

Development Opportunity

Scuffletown Road | Simpsonville, SC

NAI Earle Furman

SALE PRICE: \$4,995,000



PROPERTY FEATURES

- ±18.81 acre development site
- Prime estate, residential, multifamily development land or commercial
- 0.8 miles from intersection of Woodruff Road and Scuffletown Road
- Less than 3 miles to Five Forks Shopping Corridor
- Greenville County TM #s:
0548020101800
0548020102601
- Land surrounding private ±3.5 acre lake
- Five (5) existing homes and two (2) commercial buildings on property
- Great rental history and income provide flexibility in development planning
- Ability to develop in phases and collect rent on balance
- Multiple options available for consideration
- Currently zoned S-1 & RS



DEMOGRAPHIC HIGHLIGHTS

	3 MILE	5 MILE
2025 POPULATION	48,525	100,382
2030 PROJECTED POPULATION	50,679	106,793
2025 HOUSEHOLDS	17,335	38,749
2025 AVG HH INCOME	\$158,599	\$141,402

John D. Gray, Jr. | Shareholder
864-414-1440 | jgray@naief.com

Gabe Blevins | Associate
828-400-2455 | gbelvins@naief.com

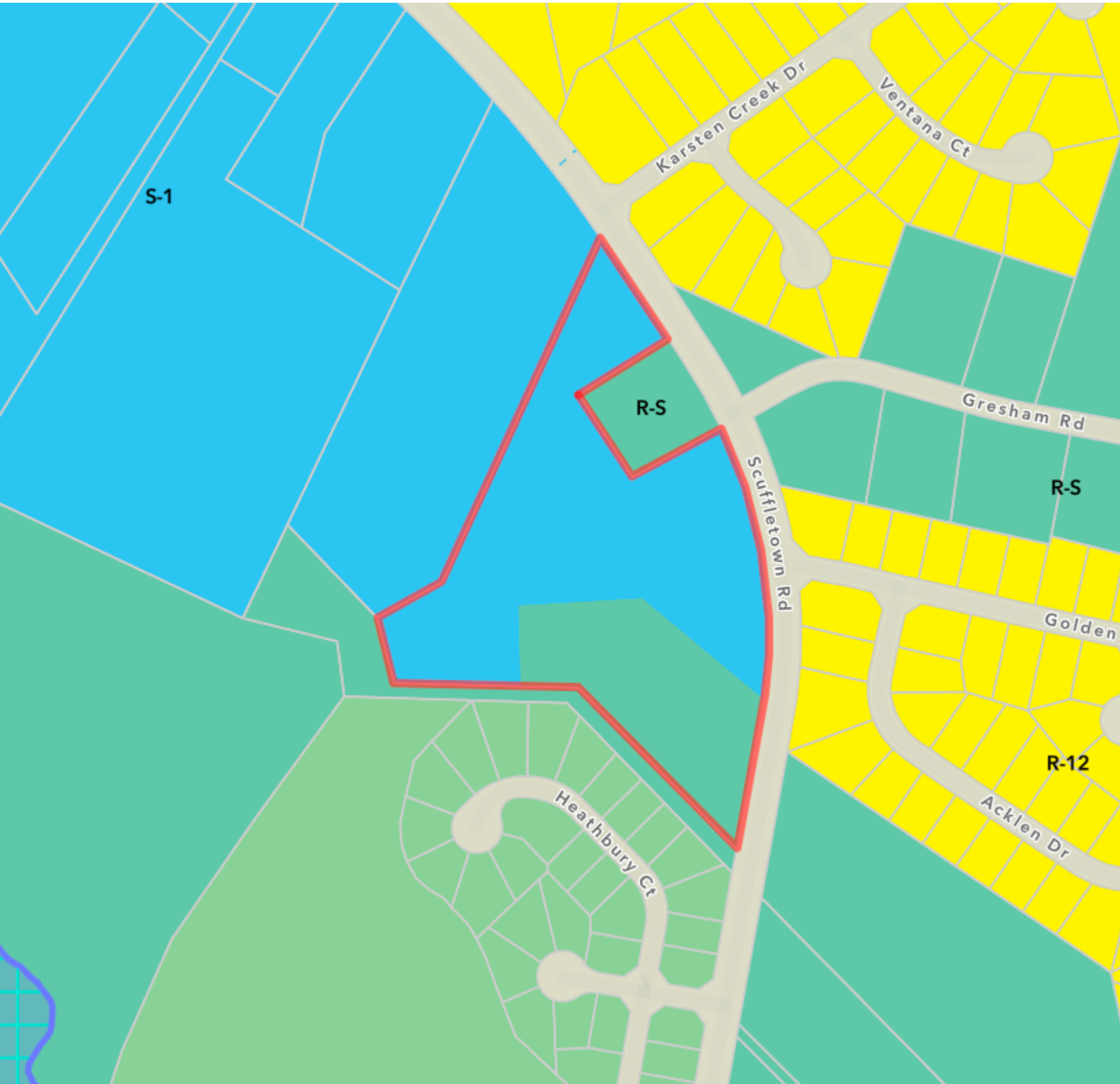
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www.naiearlefurman.com

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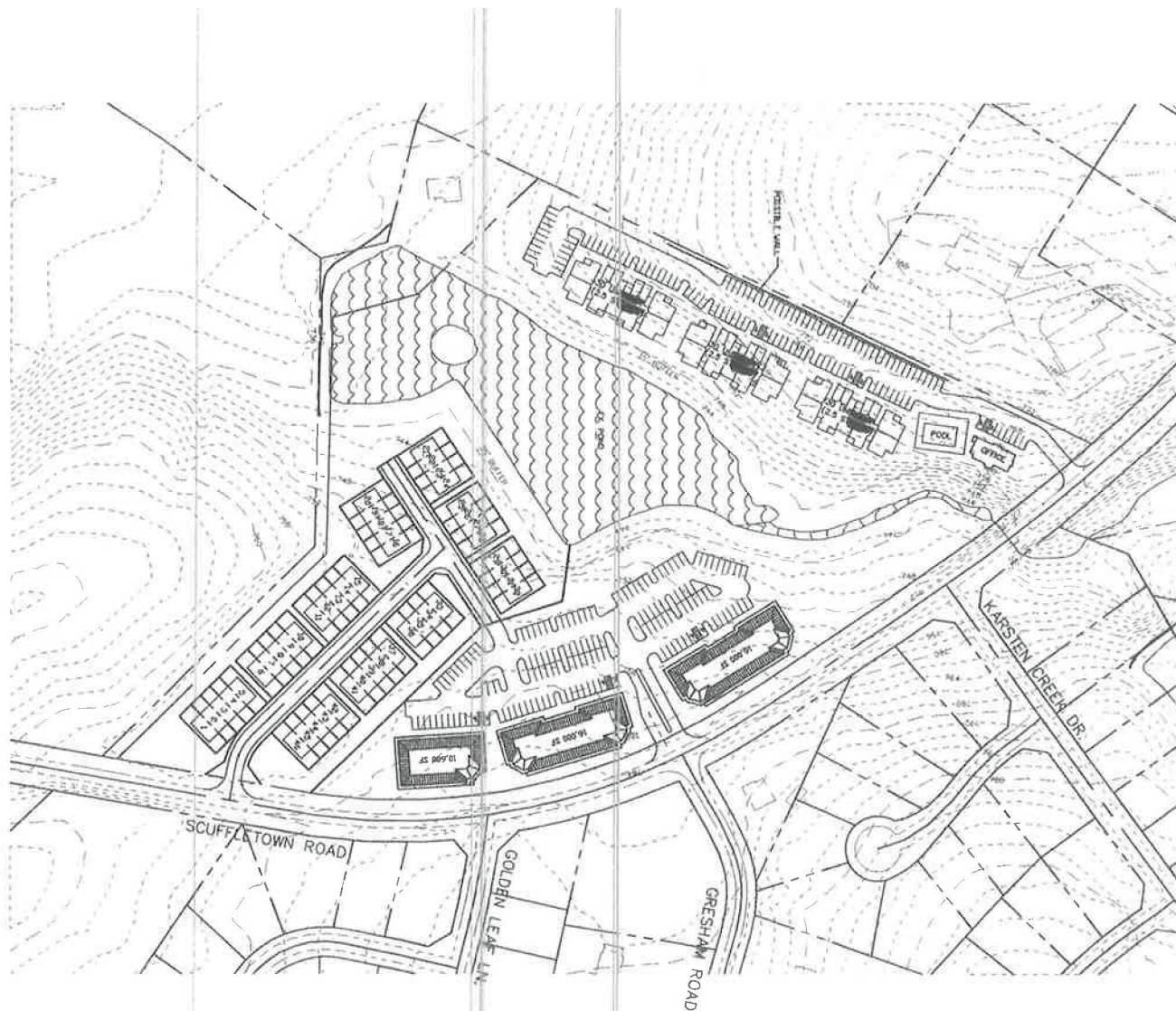
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SITE DATA:
NEW SHOPS: 42,600 S.F.**
SHOPS PARKING MEETS 3 SPACES/1,000 S.F.,
SIMILAR TO NEIGHBORHOOD COMMERCIAL
REQUIREMENTS.
NEW TOWNHOMES: 45 UNITS**
TOWNHOMES SIZE: 20'x40'
NEW APARTMENTS: 90 UNITS**
**UNITS/SQUARE FOOTAGE MAY BE LOST DUE
TO GRADING AND DETENTION REQUIREMENTS.

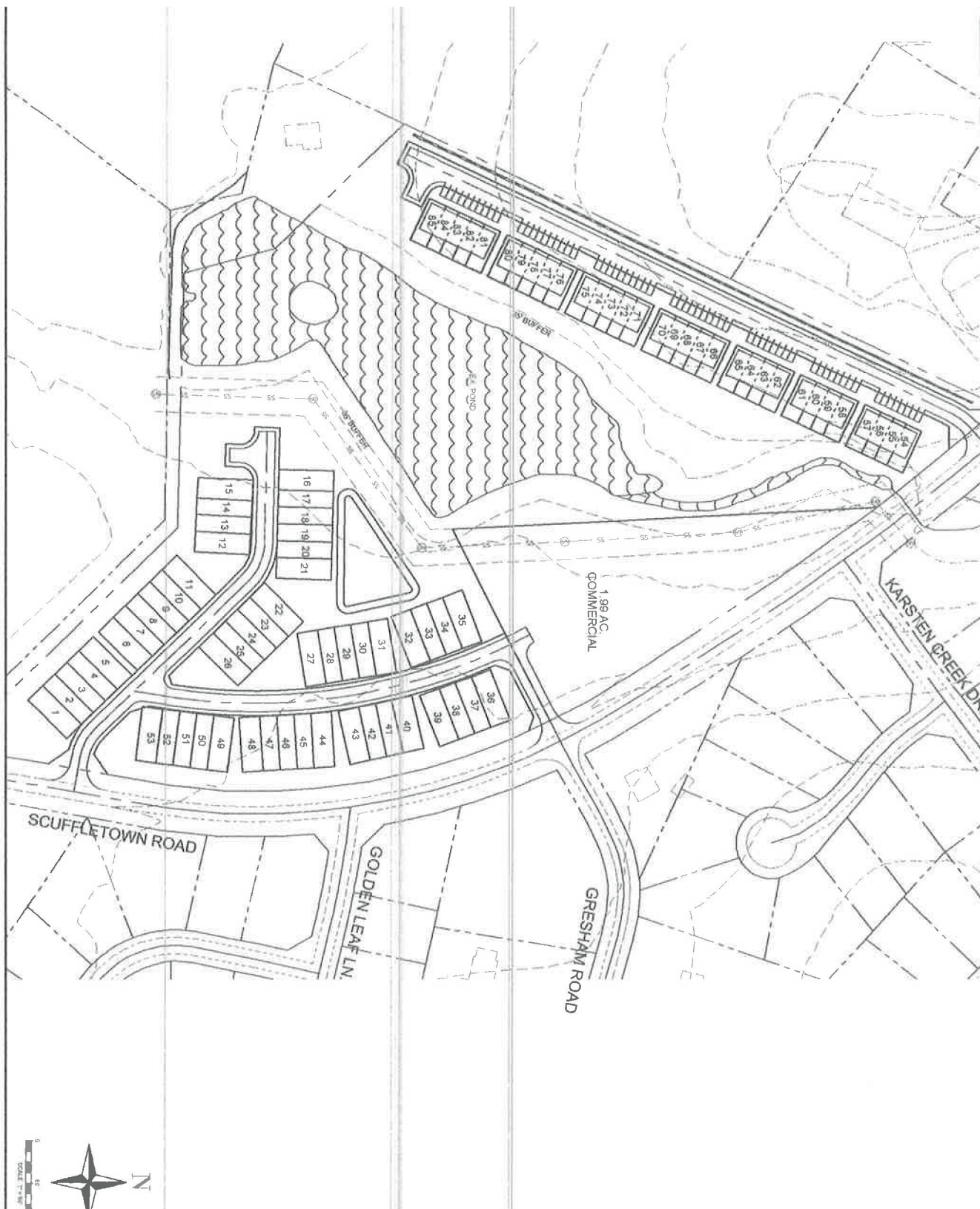
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