

DEVELOPMENT SITE - \$2,600,000

+/- 4.732 acres

237 - 239 Wade Hampton Blvd. | Greenville, SC 29609



AVAILABLE FOR SALE



864.444.0022
matt@foundersgroupsc.com



864.404.9377
josh@foundersgroupsc.com

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Prime Development Opportunity: 237 - 239 Wade Hampton Blvd, Greenville, SC 29609

Property Overview: Discover a prime development opportunity at 237 - 239 Wade Hampton Blvd, located in the thriving city of Greenville, SC. This expansive graded parcel spans 4.732 acres with approximately 2.75 graded acres, offering ample space for various development projects. Situated near the bustling Stone Avenue corridor, this property boasts exceptional visibility and accessibility.

Key Features:

- **Acreage:** 4.732 acres with +/- 2.75 graded acres of prime real estate.
- **Traffic Count:** Benefit from a high daily traffic count of approximately 25,000 vehicles, ensuring excellent exposure for any future development.
- **Zoning:** Zoned MX-5, allowing for a flexible range of mixed-use development possibilities.
- **Utilities:** All essential utilities are readily available on-site, streamlining the development process.
- **Grading:** The majority of grading work has been completed, saving time and resources for prospective developers.
- **Documentation:** Comprehensive Survey, Phase 1 Environmental Site Assessment, and Civil Engineering documents are available upon request, providing valuable insights and supporting smooth project planning.

Location Highlights:

- **Proximity to Stone Avenue:** Located just off Stone Ave, a key thoroughfare in Greenville, enhancing connectivity and convenience.
- **Development Potential:** Ideal for a variety of development types, including retail, office, residential, or a combination thereof, thanks to its strategic zoning and prime location.

Additional Information:

- **Billboard Exclusion:** Please note that the Fairway billboard currently on the property does not convey with the sale.

This property represents a rare opportunity to secure a versatile and high-potential site in one of Greenville's most dynamic areas. Whether you are a developer, investor, or visionary, 237 - 239 Wade Hampton Blvd offers the perfect canvas to bring your project to life.

Contact Information: For more details or to schedule a site visit, please contact us today. Documentation is available upon request to qualified buyers. Don't miss out on this exceptional development prospect in Greenville, SC!



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

2023
 PLAT/LG Book: PL 1460 Page: 0076 - 0076
 April 26, 2023 01:12:43 PM
 Reo: \$25.00
 FILED IN GREENVILLE COUNTY, SC

LINE #	BEARING	LENGTH
L1	N75°52'35"W	37.85
L2	N58°15'07"W	65.50
L3	N51°17'01"W	60.03
L4	N30°51'19"W	40.14
L5	N39°39'01"E	38.62
L6	N14°19'15"W	26.61
L7	N29°28'47"E	36.09
L8	N28°11'58"W	13.65
L9	N57°02'09"W	25.79
L10	N73°43'31"W	26.18
L11	N25°14'19"W	45.42
L12	N50°20'16"W	34.94
L13	N82°55'18"W	20.15
L14	N80°38'32"E	14.57
L15	N73°08'00"E	50.57
L16	N72°59'44"E	30.71
L17	N89°32'00"E	59.61
L18	S53°23'56"E	12.53
L19	N31°48'10"E	20.41



