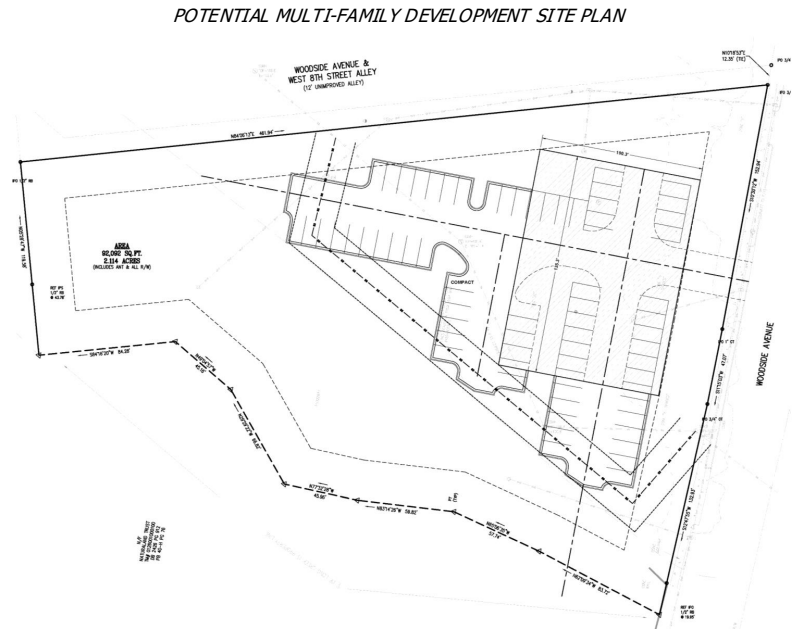
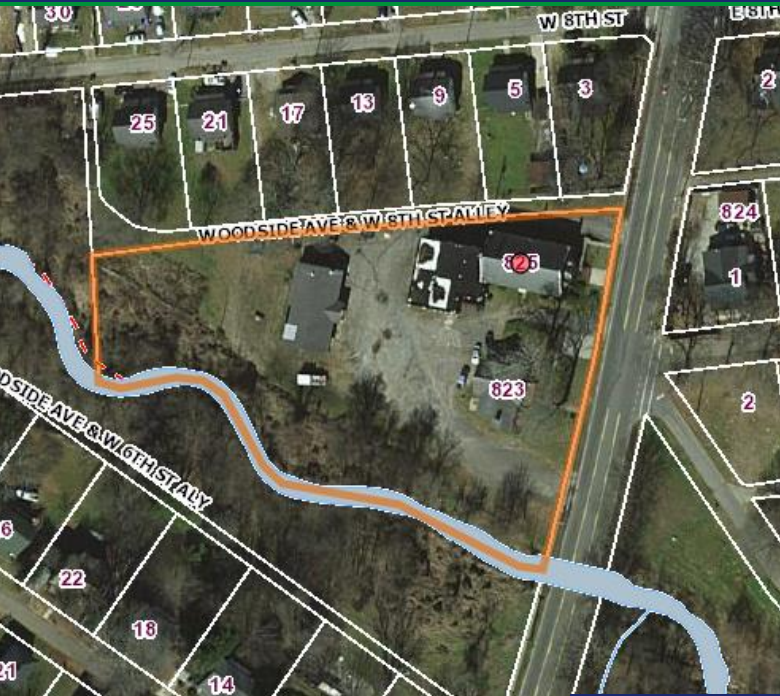


SPENCER/HINES PROPERTIES

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
500 E. North St. | Suite F | Greenville, SC 29601

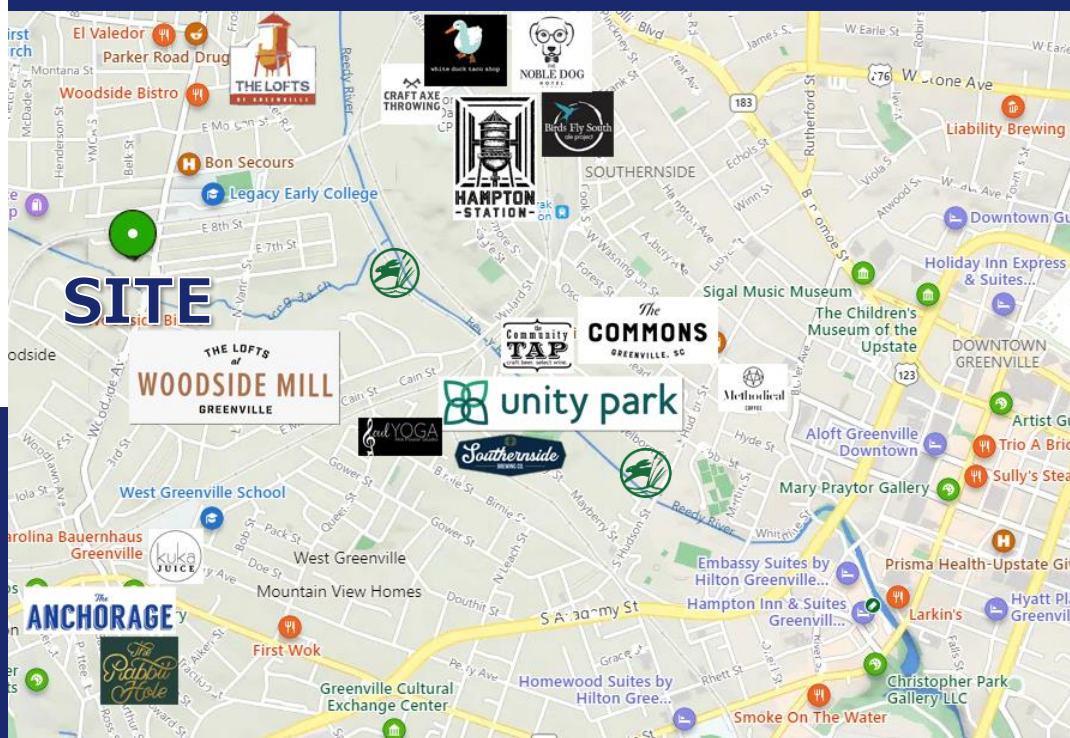
APPROVED 42 UNIT MULTI-FAMILY DEVELOPMENT IN THE VILLAGE OF WEST GREENVILLE +/- 2.114 acres

825 WOODSIDE AVE
GREENVILLE, SC



- +/- 2.114 acres of land available for development in booming West Greenville
- Located in the heart of Pendleton art district and walking distance to all things Village of West Greenville & Swamp Rabbit Trail
- Directly across the street from Woodside Mill
- Not in City Limits
- Site has been Rezoned to RM-20 and we have been told it is now approved for 42 units with surface level parking
- No parking garage needed
- Sanitary sewer, water, electrical, and gas available on site
- Site is 100% impervious, therefore we have been told a detention pond is not required
- Greenville County Tax Map #: 0126001000101

**\$23k/door • Cleared Site
Build Ready • County Approved • Surface
Parking • 42 Unit**



FOR SALE:

~~\$2,500,000~~

PRICE REDUCED:

\$995,000

ZACH HINES | (864) 918-9944
ZHINES@SPENCERHINES.COM

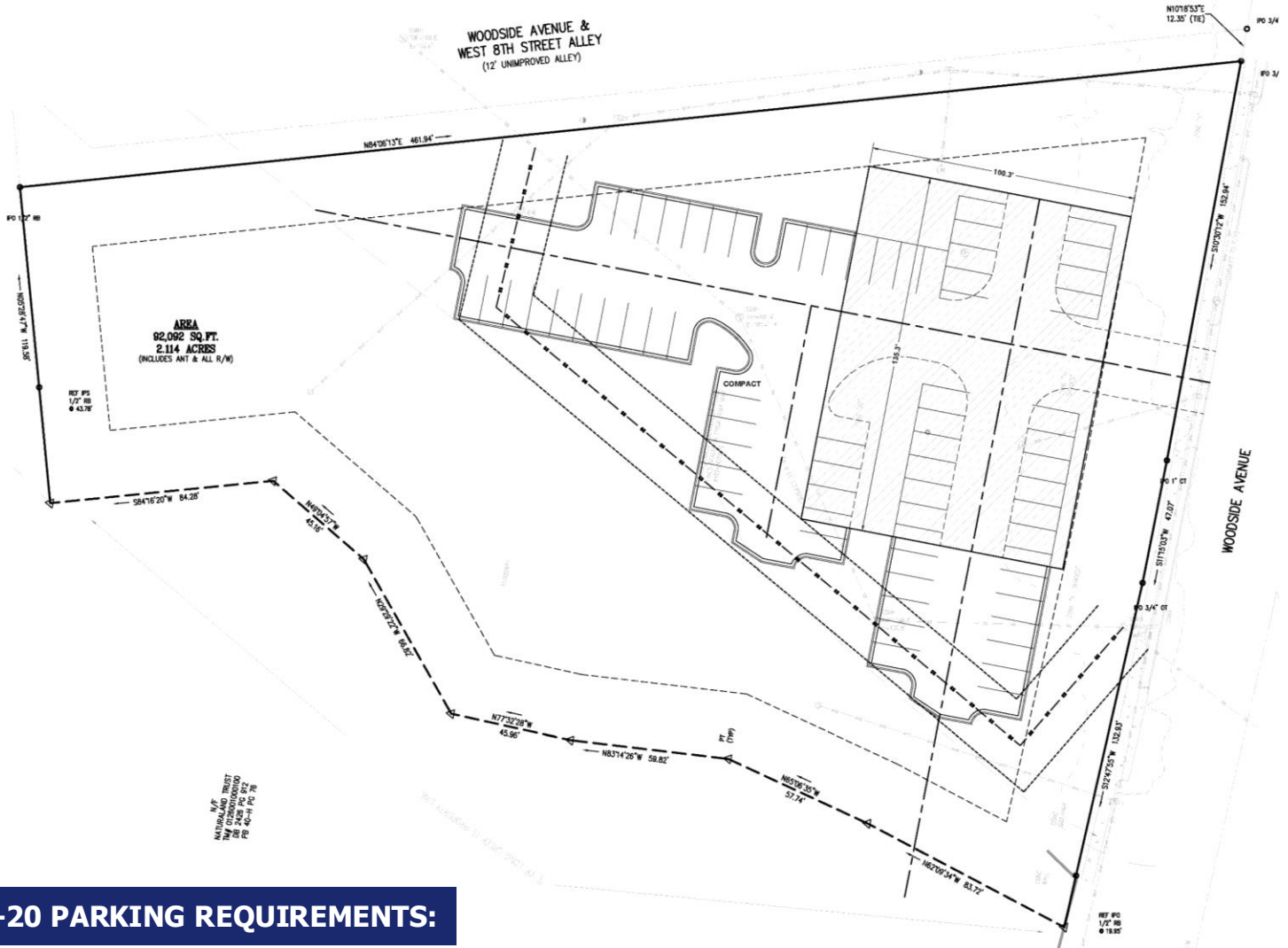
CAMERON SMITH WEBER
CAMERON@SPENCERHINES.COM

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

SPENCER/HINES
PROPERTIES

POTENTIAL SITE LAYOUT – BY SITE DESIGN, INC.

- Plan below shows an entrance which lines up with 7th street, goes under the building through the parking deck and provides additional parking in the rear; total parking: 69 spaces.
- The site plan shows an approximately 13,500 sf building footprint.
- With the driveway coming under the building, the ground floor parking level needs to be tall enough to accommodate a fire truck
- This layout with 69 parking spots would allow for up to:
 - 30 Units - (30) 3-bedroom units or
 - 42 Units - (12) 3-bedroom, (17) 2-bedroom and (13) 1-bedroom



RM-20 PARKING REQUIREMENTS:

- 1 SPACE / 1-BEDROOM UNIT
- 1.5 SPACE / 2-BEDROOM UNIT
- 2 SPACE / 3+BEDROOM UNIT
- PLUS 10% VISITOR SPACES

SITE PHOTOGRAPHY

