

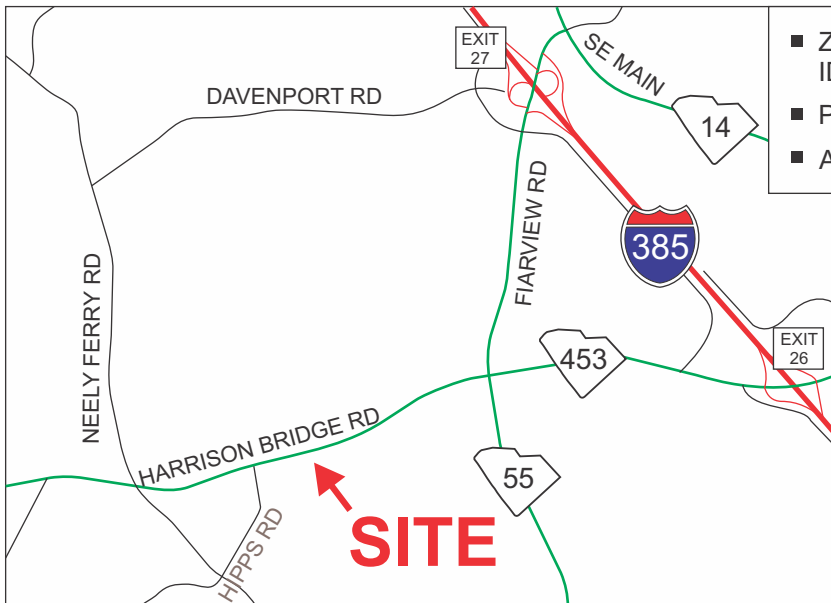
OFFICE SITE FOR SALE

LAST AVAILABLE PARCEL

HARRISON BRIDGE ROAD, SIMPSONVILLE

2.81+- ACRE PARCEL

0.6+- MILE FROM THE
INTERSECTION OF
HARRISON BRIDGE RD
AND FAIRVIEW RD



- ZONED CITY OF SIMPSONVILLE ID (INNOVATION DISTRICT)
- PORTION OF TAX MAP 0566.02-01-011.00
- ALL UTILITIES AVAILABLE

\$311,000/ACRE

FOR MORE INFORMATION CONTACT
CHUCK LANGSTON AT 864-230-4302
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LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

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www.langston-black.com

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	TANGENT
C1	2268.77'	637.94'	635.84'	N63°26'19"E	16°06'38"	321.09'

LINE	BEARING	DISTANCE
L1	N71°27'25"E	22.92'
L2	N71°05'14"E	18.30'
L3	S28°04'37"E	36.97'
L4	N59°55'28"E	44.55'
L5	N58°43'20"E	45.73'
L6	N61°10'14"E	70.29'
L7	N61°33'00"E	20.00'
L8	S61°33'00"W	42.30'
L9	S61°33'00"W	52.80'
L10	S64°55'37"W	50.60'
L11	S66°32'43"W	9.08'
L12	S66°32'43"W	20.00'
L13	S48°19'56"E	5.67'
L14	N72°40'42"E	15.11'

FROM SURVEY DONE BY
3D LAND SURVEYING
9/12/2024

