

For Sale

±11.27 acres

1 Mile to I-85

Piedmont, SC

NAI Earle Furman

SITE



**All Boundaries are Approximate*

BEN DUNCAN
ASSOCIATE
(864) 232-9040
BDUNCAN@NAIEF.COM

DREW STAMM
SHAREHOLDER
(864) 630-8910
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101 E. Washington Street, Suite 300
Greenville, South Carolina 29601
864 232 9040
naiearlefurman.com

For Sale

±11.27 acres
 1 Mile to I-85
 Piedmont, SC



SALE PRICE: \$40,000/ACRE

110 Propes Drive
 Piedmont, SC 29673

PROPERTY FEATURES

- ±11.27 acres for sale
- Less than a mile from Interstate 85 and Hwy 153
- ±8 miles to Downtown Greenville
- Greenville area has recently shown tremendous growth, gaining consistent national attention
- Several residential and industrial developments (Enterprise85, Augusta Grove, Meridian, etc.) currently exist or planned for the near future
- House located on property may be of value depending on proposed use
- Currently site has septic with possibility of future sewer connection through ReWa

DEMOGRAPHIC HIGHLIGHTS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|-----------|-----------|-----------|
| 2024 POPULATION | 2,630 | 21,407 | 77,037 |
| 2029 PROJECTED POPULATION | 2,686 | 22,513 | 81,044 |
| 2024 HOUSEHOLDS | 1,034 | 7,981 | 29,419 |
| 2029 PROJECTED HOUSEHOLDS | 1,060 | 8,460 | 31,313 |
| 2024 AVG. HH INCOME | \$90,025 | \$91,020 | \$90,784 |
| 2029 PROJECTED AVG. HH INCOME | \$103,168 | \$108,349 | \$107,295 |

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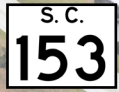


±91,400 VPD



LOCATION

< 1 Mile To Property



±37,300 VPD



Steelworks of the Carolinas

Fogel Services

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TAX MAP



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SEWER



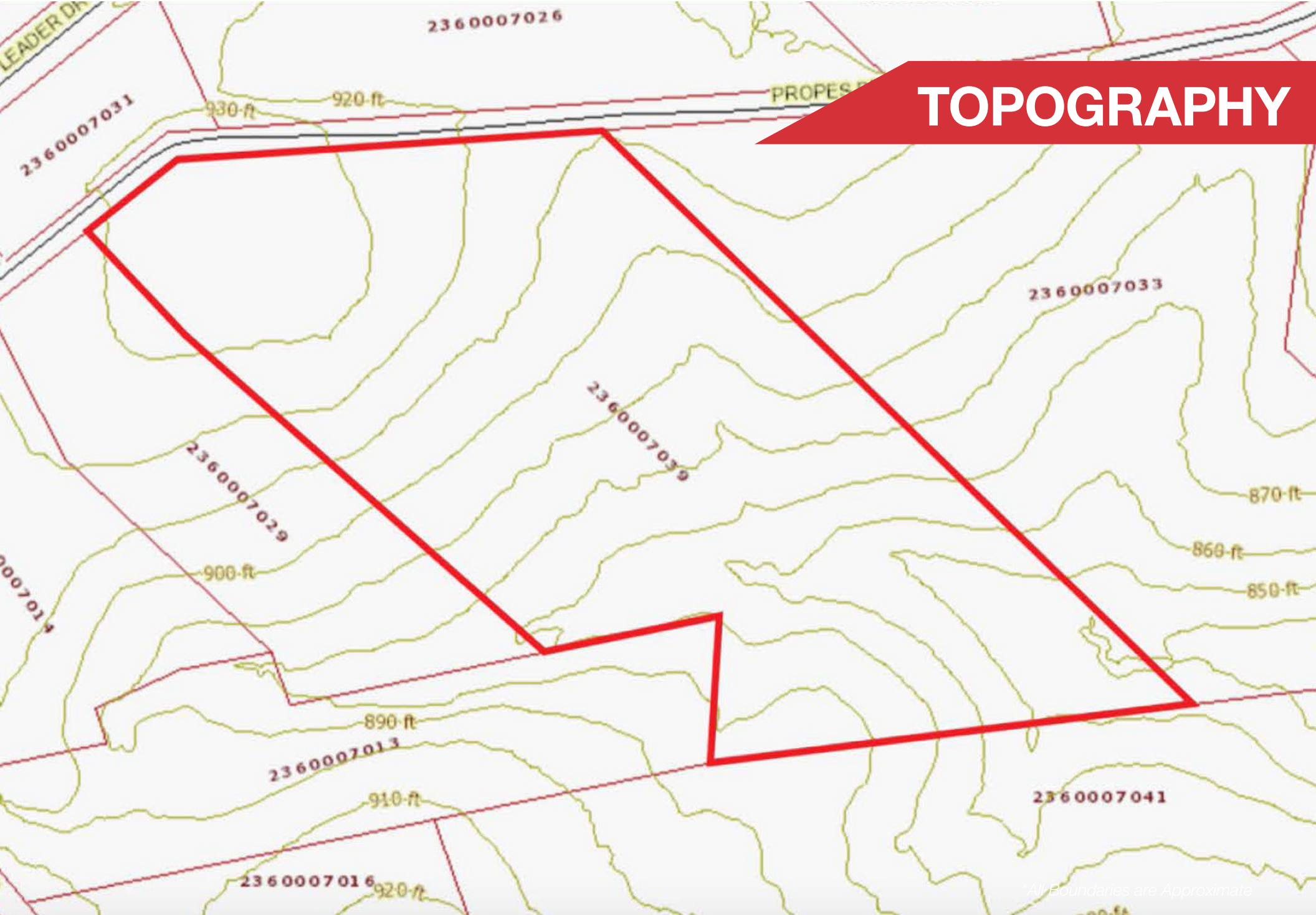
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TOPOGRAPHY



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