

**Property Type:**

Commercial &
Residential Land w/
Office & Rental
House (3BR-1BA)

Price:

\$1,995,000.00

Land Size:

1583 Geer Hwy:
(+-) 0.50 Acres

1599 Geer Hwy:
(+-) 5.13 Acres

Area Features:

Northwest Middle
& Heritage
Elementary School
Ingles
Swamp Rabbit
Trail

Access:

Signal Intersection
@ Geer Hwy / SC-
276 & Old White
Horse Rd

Utilities:

Power, Water, Gas
Sewer across Road

Traffic Count:

16,700 vpd

Taxes:

\$4,299.16

Zoning:

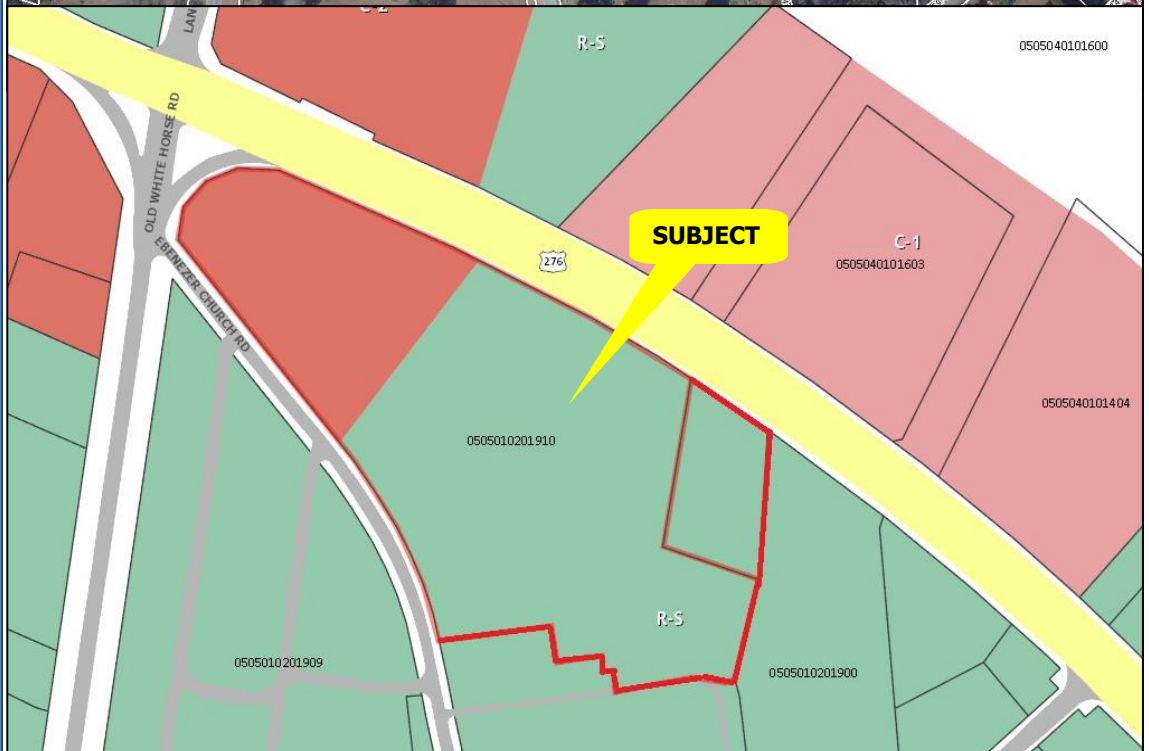
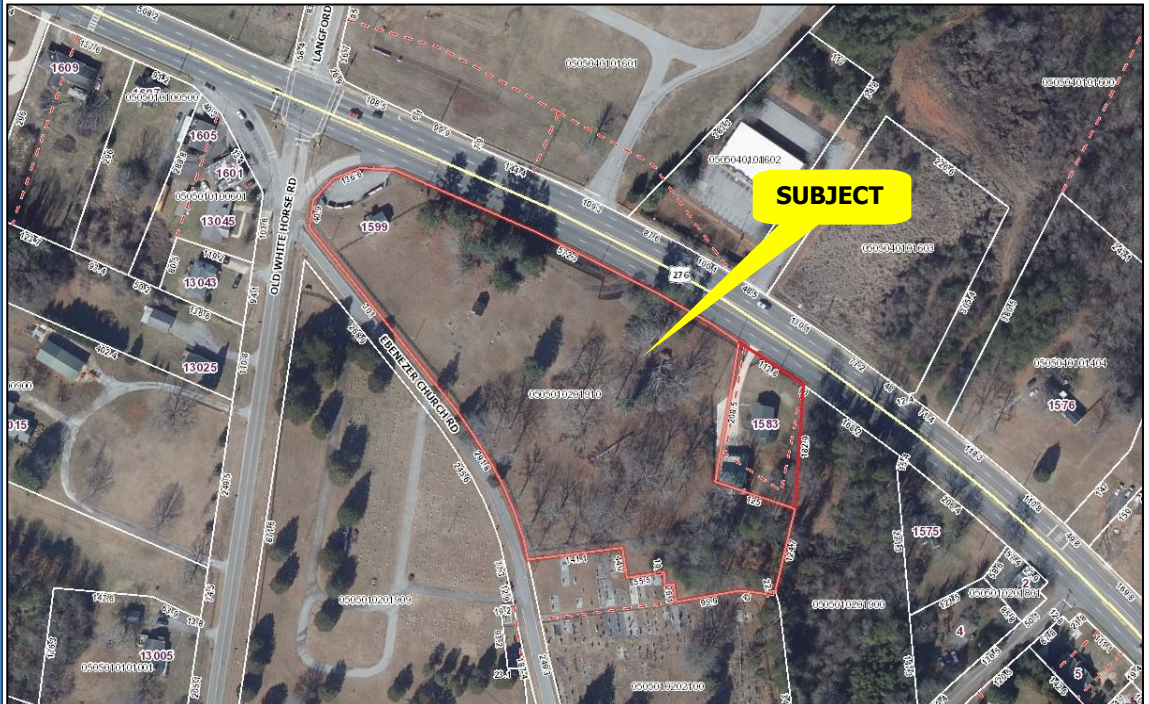
C-2 & R-S

Tax Map:

0505010201910
0505010202000

Available for Sale

1583 & 1599 Geer Hwy., Travelers Rest, SC 29690



M.S. Shore Company, Inc.
904 N. Church St.
Greenville, SC 29601

Phone (864) 235-3898

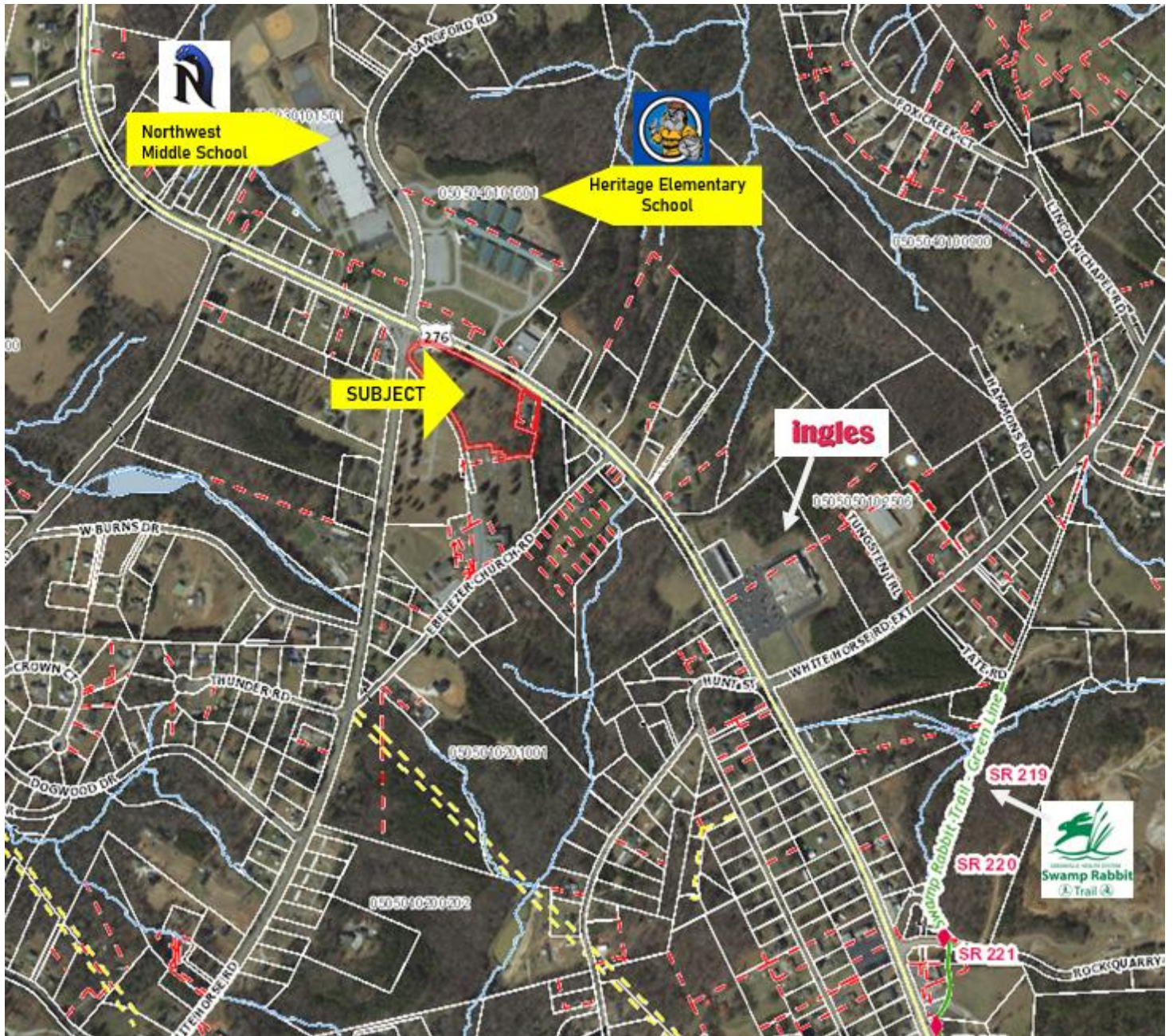
Fax (864) 235-0448

msshore@msshore.com

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



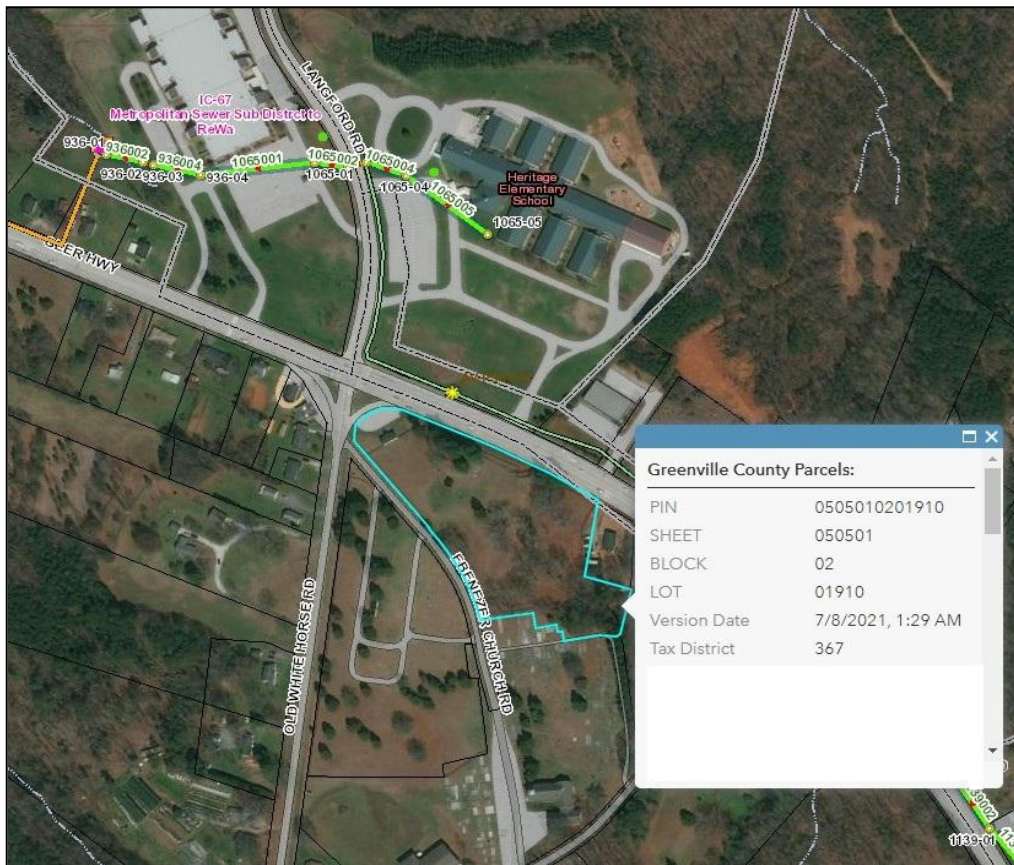
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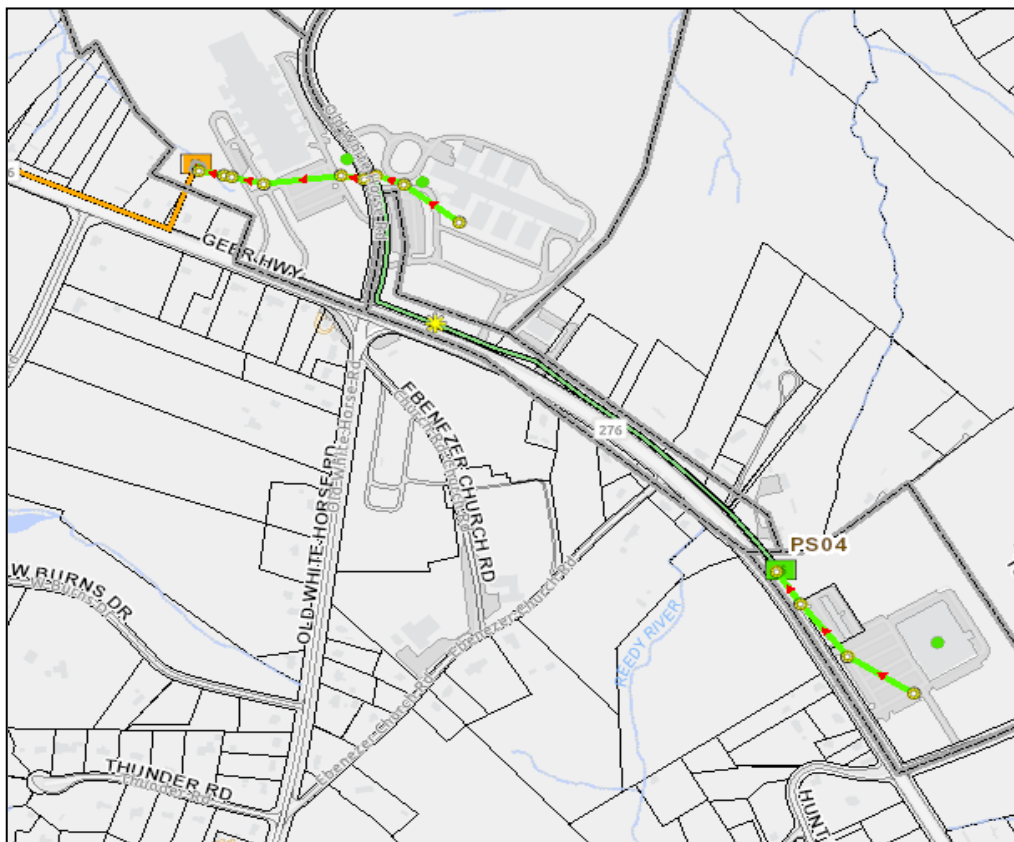
Served By:



Metropolitan Sewer Subdistrict
 120 Augusta Arbor Way
 Greenville, SC 29605
 Office: 864.277.4442
 Fax: 864.277.4272
www.metroconnects.org

Legend

- The thin green line along Geer Hwy is a Metro force main.
- The thicker green line is the existing Metro sewer main.
- The orange square on the western limit of the Metro main is the pump station that REWA referred to.
- The orange line is the REWA force main.





8 – inch water line along Old White Horse Road.
12 – inch water line along Geer HWY.

Map Scale: 1:2257 | Map Date: 04/26/2024

Legend

Accounts_Meters

- ✦ No Meter Set
- ✦ No Account
- ✦ Meter Set

Butterfly Valves

- 🔴 Open Left, CLOSED
- 🟡 Open Left, Open
- 🔴 Open Right, CLOSED
- 🟡 Open Right, Open

Direction Not Known

- ⬤ Altitude Valves
- ⊙ Air Valves
- 🔵 Blow Off Valves
- ☐ Check Valves
- ☐ Flow Control Valves

Fireline Valves

- 🟡 Open Left
- ⬤ Open Right

Direction Not Known

- ⬤ Direction Not Known
- 🟡 Open Left
- ⬤ Open Right
- ⬤ Direction Not Known

Gate Valves

- 🔴 Open Left, CLOSED
- 🟡 Open Left, Open

Open Right, CLOSED

- ⬤ Open Right, Open
- ⬤ Direction Not Known
- 🔴 Pressure Reducing Valves
- 🔴 Hydrant
- ⊙ Address Point

Water Main

- Private
- Public

Public (PCCP Material)

- Public (Previously Private)
- Road Centerline
- Greenville City Limit
- ⋯ Greenville City Annexation Area
- ⋯ Greenville County Boundary
- 🔴 GW Service Area
- ☐ Parcel



Criteria Used for Analysis

Median Household Income
\$64,353

Median Age
41.8

Total Population
23,685

1st Dominant Segment
Southern Satellites

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Rustic Outposts

Country life with older families in older homes

Urbanization

Where do people like this usually live?

Rural

Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments	Southern Satellites	Rooted Rural	Heartland Communities	Old and Newcomers	Green Acres
% of Households	4,248 (47.6%)	1,638 (18.4%)	912 (10.2%)	810 (9.1%)	664 (7.4%)
% of Greenville County	19,165 (8.7%)	2,926 (1.3%)	2,609 (1.2%)	5,170 (2.3%)	10,467 (4.7%)
Lifestyle Group	Rustic Outposts	Rustic Outposts	Cozy Country Living	Middle Ground	Cozy Country Living
Urbanization Group	Rural	Rural	Semirural	Metro Cities	Rural
Residence Type	Single Family ; Mobile Homes	Single Family ; Mobile Homes	Single Family	Single Family; Multi-Units	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	2.6	2.41	2.35	2.11	2.65
Median Age	41.2	46.2	43	40.5	44.8
Diversity Index	50.1	35.1	41.1	62.3	37.4
Median Household Income	\$60,700	\$53,700	\$53,700	\$55,400	\$95,600
Median Net Worth	\$163,200	\$155,200	\$127,100	\$63,100	\$346,700
Median Home Value	\$201,100	\$170,600	\$135,700	\$242,900	\$329,300
Homeownership	80.9 %	82.3 %	72 %	49.3 %	88 %
Employment	Professional or Services	Professional or Services	Professional or Services	Professional or Services	Professional or Mgmt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma	Some College No Degree	High School Diploma
Preferred Activities	Go hunting, fishing . Own a pet dog.	Do-it-yourself mentality . Go hunting, fishing.	Motorcycling, hunting, and fishing are popular . Support their local community.	Strong sense of community volunteer for charities . Food features convenience, frozen and fast food.	Pursue physical fitness vigorously, . Active in communities and social organizations.
Financial	More concerned about cost rather than brand	Avoid using the Internet for financial transactions.	Stick to community banks and low-risk investments	Price aware and coupon clippers, but open to impulse buys	Comfortable with debt, and investments.
Media	Obtain most of their information from TV	Listen to faith-based radio, gospel music	Trust TV and newspapers more than any other media	Features the Internet, listening to country music and read the paper	Provided by satellite service, radio and television
Vehicle	Own 1 or 2 vehicles likely a truck	Own, maintain cars, ATVs	Own domestic truck, SUV	View car as transportation only	Late model trucks SUVs, ATVs and motorcycles

Travelers Rest, SC 29690: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



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