

# Allawood Court Land

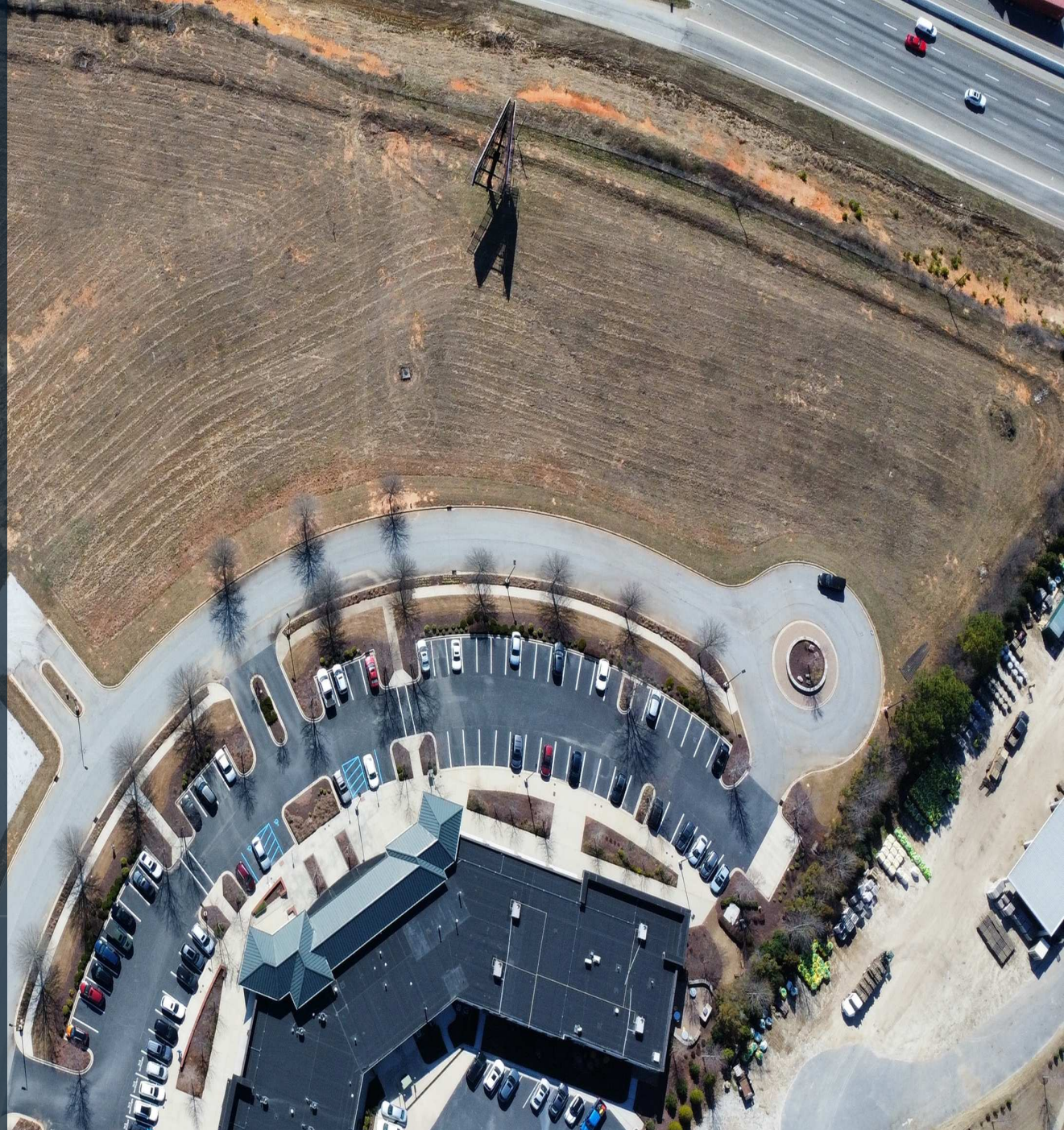
9.97 ACRES - \$3.6M (\$8.31/SF)  
LAND OPPORTUNITY WITH  
INFRASTRUCTURE IN PLACE

100 Allawood Ct  
Simpsonville, SC 29681

*Exclusively Marketed by:*  
*Foundation Property Group*

**Charles Swain**  
CEO  
(404) 274-7551  
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**Brandon Scarborough**  
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## OFFERING SUMMARY

ADDRESS	100 Allwood Ct Simpsonville SC 29681
COUNTY	Greenville
MARKET	Greenville
SUBMARKET	Simpsonville
PRICE	\$3,600,000
PRICE PSF	\$8.31
LAND SF	434,293 SF
LAND ACRES	9.97
ZONING TYPE	Business General (B-G)
# OF PARCELS	5

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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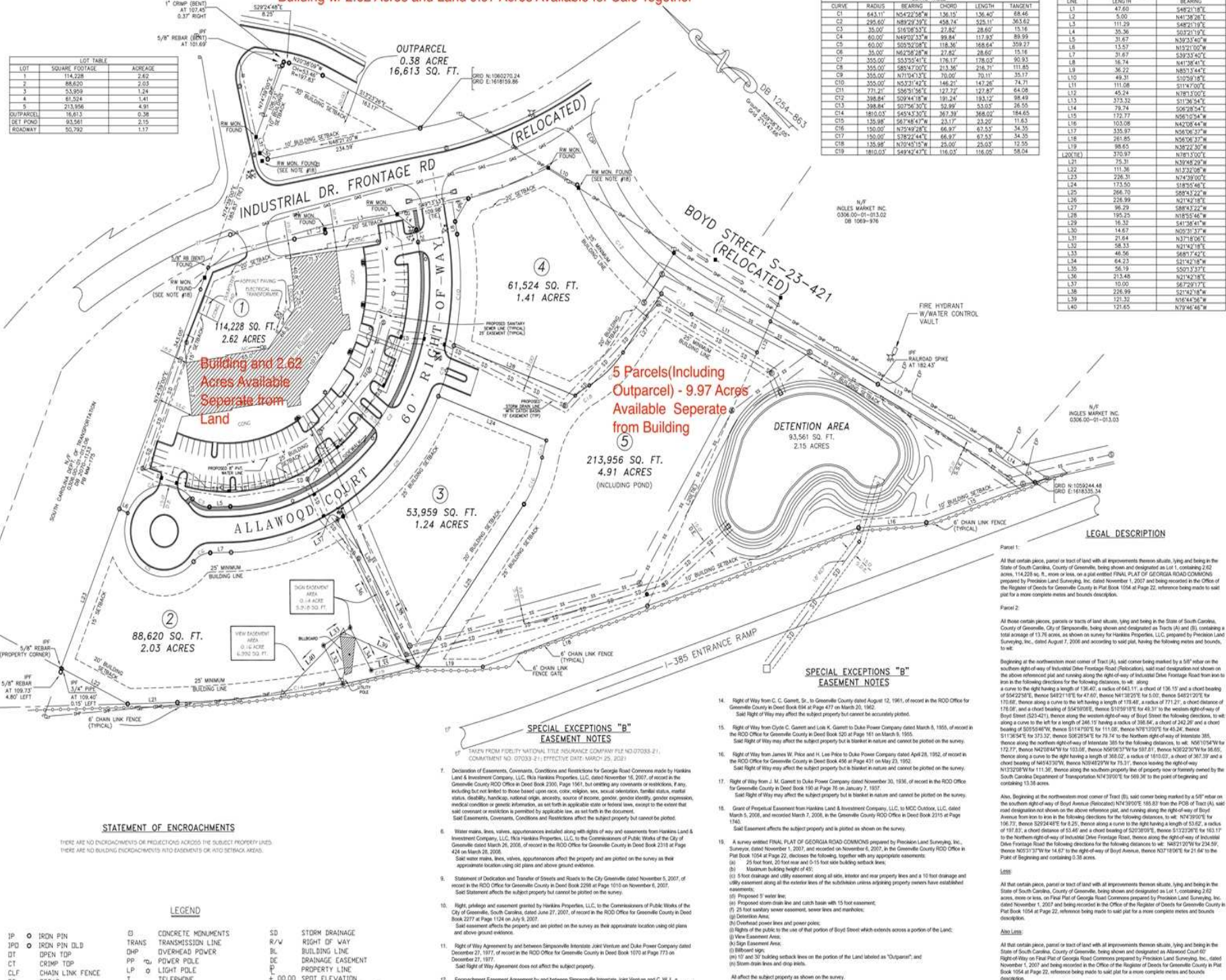
2023 Population	5,361	51,114	117,991
2023 Median HH Income	\$63,526	\$85,018	\$84,017
2023 Average HH Income	\$84,671	\$110,090	\$110,411

## Parcel Details

- 2.034 Acres Map # 0306000101308  
1.230 Acres Map # 0306000101309  
1.412 Acres Map # 0306000101310  
4.912 Acres Map # 0306000101311  
0.380 Acres Map # 0306000101300
- Infrastructure in place including street lighting, storm drain, detention pond
- Building Potential 56,588 SF - See Conceptual Design
- Daily Traffic Count - 85,000
- Zoning - Business General (B-G)



Building w/ 2.62 Acres and Land 9.97 Acres Available for Sale Together



LOT TABLE with columns for LOT, SQUARE FOOTAGE, and ACREAGE. Includes rows for lots 1-5 and an outparcel.

CURVE TABLE with columns for CURVE, RADIUS, BEARING, CHORD, LENGTH, and TANGENT. Lists data for curves C1 through C19.

LINE TABLE with columns for LINE, LENGTH, and BEARING. Lists data for lines L1 through L49.



STATEMENT OF ENCROACHMENTS

Text block stating there are no encroachments on the subject property lines and no building encroachments on easements or right-of-way setbacks.

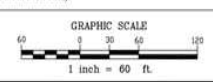
LEGEND section containing symbols and descriptions for various features like concrete monuments, storm drainage, and utility lines.

5 Parcels (Including Outparcel) - 9.97 Acres Available Separate from Building

Building and 2.62 Acres Available Separate from Land

SPECIAL EXCEPTIONS "B" EASEMENT NOTES

- List of 14 special exceptions and easement notes detailing rights of way, drainage, and utility easements for the property.



ALTA/NSPS LAND TITLE SURVEY FOR FPG-ALLAWOOD, LLC GREENVILLE COUNTY, SOUTH CAROLINA

LEGAL DESCRIPTION

Detailed legal description of the property, including references to previous surveys and specific parcel boundaries.

- Notes and conditions section containing numbered items 1 through 14, detailing survey requirements and conditions.

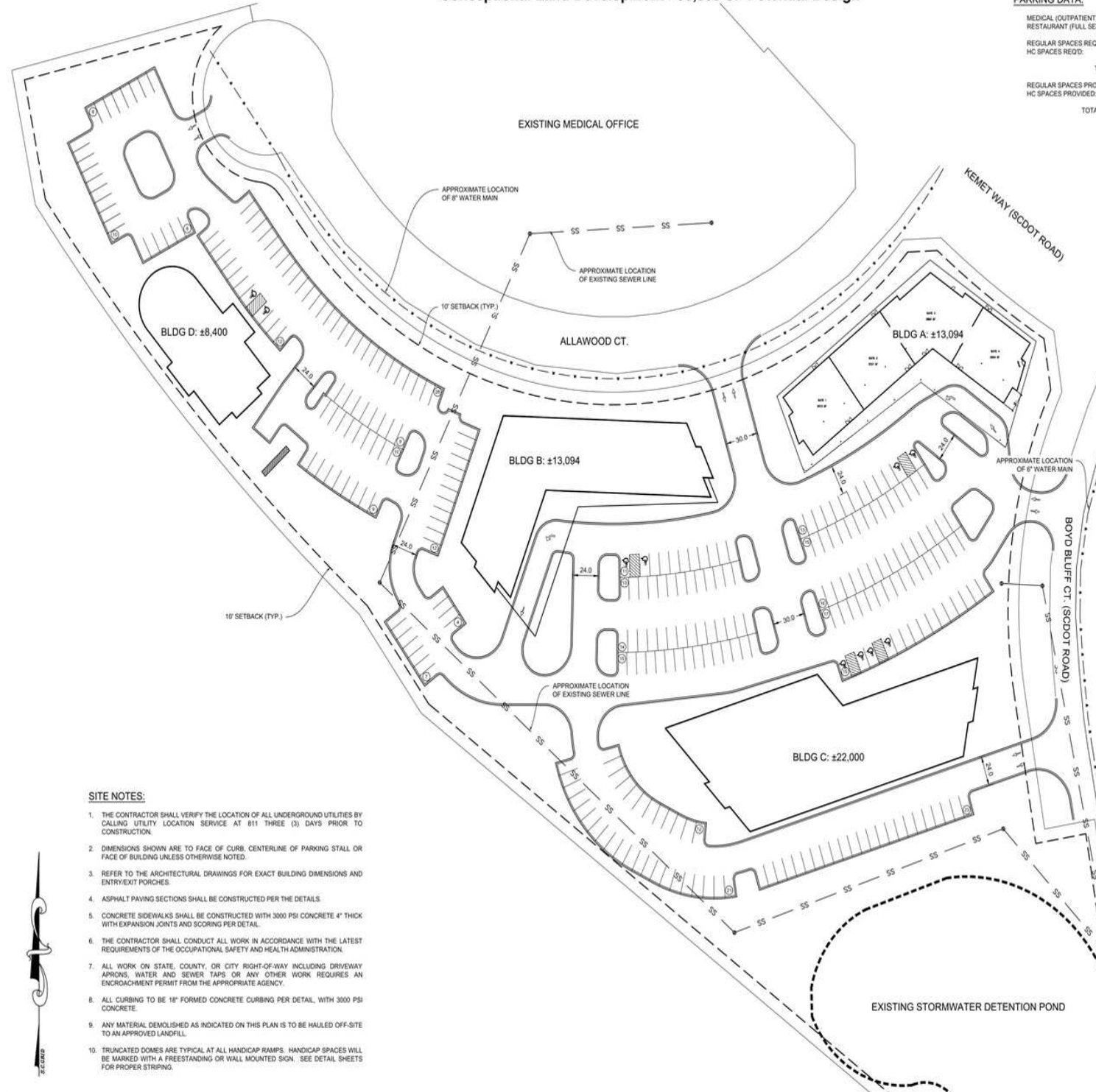
Professional stamps and signatures for the surveyors, including 'PRECISION SURVEYING, INC.' and 'PRELIMINARY' status.



# Conceptual Land Development - 56,588 SF Potential Design

## PARKING DATA:

MEDICAL (OUTPATIENT) - 1 SPACE PER 250 SQ FT (48,188 SQ FT / 250 SQ FT = 193 SPACES)	
RESTAURANT (FULL SERVICE) - 1 SPACE PER 150 SQ FT (8,400 SQ FT / 150 SQ FT = 56 SPACES)	
REGULAR SPACES REQ'D:	220 SPACES
HC SPACES REQ'D:	7 SPACES
TOTAL REQ'D:	227 SPACES
REGULAR SPACES PROVIDED:	262 SPACES
HC SPACES PROVIDED:	8 SPACES
TOTAL PROVIDED:	300 SPACES



## SITE DATA:

PIN(S): 030600101311, 030600101310,  
 030600101309, 030600101308  
 TOTAL SITE = 9.597 AC  
 ZONING - B-G (BUSINESS - GENERAL DISTRICT)  
 SETBACKS -  
 FRONT - 10'  
 REAR - 10'  
 SIDES - 10'  
 \* THE MINIMUM YARD SETBACK REQUIRED ALONG A PROPERTY LINE ABUTTING ANOTHER PROPERTY IN THE B-G OR B-U DISTRICT MAY BE REDUCED TO 5 FEET.



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL CHANGES MADE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

## LEGEND

SYMBOLS	ABBREVIATIONS
CB □ CATCH BASIN	BL BUILDING LINE
DI □ DROPPY INLET	CL CENTERLINE
ET □ ELEC. TRANSFORMER	CT CROWN TOP
EG ELEVATION (EXIST. GRADE)	DE DRAINAGE EASEMENT
EF ELEVATION (FINISH GRADE)	EP EDGE OF PAVEMENT
FF FINISHED FLOOR GRADE	FFS FINISHED FLOOR ELEVATION
FG FINISHED GRADE	FO FINISHED GRADE
GI GAS METER	IE INVERT ELEVATION
GV GAS VALVE	IPB IRON PIN SET
IP IRON PIN	IPO IRON PIN OLD
LP LIGHT POLE	NAC NAIL & CAP
MHSS MANHOLE (BELL/SOUTH)	OT OPEN TOP
MHSS MANHOLE (SS)	RB REBAR
PP POWER POLE	ROP REINFORCED CONCRETE PIPE
TEL TELEPHONE	R/W RIGHT OF WAY
WM WATER METER	SSE SANITARY SEWER EASEMENT
WV WATER VALVE	SL SETBACK LINE
WF WATER FLOW	VCP VITRIFIED CLAY PIPE
TF TRAFFIC FLOW	

## LINE TYPES

— CABLE TV	— SANITARY SEWER - EXIST.
— CHAIN LINK FENCE (PROPOSED)	— SANITARY SEWER - NEW
— CHAIN LINK FENCE (EXISTING)	— SILT FENCE
— CONTOURS - EXIST. GRADE	— STORM SEWER - EXIST.
— (870) CONTOURS - FINISHED GRADE	— STORM SEWER - NEW
— FIBER OPTIC	— UNDERGROUND POWER
— FENCE MAIN	— UNDERGROUND TEL
— GAS LINE	— WATER LINE - EXIST.
— OVERHEAD POWER	— WATER LINE - NEW
— OVERHEAD TELEPHONE	— WOOD FENCE
— ROOF GRAN - NEW	— LIMITS OF DISTURBANCE

## GRAPHIC SCALE



## SITE NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
- ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
- CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
- ALL CURBING TO BE 16" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
- ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
- TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

**SITE DESIGN, INC.**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
 www.sitedesign-inc.com  
 2202 ROCKY CREEK ROAD  
 GREENVILLE, SOUTH CAROLINA 29615  
 PH: 864.237.1406

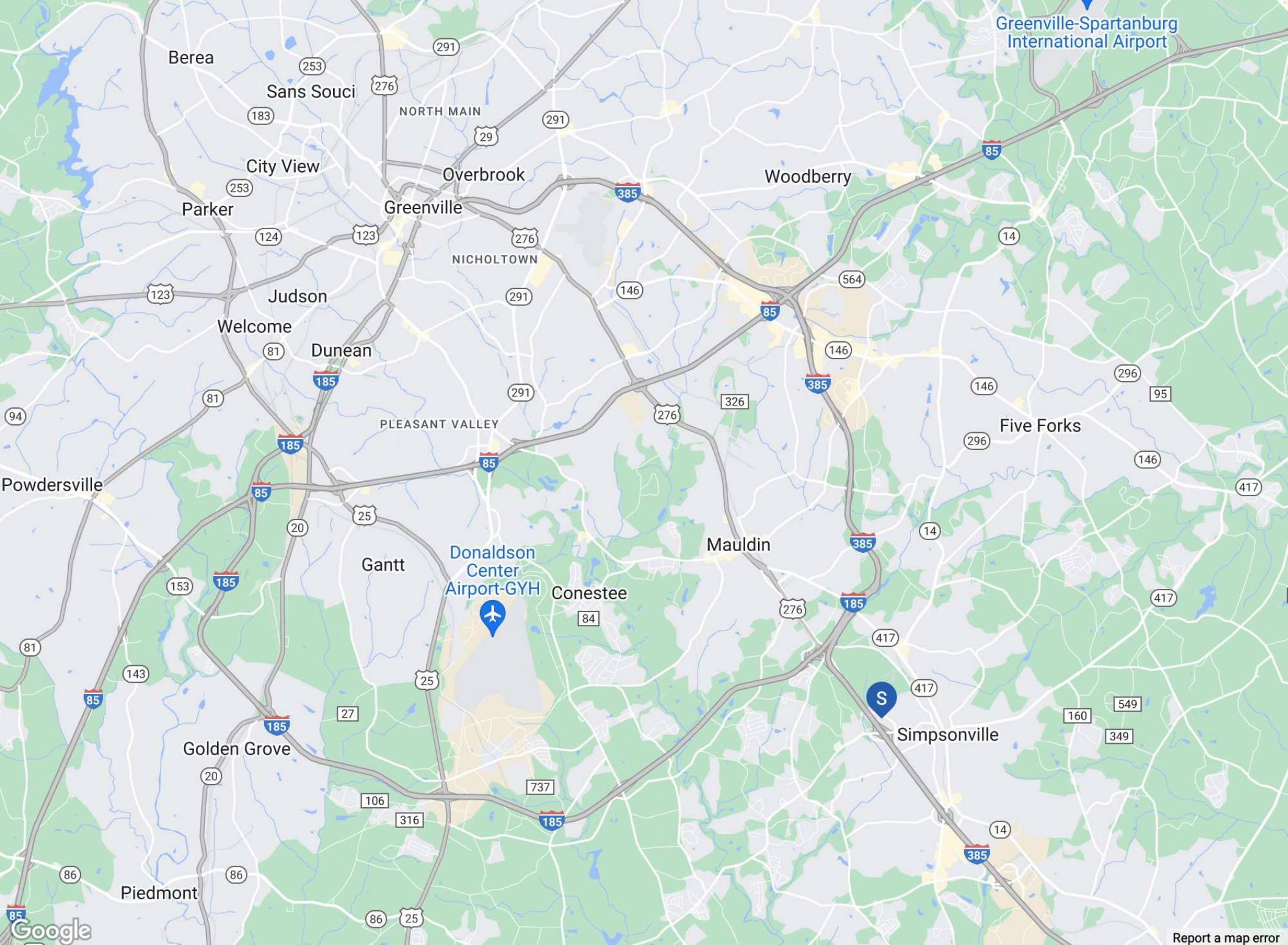
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**ALLWOOD COURT**  
 CITY OF SIMPSONVILLE  
 GREENVILLE COUNTY  
 SOUTH CAROLINA

HORIZ. SCALE: 1" = 40'
VERT. SCALE: N/A
DESIGNED BY: ELO
DRAWN BY: ELO
CHECKED BY: ELO
DATE: 03/14/2023
S220101.dwg

**SITE PLAN**  
 SHEET 1 OF 2  
**C200**





Greenville-Spartanburg  
International Airport

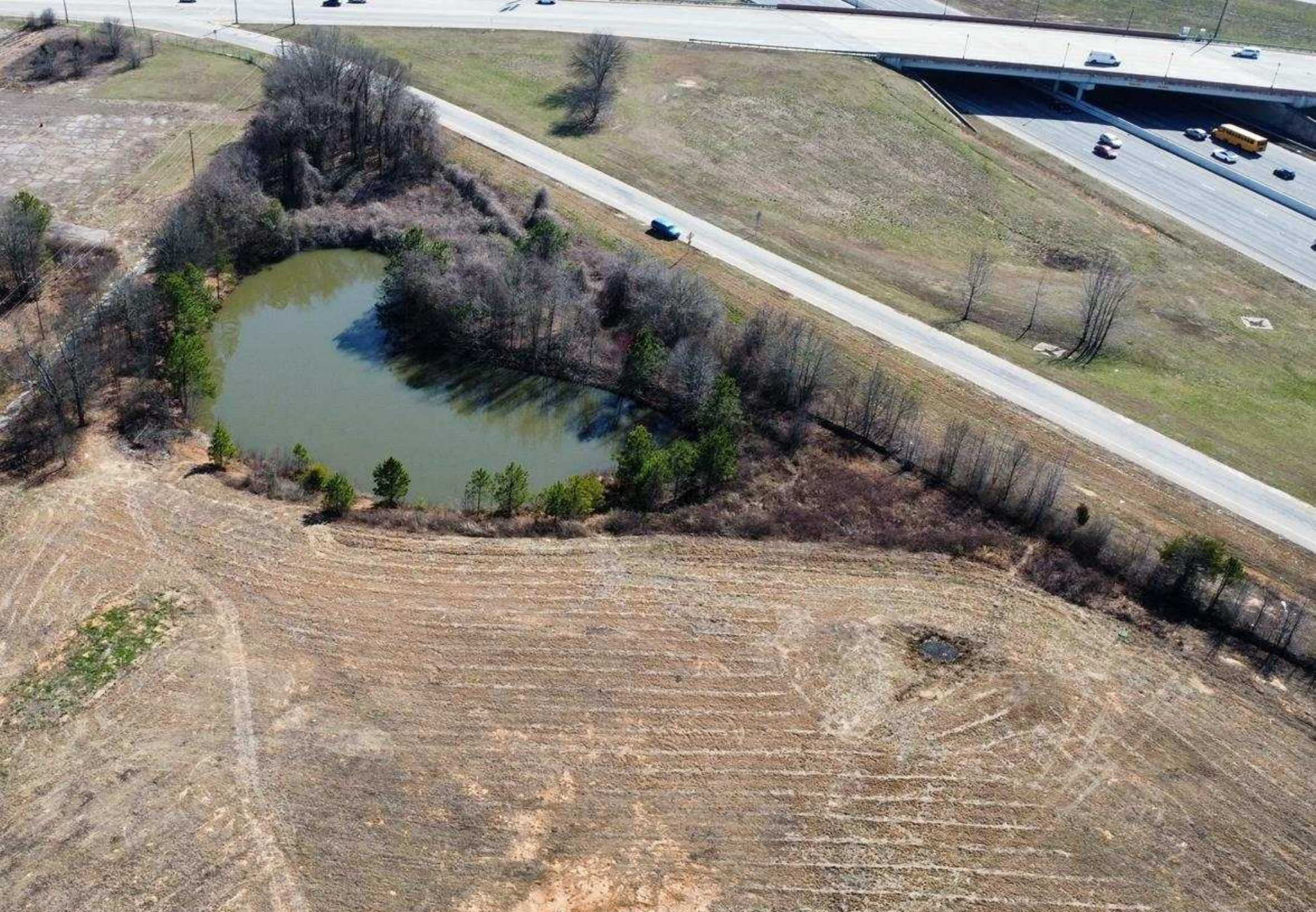
Donaldson  
Center  
Airport-GYH

S

Google

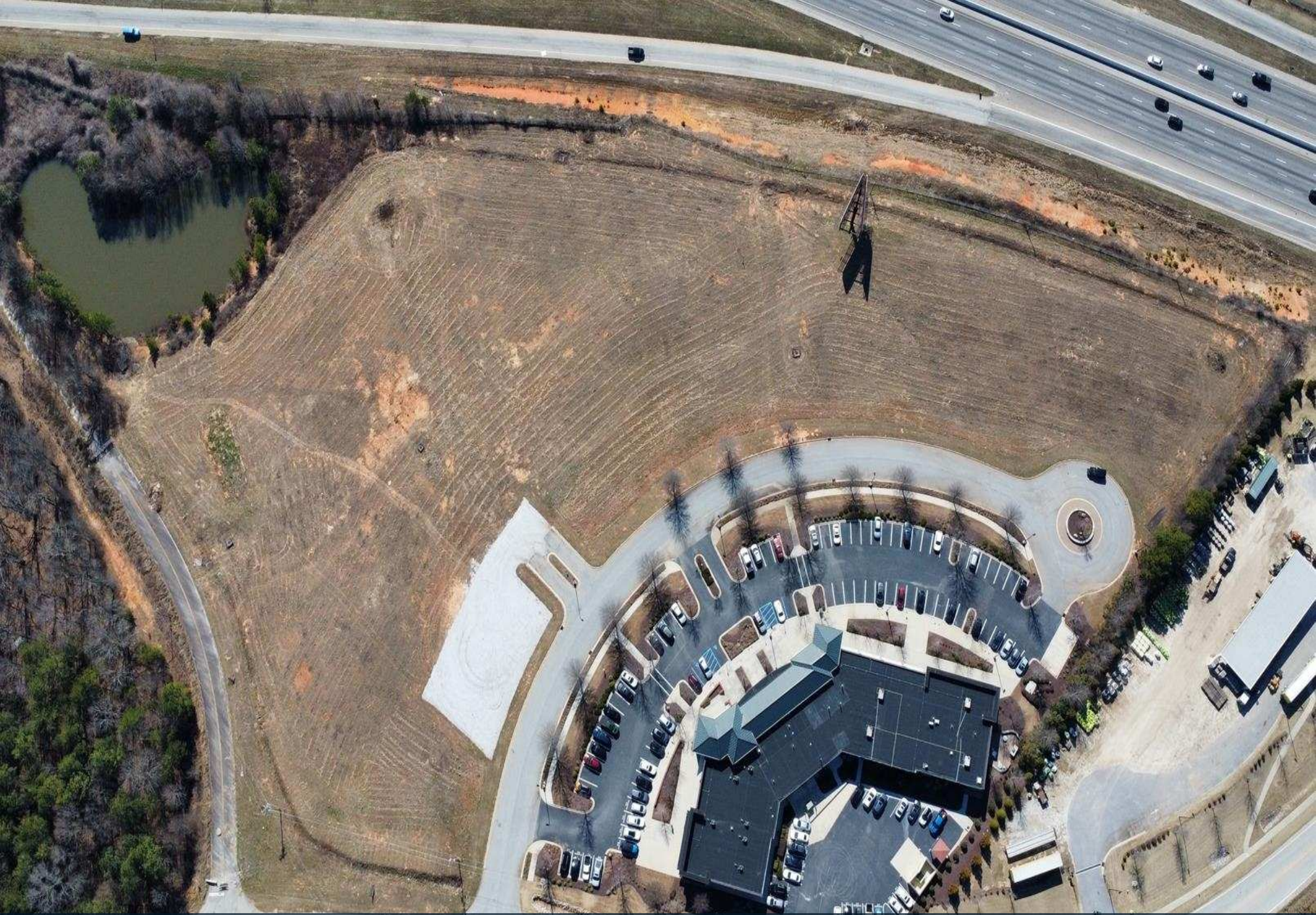
Report a map error





**2.15 Acre Detention Pond**





**9.97 Total Acres Available**



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