

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

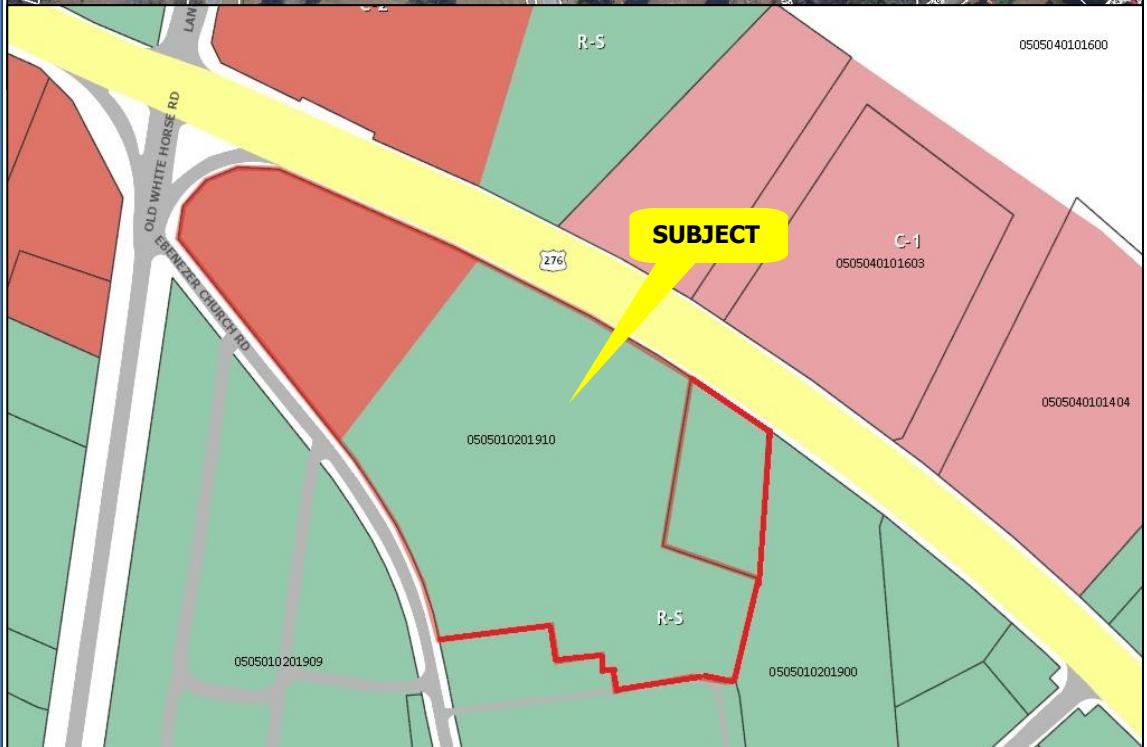
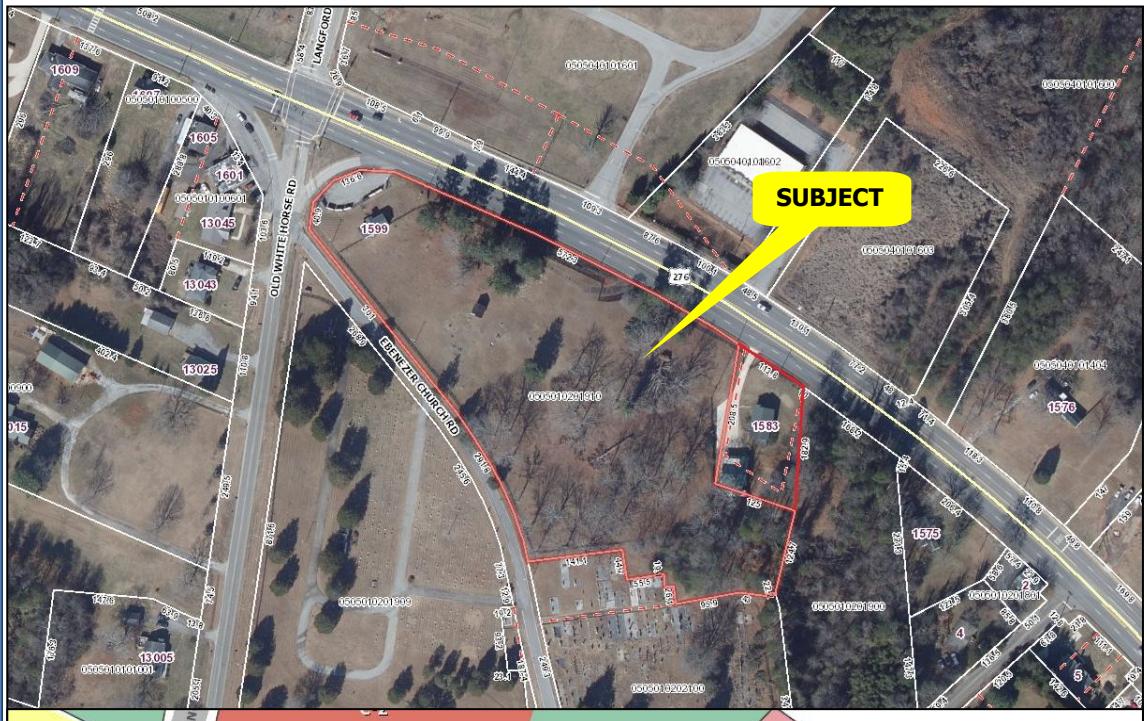
Traffic Count:
16,700 vpd

Taxes:
\$4,299.16

Zoning:
C-2 & R-S

Tax Map:
0505010201910
0505010202000

Available for Sale 1583 & 1599 Geer Hwy., Travelers Rest, SC 29690



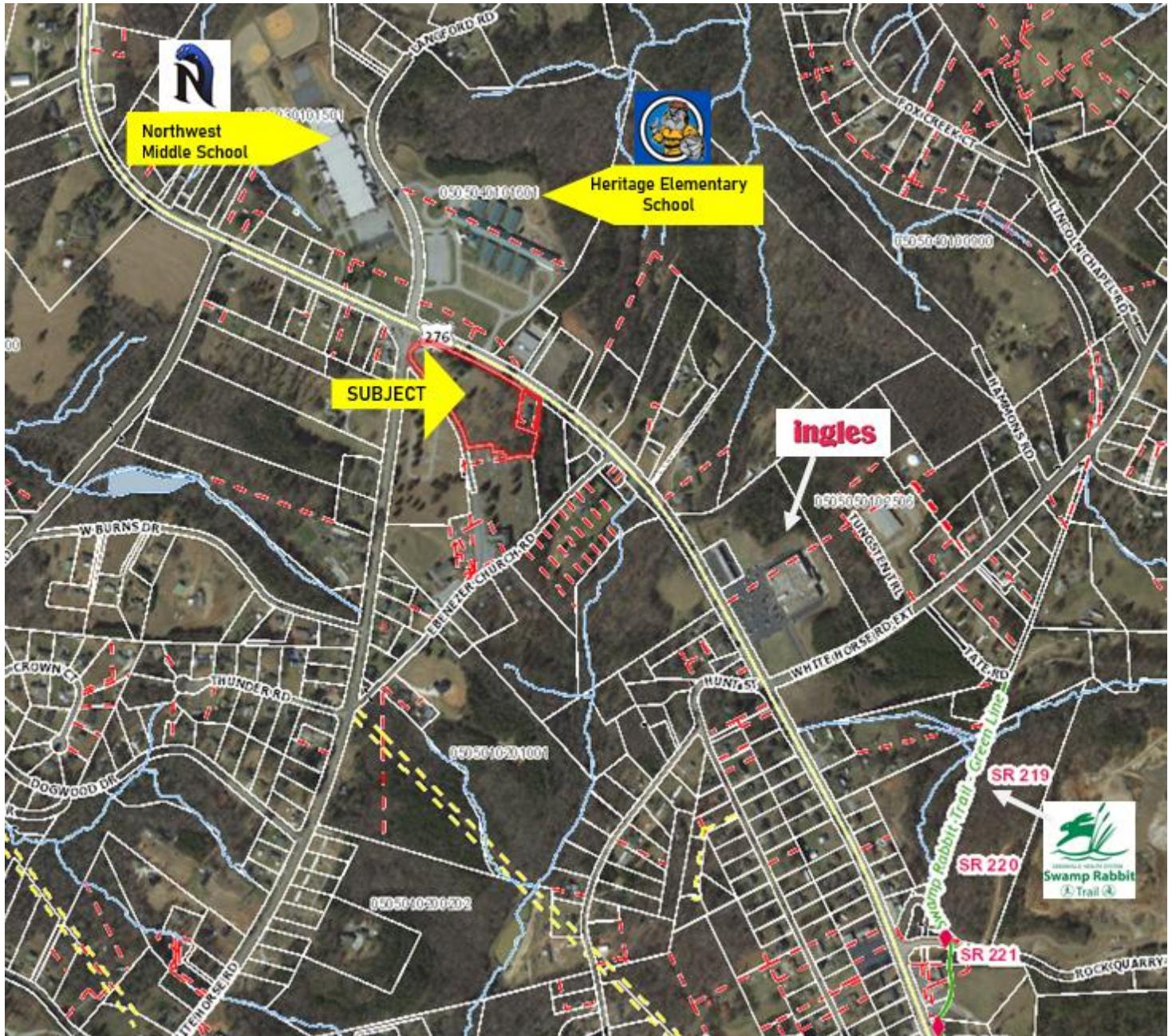
M.S. Shore Company, Inc.
904 N. Church St.
Greenville, SC 29601

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.

Phone (864) 235-3898
Fax (864) 235-0448
msshore@msshore.com



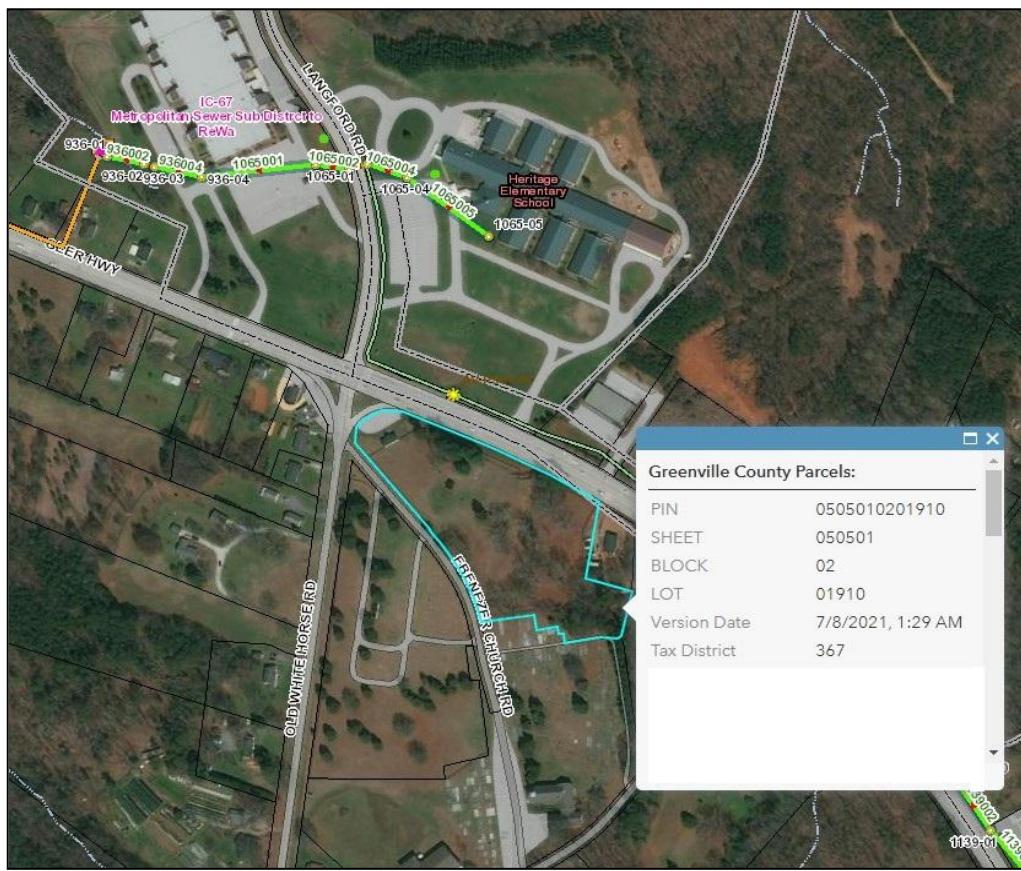
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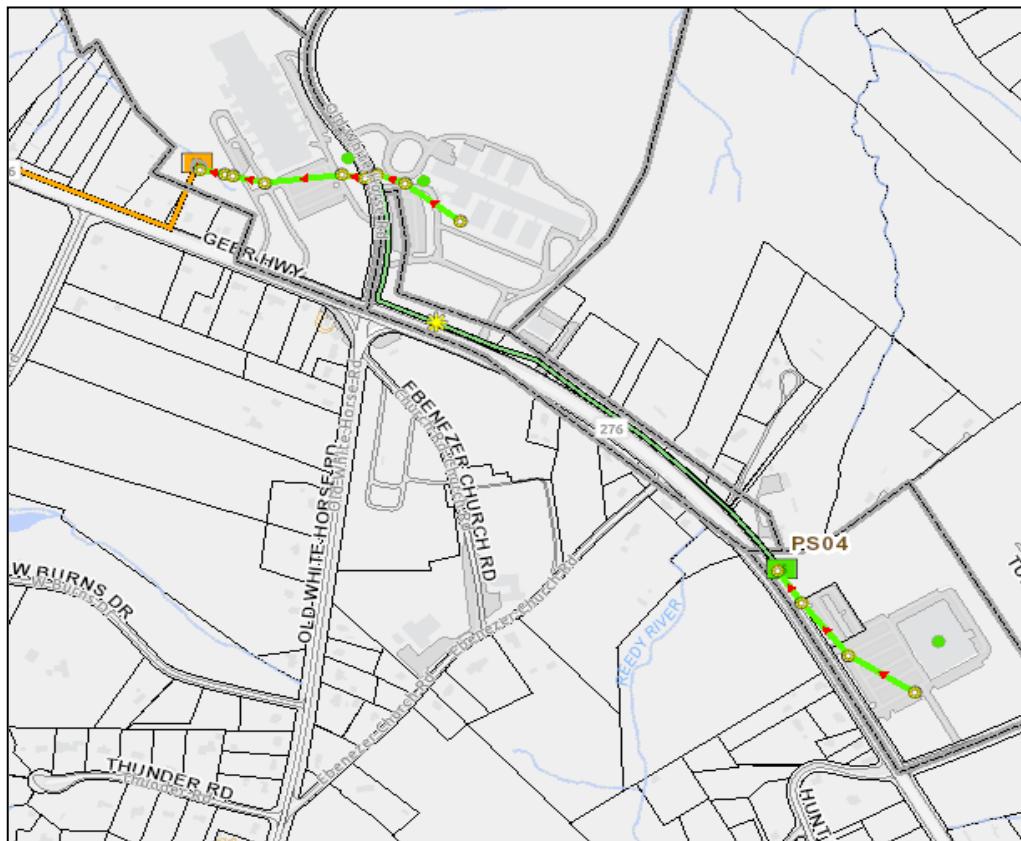
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Serviced By:



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	Direction Not Known	Direction Not Known	Open Right, CLOSED	Public (PCCP Material)
• No Meter Set	● Altitude Valves	● Open Left	● Open Right, Open	Public (Previously Private)
• No Account	○ Air Valves	● Open Right	● Direction Not Known	Road Centerline
• Meter Set	● Blow Off Valves	● Direction Not Known	● Pressure Reducing Valves	Greenville City Limit
Butterfly Valves	□ Check Valves	Gate Valves	● Hydrant	Greenville City Annexation Area
○ Open Left, CLOSED	■ Flow Control Valves	● Open Left, CLOSED	○ Address Point	Greenville County Boundary
○ Open Left, Open	Fireline Valves	● Open Left, Open	— Private	GW Service Area
● Open Right, CLOSED	● Open Left		— Public	Parcel
● Open Right, Open	● Open Right			

This map is a user generated static output from the Greenville Water Web GIS application and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



KAY FAMILY INVESTMENTS, LLC
NEAR NORTHWEST MIDDLE SCHOOL, GREENVILLE CO.
SOUTH CAROLINA
JULY 11, 2024

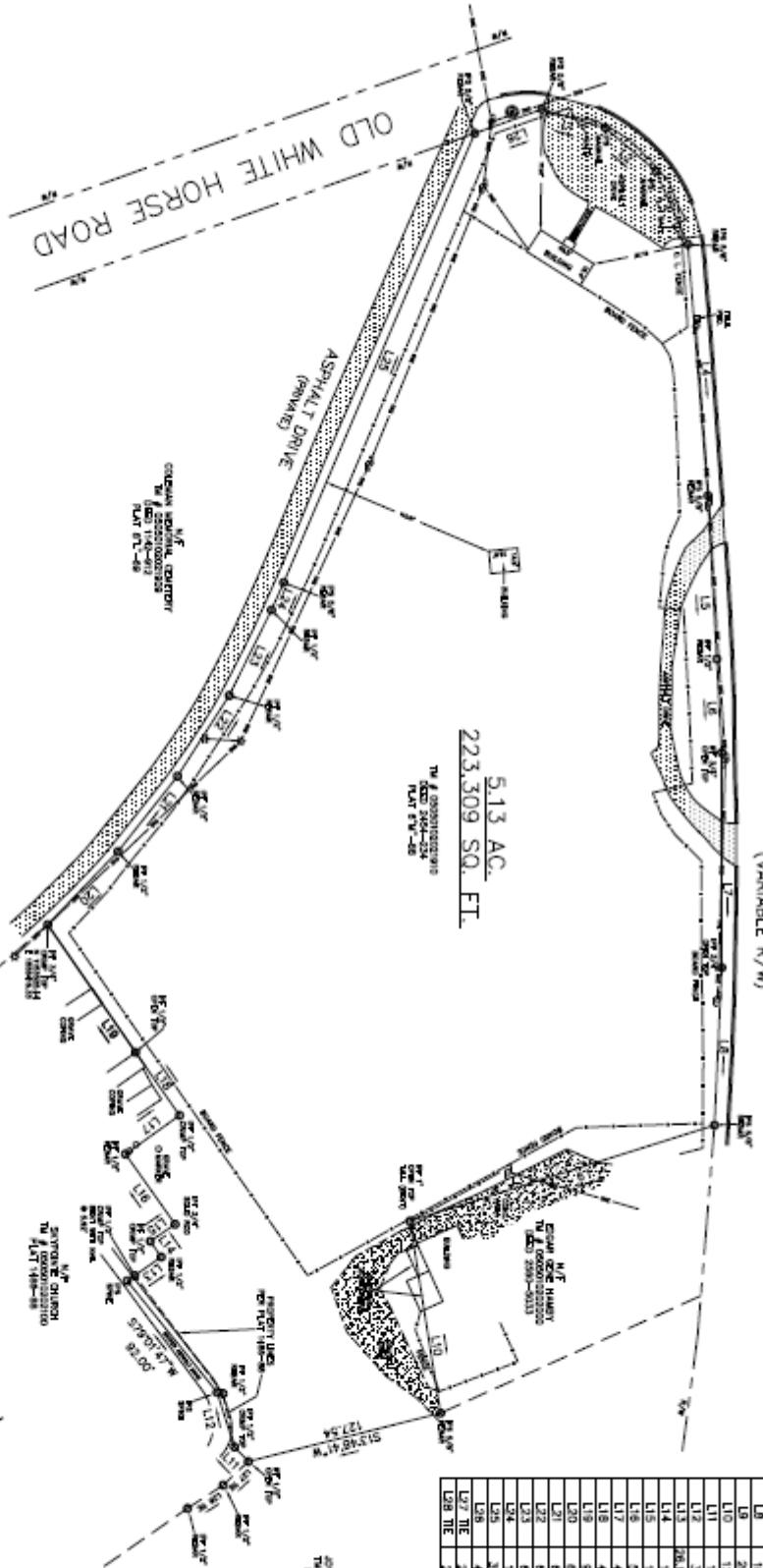
SCALE 1" = 60'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

RECORDING
SEE PLAT OF SURVEY FOR J. E. COLEMAN, SR. ESTATE
SEE PLAT OF SURVEY FOR SODIUMATE CHURCH BY AUSTIN SURVEYING, INC.
RECORDED IN PLAT BOOK 614 - PAGE 88
SEE PLAT OF SURVEY FOR SODIUMATE CHURCH BY AUSTIN SURVEYING, INC.
DATED MARCH 28, 2024 RECORDED IN PLAT BOOK 1000 - PAGE 88
SITE ADDRESS: 1599 GEER HWY, TRAVELERS REST, SC 29690

WESW

WILLIAMS SURVEYING INC.
10 S. MAIN STREET
TRAVELERS REST, SC
(864) 223-5477
DIN NO: 240078



LINE	LENGTH	BEARING
L1	42.80'	N 44°28'14"E
L2	42.80'	N 44°28'14"E
L3	51.90'	S 88°22'46"E
L4	51.90'	S 88°22'46"E
L5	100.35'	S 02°10'40"E
L6	60.44'	S 02°10'40"E
L7	130.26'	S 02°10'46"E
L8	101.46'	S 02°25'24"E
L9	205.47'	S 02°25'49"E
L10	125.00'	S 02°46'26"W
L11	12.44'	S 24°21'50"W
L12	36.92'	N 29°42'10"W
L13	26.81'	N 01°10'19"E
L14	12.36'	S 02°50'13"W
L15	19.33'	N 02°26'49"W
L16	50.34'	S 02°46'26"W
L17	42.84'	N 07°41'04"W
L18	49.49'	S 03°50'05"W
L19	98.02'	S 03°20'46"W
L20	65.35'	N 18°10'19"W
L21	81.44'	N 23°43'52"W
L22	61.82'	N 29°21'08"W
L23	61.27'	N 35°44'29"W
L24	19.23'	N 38°52'49"W
L25	313.97'	N 39°00'27"W
L26	46.08'	N 08°19'14"E
L27	22.32'	S 15°52'05"E
L28	27.31'	S 00°02'31"E





CREXI

Trade Area Report

Travelers Rest, SC 29690

Criteria Used for Analysis

Median Household Income
\$64,353Median Age
41.8Total Population
23,6851st 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	Seminral	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



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



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



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

