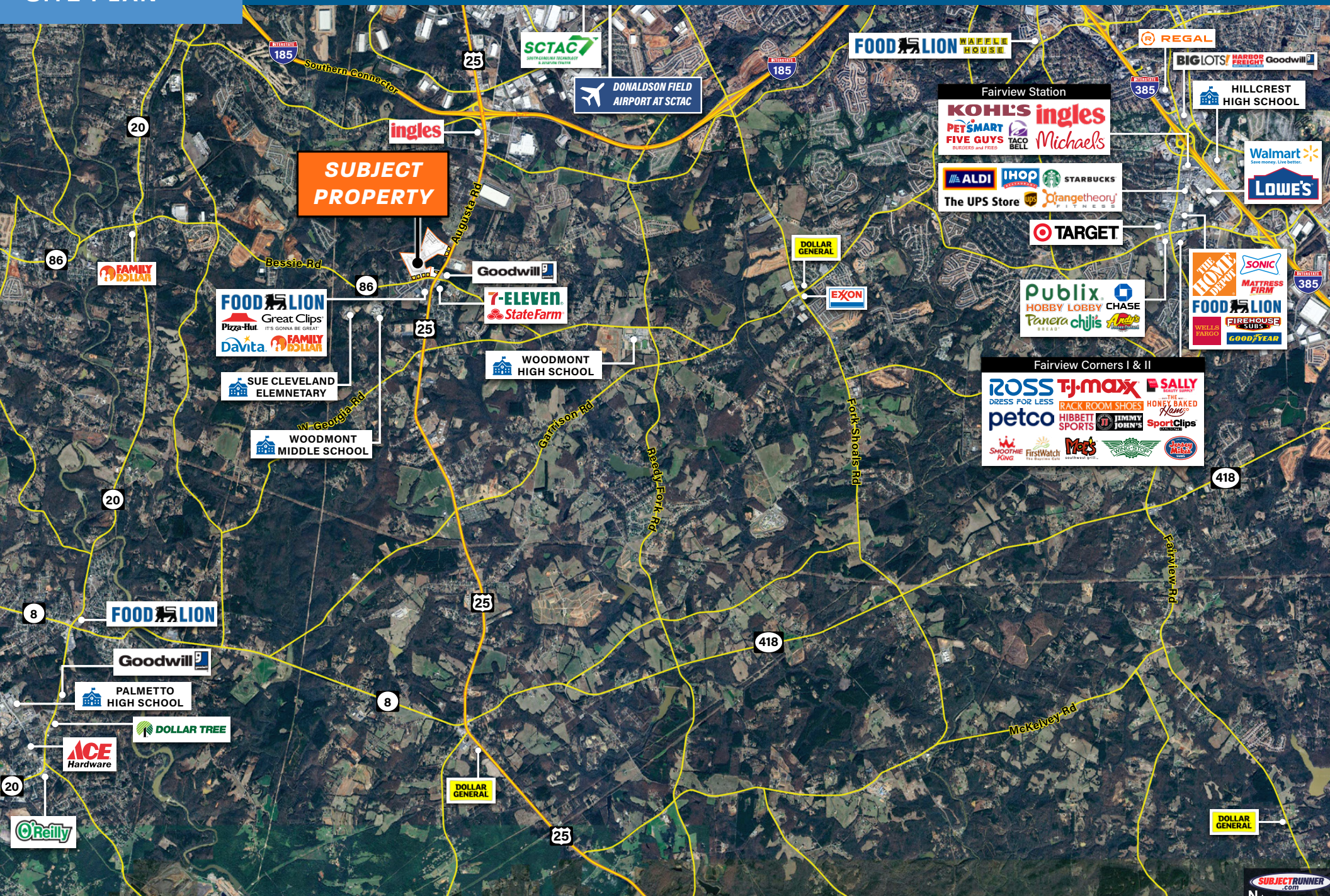
- 20,267 Vehicles per Day on Augusta Rd. (Hwy 25)
- 6,759 Vehicles per Day on Bessie Rd.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population (2021)	1,319	8,703	32,924
Population (2026 Projection)	1,408	9,248	35,099
Pop. Growth ('21 - '26)	6.75%	6.26%	6.61%
Average HH Income	\$79,287	\$70,927	\$69,983
Median HH Income	\$67,500	\$59,111	\$54,809



SITE PLAN



REGIONAL MAP

