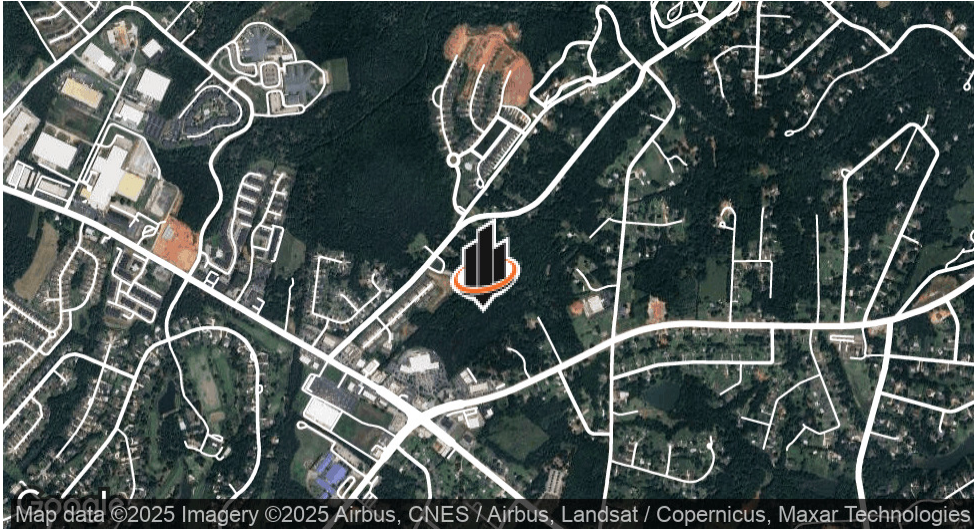


DEVELOPMENT SITE | DUNCAN, SC | UNZONED



PROPERTY HIGHLIGHTS

- ±16.7 AC development site
- Located off of Hwy. 290 and Reidville Rd. in the growing Duncan, SC market
- Directly behind Publix and close proximity to numerous retailers and employers
- Utilities at or near the property
- Unzoned - Spartanburg County
- Ideal for multifamily or townhome development
- Potential for shared stormwater detention with the shopping center, capacity will need to be verified



PROPERTY DESCRIPTION

Reedy River Retail at SVN Palmetto is pleased to present a well positioned site for development in the Duncan, SC market. Situated near the intersection of East Main St. (Hwy 290) and Reidville Road, directly behind a Publix anchored shopping center, the property is conveniently located near a number of retail shops, restaurants, and large area employers. The site is ideal for apartments or townhomes but could be used for other purposes as well.

OFFERING SUMMARY

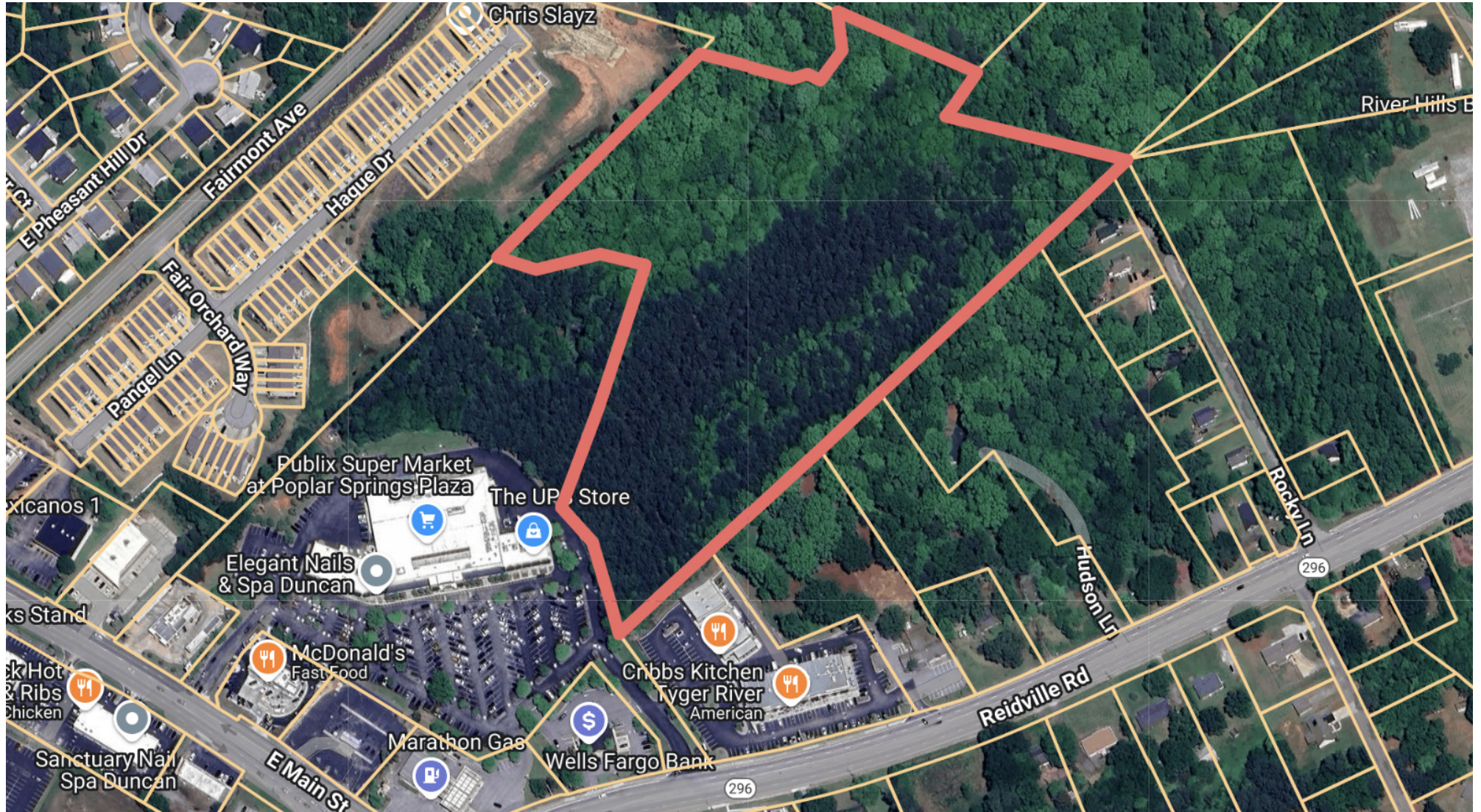
SALE PRICE:	\$1,500,000
LOT SIZE:	16.7 Acres

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GIS BOUNDARIES



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SURROUNDING AREA MAP

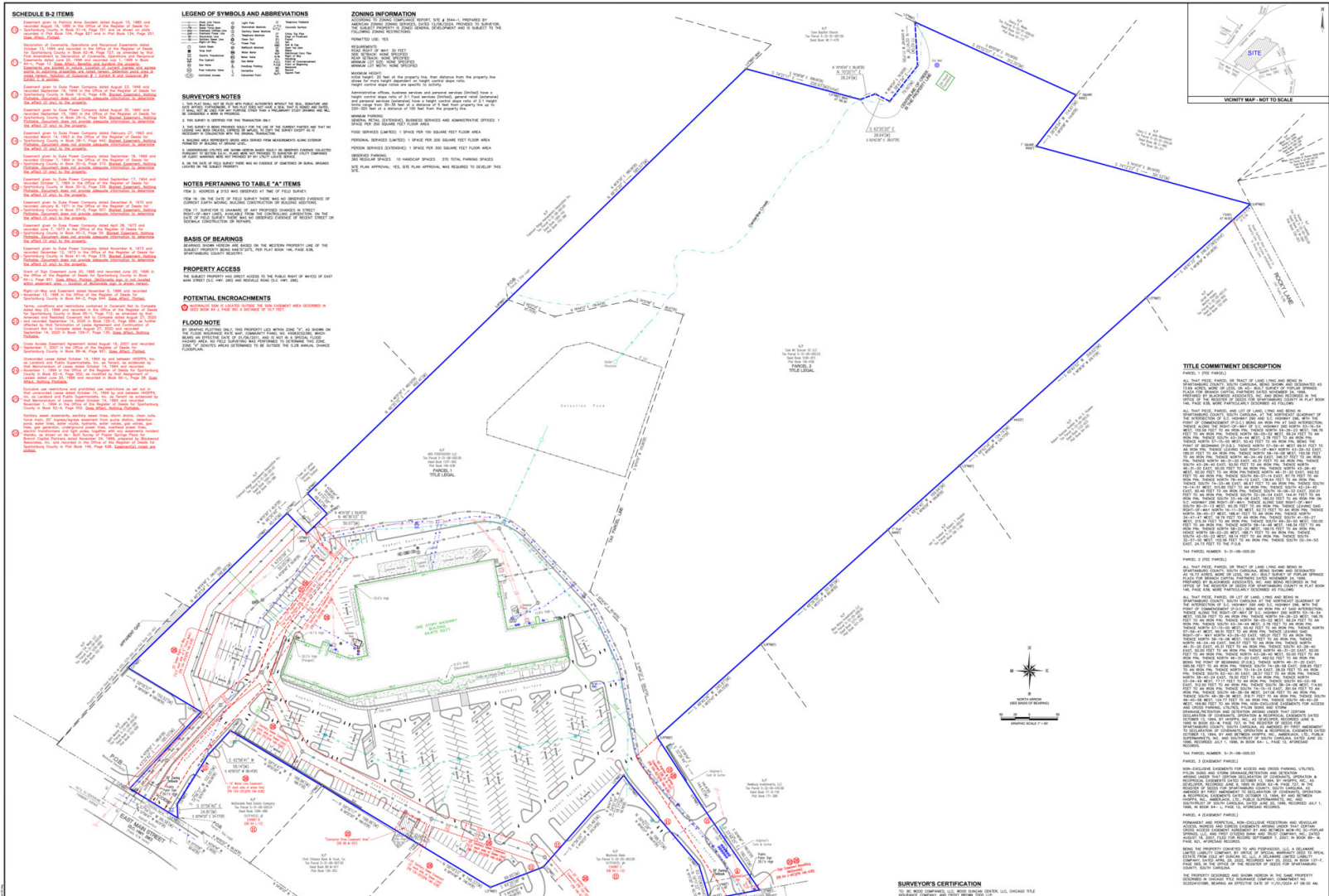


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PARCEL SURVEY



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ADDITIONAL PHOTOS



Property Boundary is Approximate



Directly behind Publix shopping center



Near the intersection of Hwy 290 & Reidville Road



Close to shopping, dining, and employers

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DUSTIN TENNEY

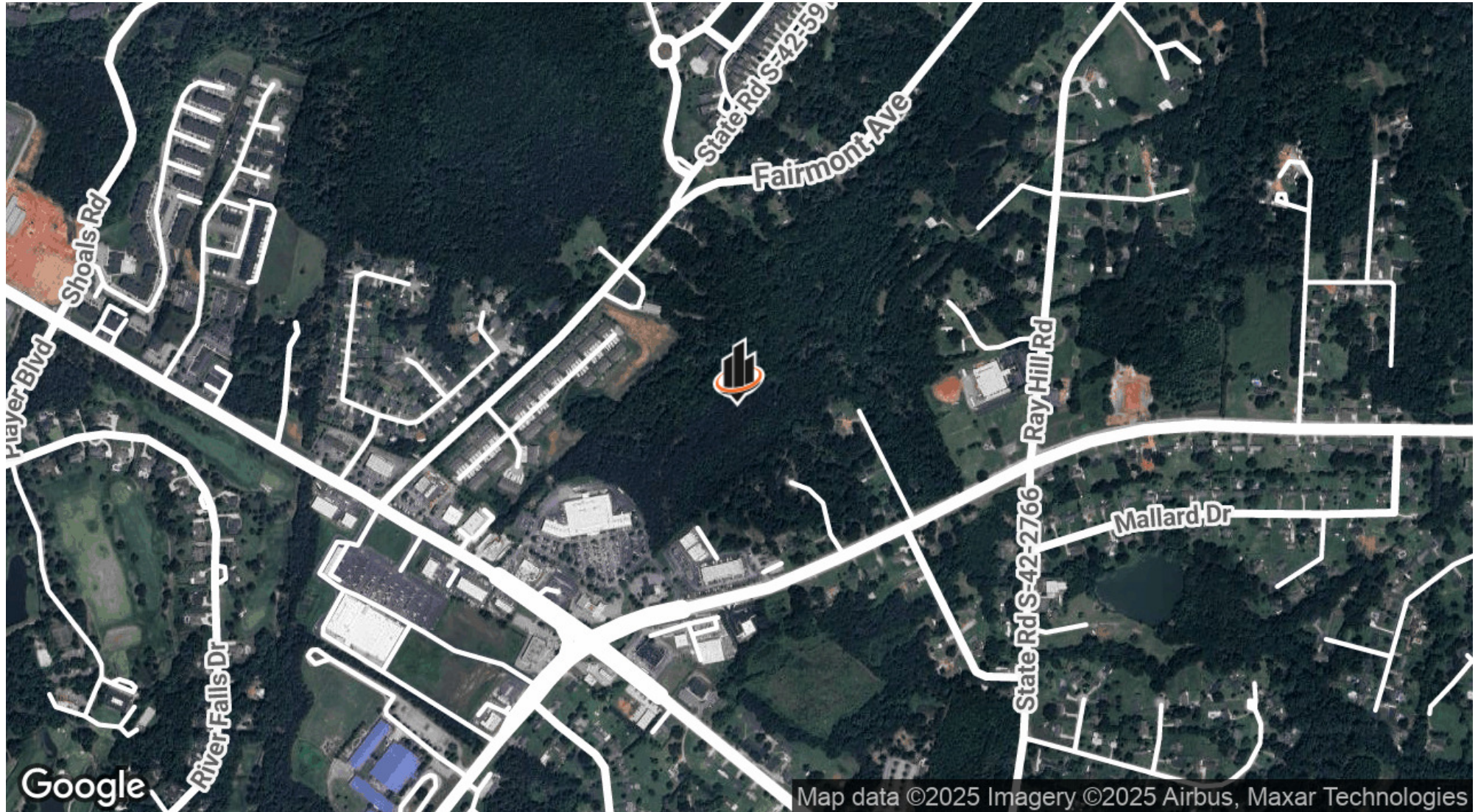
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LOCATION MAP

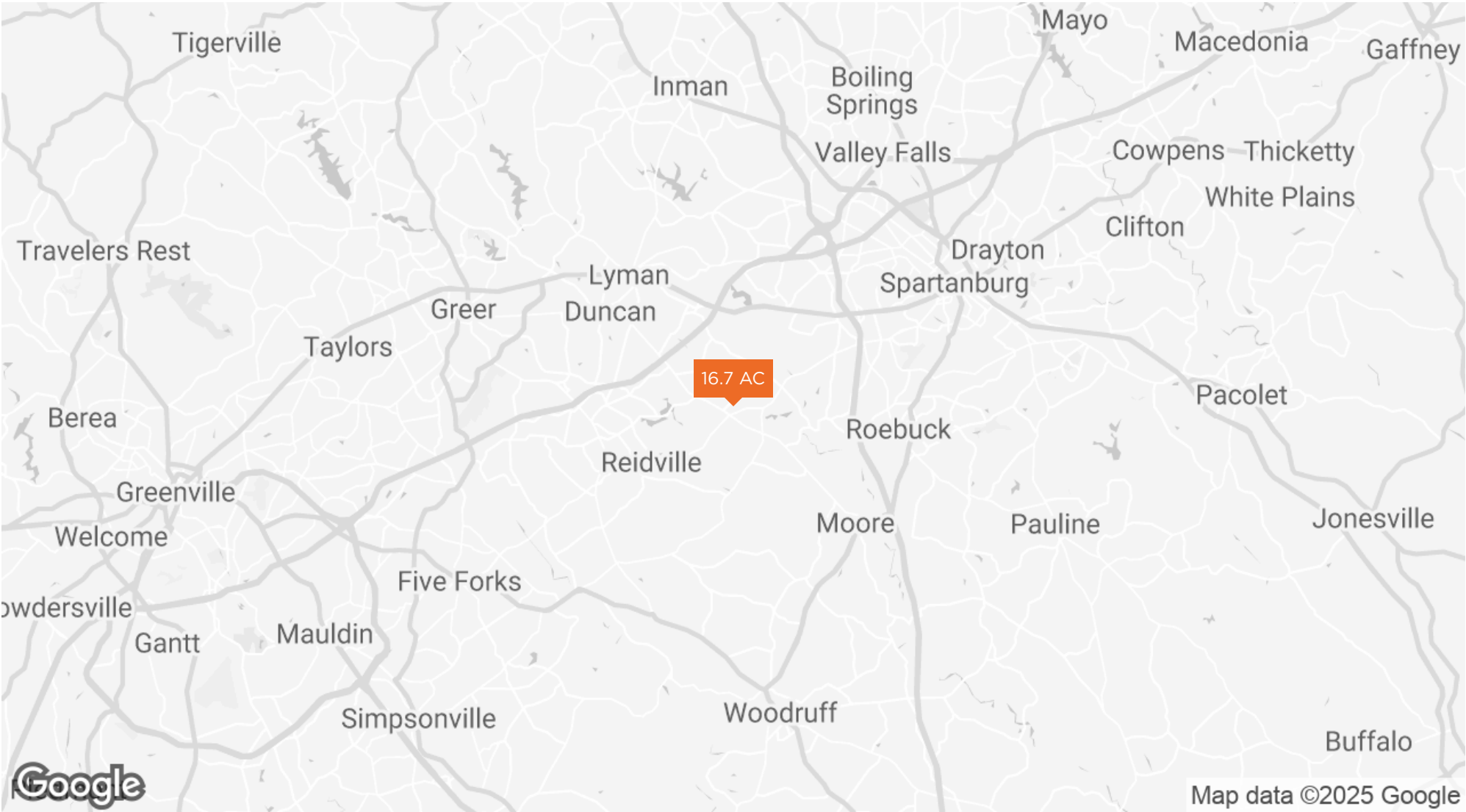


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REGIONAL MAP



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.



301 Roper Creek Drive
Greenville, SC 29607

214 W Tremont Avenue
Charlotte, NC 28203



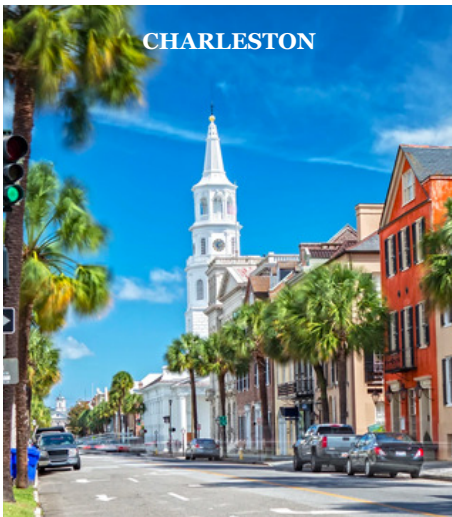
REEDY RIVER RETAIL
at SVN | BLACKSTREAM

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

GREENVILLE



CHARLESTON



CHARLOTTE



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients." - David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!" - Nauman Panjwani, VP of SNS Properties

"These guys hustle and they are very patient all at the same time. They want to make sure they are getting the best deal for their client, whether it's an investment or a tenant on a leasing assignment. Dustin and Daniel are fantastic brokers who I hope to have the pleasure of dealing with for many years to come." - Joe Pazdan, Real Estate Owner/Investor and Principal at McMillian Pazdan Smith Architectural Firm

"Dustin and Daniel do fantastic work for BlueMont Group, LLC. We were new to the Upstate SC market and they quickly got us acclimated. They are knowledgeable and aggressive and will do whatever it takes for their clients. They are always available and determined to get you the best deal. Selfishly I am also impressed by the sincere love they have for our brand. Dustin and Daniel truly run on Dunkin'!" - Meghan Wolfinger, Chief Development Officer of BlueMont Group (Dunkin' Franchisee)

"In a fast moving market where timing is essential, Dustin & Daniel have proven to be great partners to our brands. They are extremely responsive and waste no time when it comes to their clients needs. They are knowledgeable and professional and they take the extra time to thoroughly investigate future opportunities. They are unmatched in their communication, commitment and market knowledge. Best in the business." - Lazaro Montoto, Tony King & Brian Shelton, Partners of Topsy Taco

NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST

