

2 PAD SITES FOR SALE

369 WOODRUFF ROAD, GREENVILLE, SC 29607

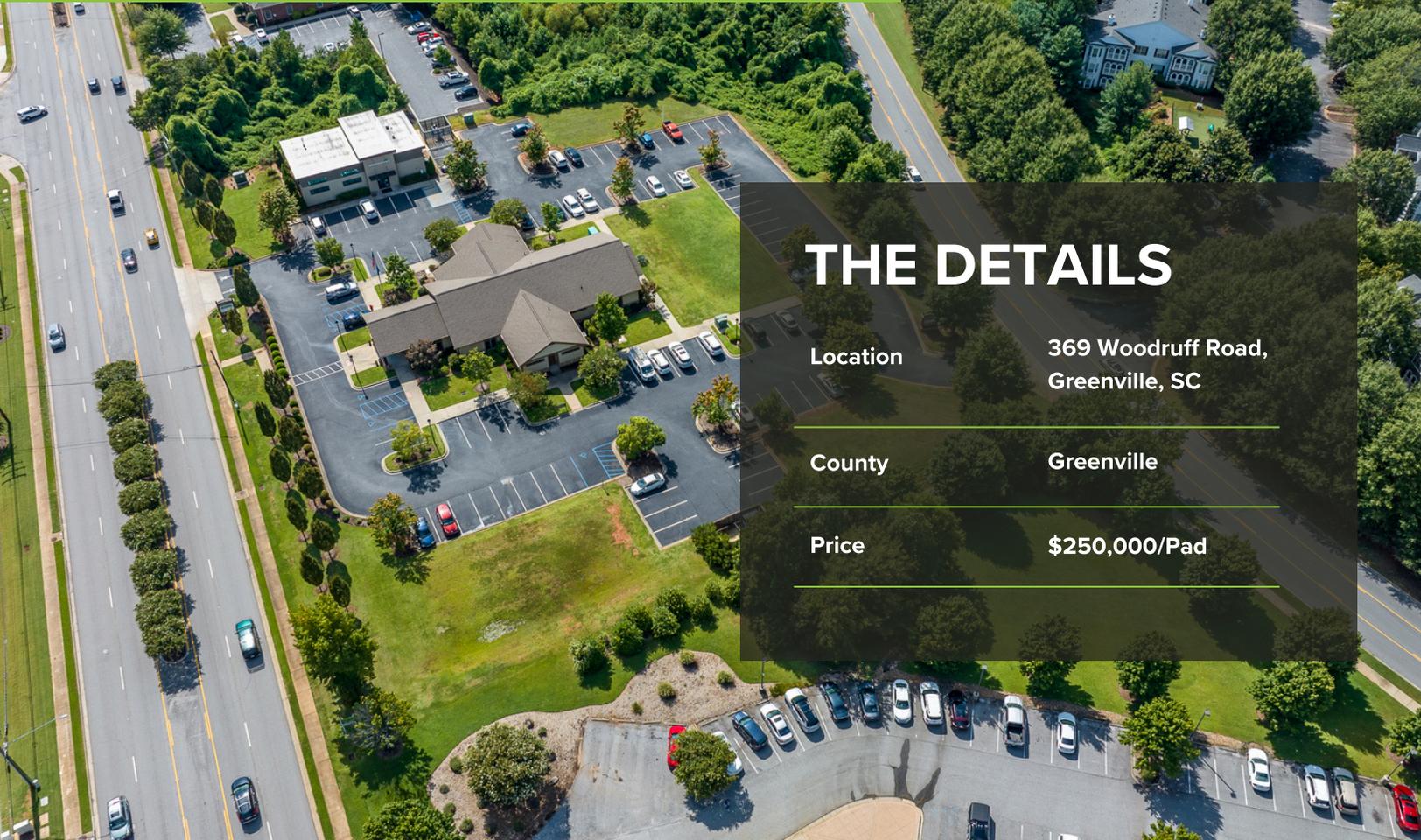
LJ Kleger | (704) 765-4620 | LJ@onealliancecompanies.com

ABOUT THE PROPERTY

TWO PAD SITES FOR SALE

- 2 shovel-ready pads available for sale
- The sites can support multi-level construction, HOA maintained driveways, sidewalks, and landscape.
- Located in the direct fold of the high-end Verdae Master Planned Urban Development and Woodruff-Halton Professional District honoring a Live, Work, Play mode of development.





THE DETAILS

Location 369 Woodruff Road, Greenville, SC

County Greenville

Price \$250,000/Pad

ABOUT THE PROPERTY

PROPERTY FEATURES

Land Acres Parcel V-2 - .094
Parcel V-3 - .103

Land SF Parcel V-2 - 4,095
Parcel V-3 - 4,487

Zoning S-1

Traffic Count 17,000 AADT





ABOUT THE AREA

WOODRUFF RD

This coveted location sits in the preserved portion of the highly developed Woodruff Road retail and office corridor. This end of Woodruff Road is closest to Greenville downtown via Laurens Road and provides strategic access to major highways I-385 and I-85.

"Woodruff-Halton Professional Park" sits on the high vehicle per day portion of the Woodruff Halton Professional District, which beholds many boutique medical and professional services including the Fluor Corporate Park within and connecting to the Patewood Medical Campus to the north.

At the frontage section of this professional district, across from the Subject Property sits the Verdae Master Planned Urban Development featuring 12 different high end residential & multifamily neighborhoods boasting Charleston- style architecture. The development includes new retail, office, and various amenities. Immediate areas to the west connect the property to the Historic Gower Neighborhood, Greenville Country Club, and the Laurens Road retail corridor.

Halton Road serves as an advantageous connector at the vertices of the Haywood Road retail corridor and the Woodruff Road retail corridor. These premier shopping destinations for the Upstate are inhabited by the Haywood Mall and noteworthy large retailers such as Costco, Cabela's, Regal Cinemas, Sam's Club, Target, Trader Joe's, Academy Sports, TJ Maxx, and countless more!

GREENVILLE, SC

Greenville, South Carolina, is a vibrant city in the foothills of the Blue Ridge Mountains, located in the Upstate region between Atlanta and Charlotte. With a population of about 75,000 in the city and over 920,000 in the metro area, it's the largest metropolitan area in the state. Once a textile hub, Greenville has transformed into a thriving center for business, education, and innovation while maintaining its Southern charm.

Downtown Greenville is known for its walkability, lively Main Street, and scenic Falls Park on the Reedy, featuring the iconic Liberty Bridge over a natural waterfall. Outdoor enthusiasts enjoy the 22-mile Swamp Rabbit Trail and nearby Paris Mountain State Park for biking and hiking. The city balances urban energy with easy access to nature, making it a magnet for families, retirees, and young professionals alike.

Food and sports are also central to Greenville's identity. Its culinary scene includes everything from classic Southern dishes like shrimp and grits to craft beer and upscale dining. Baseball fans enjoy games at Fluor Field, home to the Greenville Drive, a minor league affiliate of the Boston Red Sox. Major employers like Michelin, GE, and Prisma Health support a strong economy, and the nearby BMW plant makes the region a major player in automotive manufacturing.

