

CONCEPTUAL SITE DEVELOPMENT INFO:

PINE RIDGE MIXED USE  
MUNICIPALITY: CITY OF DUNCAN  
TMS: 5-14-00-027.04  
PROPOSED ZONING: GBD  
TOTAL ACREAGE: +/- 19.45 ACRES

OUTPARCEL A  
TOTAL ACREAGE: +/- 3.05 ACRES  
OUTPARCEL B  
TOTAL ACREAGE: +/- 3.00 ACRES  
OUTPARCEL C  
TOTAL ACREAGE: +/- 2.90 ACRES  
OUTPARCEL D  
TOTAL ACREAGE: +/- 3.40 ACRES  
OUTPARCEL E  
TOTAL ACREAGE: +/- 7.10 ACRES



## E. WADE HAMPTON BLVD & PINE RIDGE RD LYMAN . SC 29365

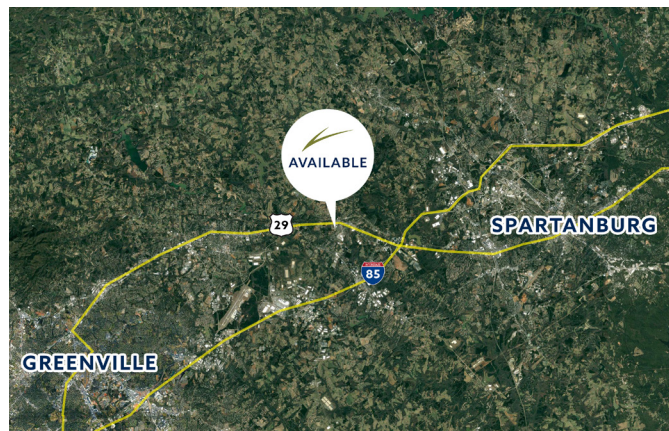
### *for sale or build-to-suit*

Contact broker for pricing

±1.00 to ±19.45 AC outparcels available

### *property highlights*

- Located on a signalized corner
- ‘Going home’ side of traffic
- ±1,200’ frontage on E. Wade Hampton Blvd (±24,000 VPD)
- Located in an area that has seen tremendous residential development in recent years, with many upcoming projects on the horizon



SPARTANBURG COUNTY TAX MAP #5-14-00-027.04

### *exclusively listed by:*

JEFF DAY | jeff@pintailcre.com | 864.354.1708

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.





*immediate surrounding area (current developments)*

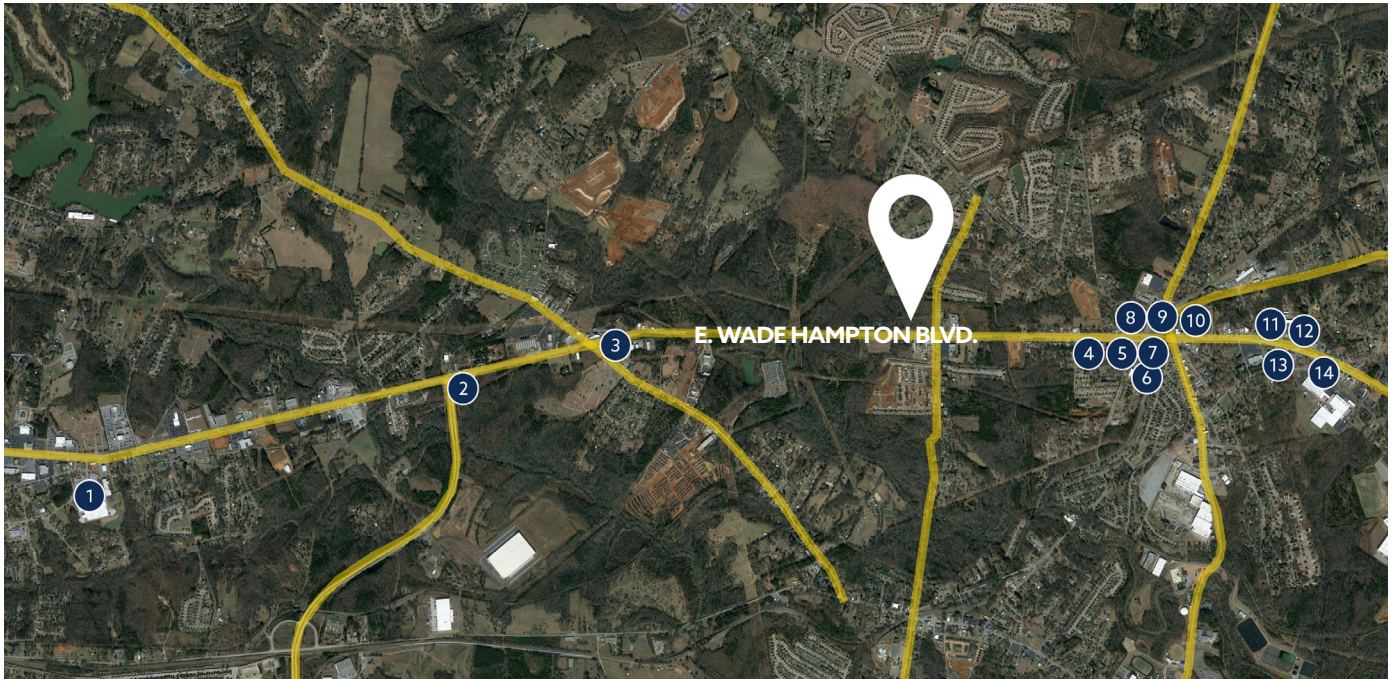


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*surrounding area (retail)*



*Retail Key*

- |                                     |                                       |                                   |
|-------------------------------------|---------------------------------------|-----------------------------------|
| <b>1</b> Walmart Supercenter        | <b>6</b> IGA Supermarket              | <b>11</b> The Clock Restaurant    |
| <b>2</b> 7 Eleven Convenience Store | <b>7</b> Quick Trip Convenience Store | <b>12</b> Domino's Pizza          |
| <b>3</b> Sunoco Convenience Store   | <b>8</b> Burger King                  | <b>13</b> Food Lion Supermarket   |
| <b>4</b> Arby's                     | <b>9</b> Spinx Convenience Store      | <b>14</b> Citgo Convenience Store |
| <b>5</b> Bojangle's                 | <b>10</b> Exxon Convenience Store     |                                   |

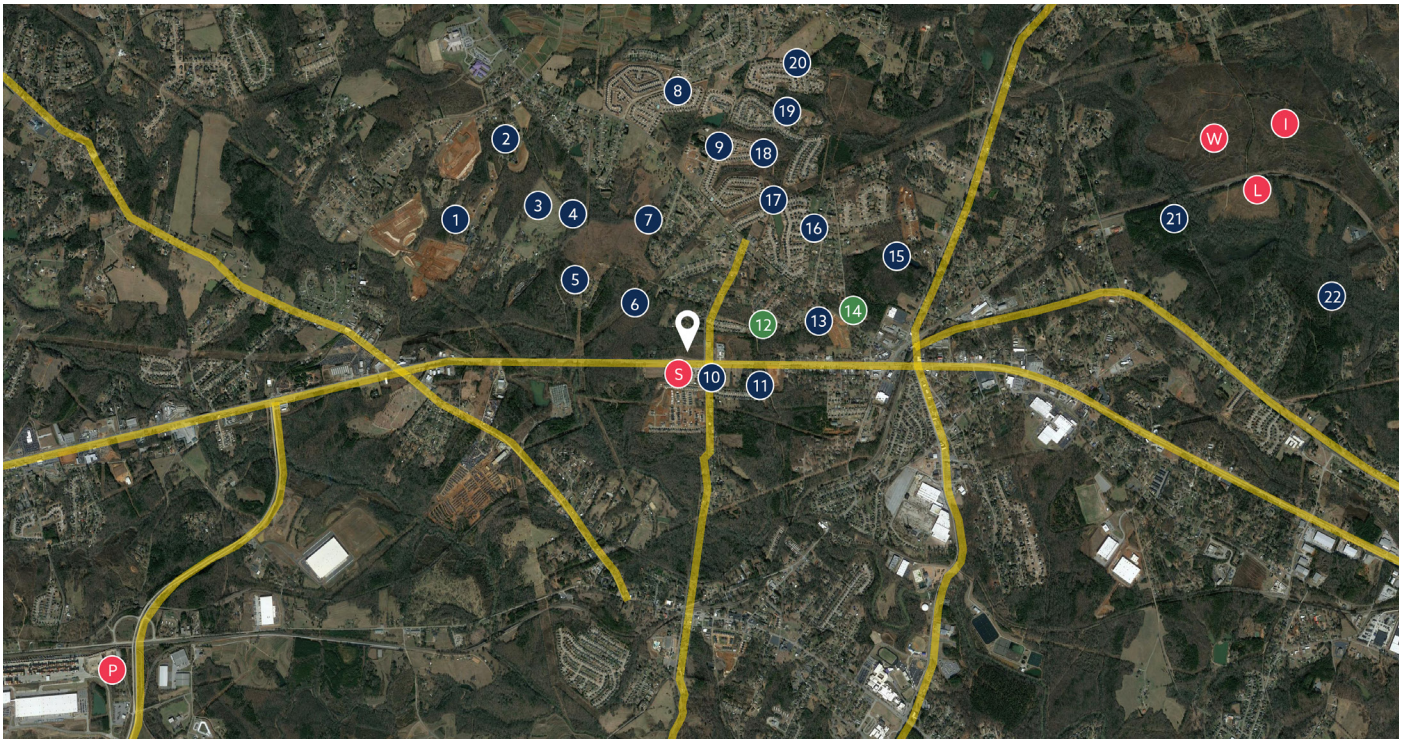
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*surrounding area (current and upcoming developments)*



*Under Contract*

- 5** 39 Acres: Residential Development
- 6** 70 Acres: Residential Development

*Under Construction*

- 7** 93 Acres: Single Family Development
- 12** 15 Acres: Multifamily Apartments
- 22** 72 Acres: Residential Development
- I** 500,000 SF Industrial Development

*Of Note*

- P** Inland Port - Greer

*Recently Purchased*

- 3** 24 Acres: Residential Development
- 4** 45 Acres: Residential Development
- 11** 37 Acres: Residential Development
- 13** 53 Acres: Residential Development
- 15** 60 Acres: Residential Development
- 21** 47 Acres: Residential Development
- S** 63 Acres: Spartanburg County Schools
- W** 200 Acres: Walmart Cold Storage Facility

*Recently Developed*

- 1** 103 Acres: Single Family Development
- 2** 35 Acres: Single Family Development
- 8** 83 Acres: Single Family Development
- 9** 11 Acres: Single Family Development
- 10** 28 Acres: Townhome Community
- 14** 11 Acres: Townhome Community
- 16** 55 Acres: Single Family Development
- 17** 10 Acres: Single Family Development
- 18** 59 Acres: Single Family Development
- 19** 55 Acres: Single Family Development
- 20** 40 Acres: Single Family Development
- L** 500,000 SF Logistics Facility

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