

FOR SALE

402 ANSEL STREET
Greenville, SC 29601



CONTACT

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DETAILS

OFFERING SUMMARY

- Sales Price: \$910,000
- Acreage: ±0.38 Ac
- Zoning: RH-D, City of Greenville
- Tax Map Numbers: 0082000201900 & 0082000202000

PROPERTY HIGHLIGHTS

- Excellent residential infill location
- Proximate to Fluor Field, The West End, and Augusta Street
- Multiple new infill homes completed or under development in the area
- Short distance to the Village of West Greenville, the new County Square development, Hotel Ellora, and Kimpton Hotel developments
- Corner site - frontage on Ansel Street and Green Avenue

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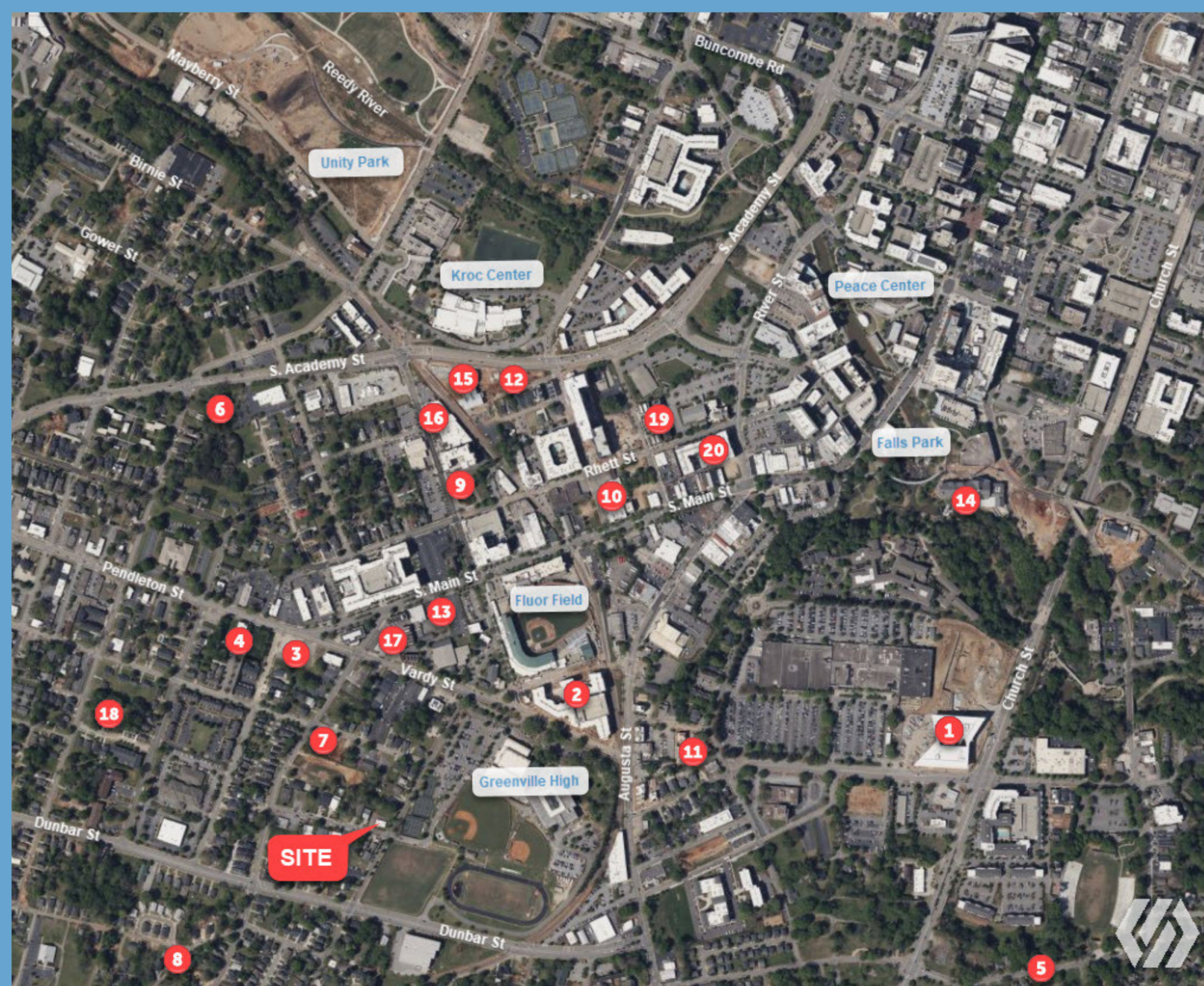




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All information deemed reliable, but not guaranteed.





WEST END - GREENVILLE, SC

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| <ul style="list-style-type: none"> 1. County Square (under dev.) 2. 408 Jackson (227 apartments) 3. Hotel Ellora (dev. 2025, 100 rooms) 4. Pendleton West - (dev. 2025, mixed-use) 5. Biltmore Walk (under dev., 44 townhomes) 6. Mosaic - (dev. 2025, 231 residential units) 7. West End Townes (9 units from high \$900's) 8. The Sinclair (12 townhomes from high \$500's) 9. The Vardry Kimpton Hotel & Residences - (117 rooms, 29 condos) 10. 319 Rhett (apartments, hotel, restaurant, retail proposed) | <ul style="list-style-type: none"> 11. Bradshaw Commons (12 townhomes) 12. Bohemian Cottages (17 townhomes) 13. Trueline (multi-stage music venue) 14. Markley & Main (multi-family proposed) 15. Grand Bohemian (187 rooms) 16. Merrill Gardens (129 apartments) 17. M West (18 townhomes) 18. City Homes at Calhoun (8 homes) 19. Falls Walk (19 townhomes) 20. The Avant (dev. 2025 - 12 units) |
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WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, park, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

#1 The 10 Friendliest Cities in the US
Conde Nast Traveler

The South's Best Cities on the Rise
Southern Living

01 The Breakout Cities on the Forefront
of America's Economic Recovery
The Wall Street Journal

The 10 America's Best Small Cities
BestCities.org

Top 10 America's Strongest Job Markets
Bloomberg

Top 10 America's Next Great Food Cities
Food & Wine



THE UPSTATE

LOCATION, LOCATION, LOCATION

1,518,710 People

10 Upstate SC Counties

7,248,408 People

100 Mile Range: Asheville, Atlanta, Charlotte, Columbia, Knoxville

32,431,942 People

250 Mile Range: Birmingham, Charleston, Chattanooga, Greensboro, Lexington, Raleigh

100,873,075 People

500 Mile Range: Baltimore, Cincinnati, Indianapolis, Louisville, Memphis, Pittsburgh, St. Louis



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

Fastest Growing State
in the Eastern US
Site Selection Group

#3

State for Doing Business
Area Development

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