

PIEDMONT MULTI-PURPOSE DEVELOPMENT OPPORTUNITY

Site B | ±23.6 Acres in Greenville County



128 BROWN ROAD PIEDMONT SC 29673 • FOR SALE



PROPERTY HIGHLIGHTS

- Greenville County Tax Map # Site B: WG07000100702
- Road Frontage: ±520 Linear Feet on Brown Road
- Best Use: Multi-Purpose Development Site
- Zoned R-S | Rolling Topography
- Site B: River Frontage: ±1,100 Linear Feet on Saluda River
- Heavily Wooded in Hardwoods & Pines
- School Zones: Grove Elementary | Tanglewood Middle | Carolina High School
- Site has Potential for Multiple Types of Development with proper Rezoning
- Excellent Location w/ close proximity to Hwy 185, Hwy 85, Hwy 29
- 2022 SCDOT - ±11,200 VPD on Earle E Morris Hwy
- Utilities - Power, Water, Cable, Internet, Sewer, Septic Capability
- *Acreage and Utility to be verified by Buyer or Buyer's Agent

PROPERTY DESCRIPTION

These two sites offer a collective ±47.58 acres of land in Greenville County situated in a prime location. With direct access to SC-153, immediate access to I-185 (The Southern Connector) and being just 1 mile from I-85, you have easy access to routes headed to Charlotte, Atlanta, and Columbia. This combination makes these parcels some of the best positioned in Greenville County. Additionally, this site offers ±10,400 in daily vehicle count per SC AADT. This land is ideally suited for Industrial, Residential or Office space with its visibility and superb location. The renowned Powdersville retail corridor is less than 2 miles away, allowing this site nearby access without traffic concerns.

LOCATION DESCRIPTION

± 8 Minutes to Powdersville
± 11 Minutes to Piedmont
± 14 Minutes to Greenville
± 17 Minutes to Mauldin

OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	±23.6 Acres

KNOX DUNCAN

Associate
864.608.0029
kduncan@reedypg.com

REEDY LAND CO.

P.O. Box 17009
Greenville, SC 29606
864.610.5869
reedylanco.com

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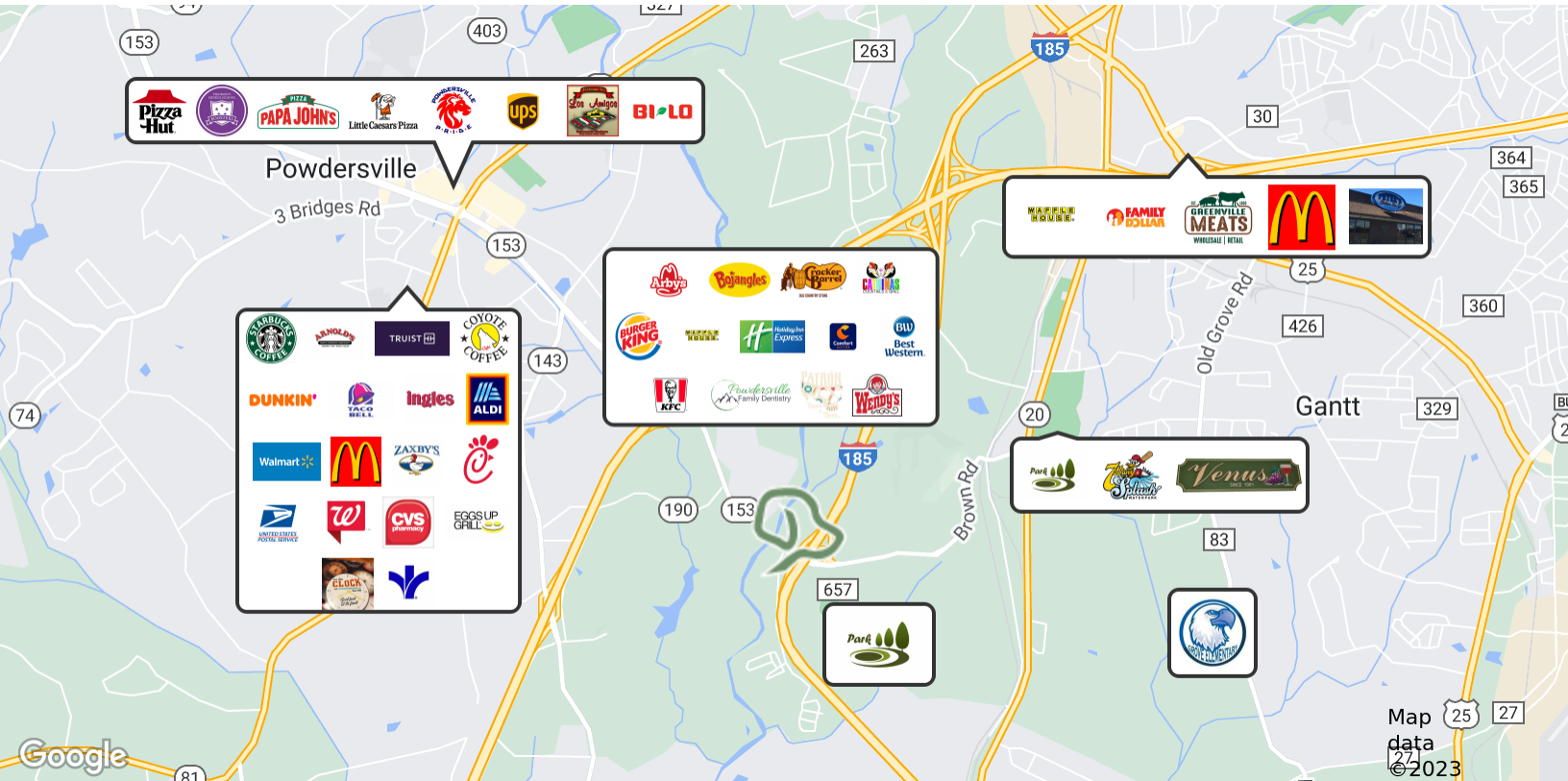
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POPULATION

Total Population

Average Age

2 MILES

6,112

39.2

4 MILES

35,725

36.3

6 MILES

98,149

37.5

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

2 MILES

2,646

2.3

\$72,724

\$158,717

4 MILES

14,861

2.4

\$67,393

\$163,747

6 MILES

41,429

2.4

\$76,674

\$198,112

TRAFFIC COUNTS

Earle E Morris Hwy

11,200/day

* Demographic data derived from 2020 ACS - US Census

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