# DEVELOPMENT SITE - \$2,600,000 +/- 4.732 acres

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



239 Wade Hampton Blvd Greenville, SC 4.73 Acres +/-

## **AVAILABLE FOR SALE**



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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 gradated 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 gradated 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.

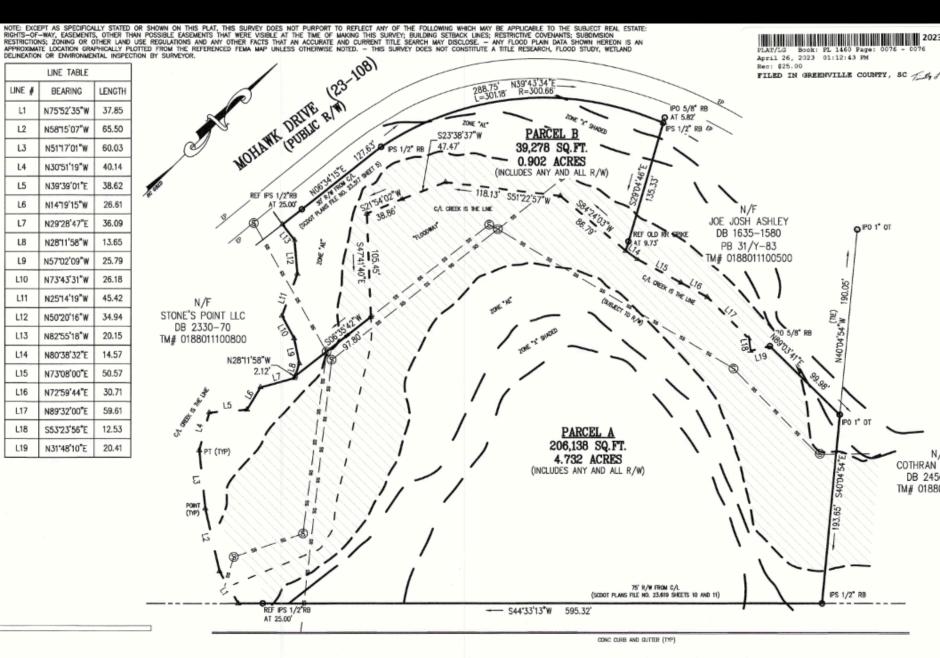
Contact Information: For more details or to schedule a site visit, please contact us today. Documentation is available upon request to qualified buyers. Don't miss out on this exceptional development prospect in Greenville, SC!











## US HIGHWAY #29 WADE HAMPTON BOULEVARD (150' PUBLIC R/W)

(PER SCOOT PLANS FILE NO. 23.619, SHEETS 10 AND 11)



