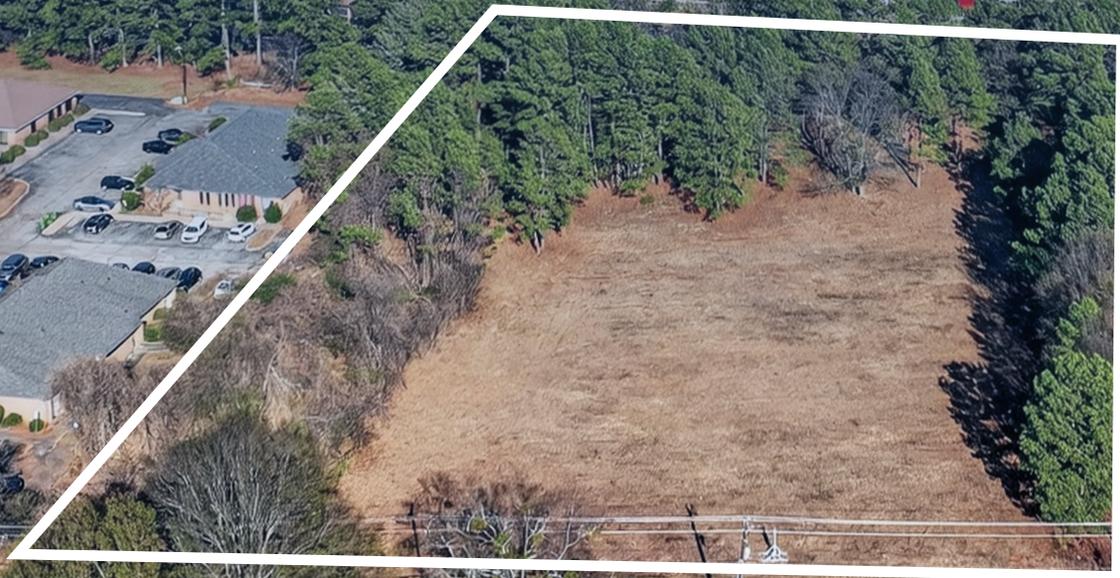


313 NEW NEELY FERRY RD

MAULDIN, SOUTH CAROLINA 29662 | 2.4-ACRE CORNER LOT



FOR SALE OR GROUND LEASE

TRINITY
PARTNERS

CONTACT



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Disclaimer

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Offering

PROPERTY HIGHLIGHTS

Address	313 New Neely Ferry Rd, Mauldin, SC 29662
Sale Price	Contact Broker
Parcel Size	2.4 Acres
Property Type	Land (Sale or Ground Lease)
Submarket	Mauldin
Zoning	C2, City of Mauldin
Frontage	US Hwy 276 (302 ft) New Neely Ferry Rd (326 ft)



- Great highway exposure and arterial access
- Corner lot
- One of the last undeveloped, flat commercial land in the area
- Near the New Maverick Station Redevelopment Project in Mauldin
- High traffic counts on both sides of the parcel
 - » US Hwy 276: 25,774 VPD
 - » New Neely Ferry Rd: 4,827 VPD

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2020 Population	44,181	121,902	379,239
2025 Population	48,968	133,295	409,348
2030 Population	52,894	144,191	440,645
Households	20,716	55,300	168,442
Annual Growth Rate (2025-30)	1.6%	1.6%	1.5%
Median HH Income	\$86,146	\$92,503	\$84,525

Location Overview

GREENVILLE MSA

Booming Southeast metro with strong population, income, and employment growth

ACCESSIBILITY

Excellent frontage on New Neely Ferry Road, just off US Hwy 276; easy access to medical, retail, and commercial corridors

MARKET DRIVERS

Advanced manufacturing, healthcare, education; major employers include BMW, Michelin, and GE Power





Comparable Sales

201 S. MAIN ST | Mauldin, SC 29662



PRICE	\$800,000
LOT SIZE	0.59 AC
PRICE/AC	\$1.4M/AC

4 MURRAY DR | Mauldin, SC 29662



PRICE	\$850,000
LOT SIZE	2.61 AC
PRICE/AC	\$325.7K/AC

BROOKFIELD OAKS & HOLLAND RD | Greenville, SC 29607



PRICE	\$500,000
LOT SIZE	1.33 AC
PRICE/AC	\$375.9K/AC

142 MILLPORT CIR | Greenville, SC 29607



PRICE	\$871,000
LOT SIZE	1.46 AC
PRICE/AC	\$596K/AC