



OFFERING SUMMARY

SALE PRICE:	\$959,000
LOT SIZE:	± 2.13 Acres
PRICE / ACRE:	\$450,235
ZONING:	S-1
MARKET:	Greenville
APN:	0260000101707

PROPERTY OVERVIEW

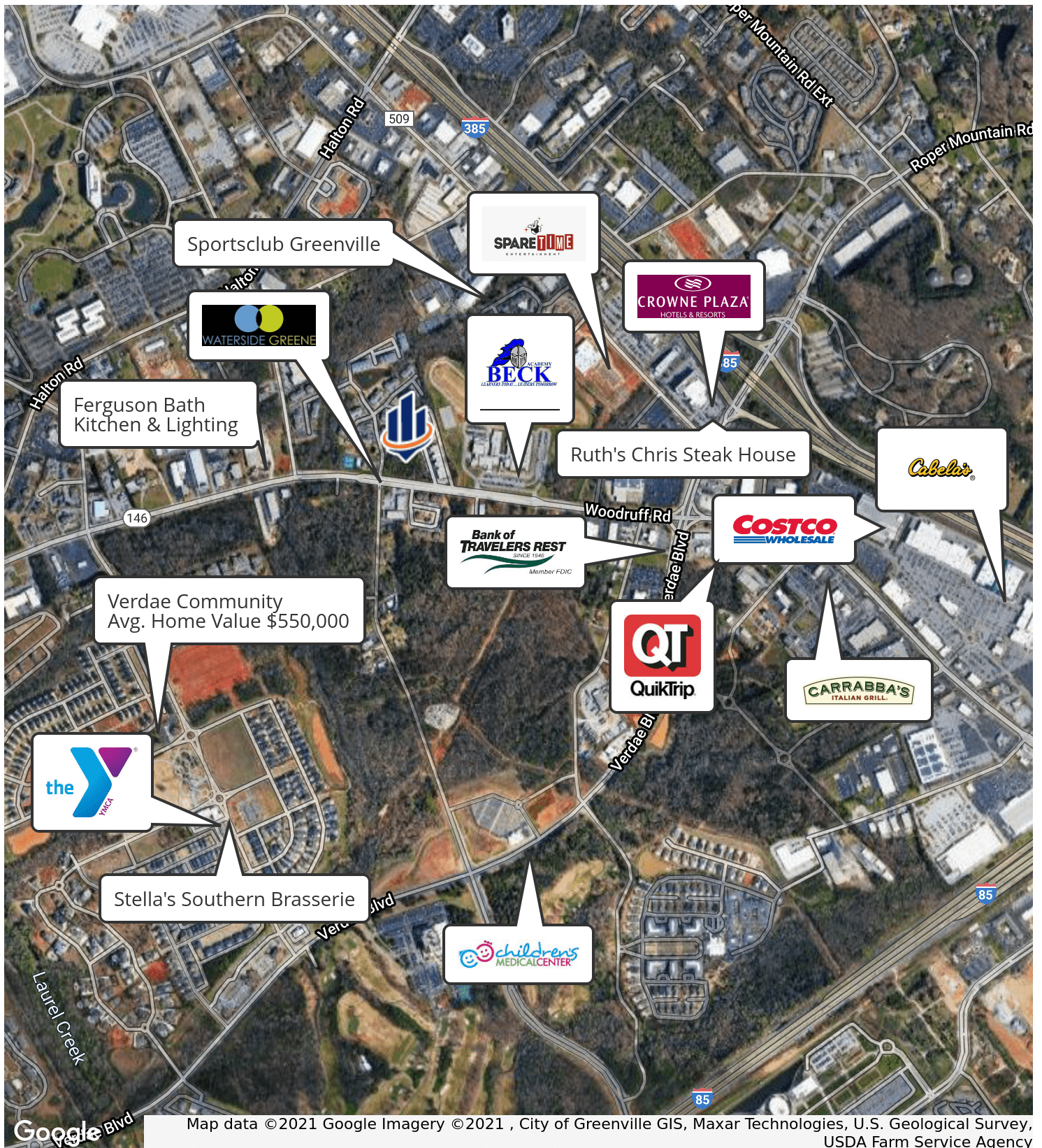
SVN Blackstream is pleased to present the opportunity to purchase a prime development site in a growing corridor of Greenville, SC. The 2.13 acre site sits within close proximity to Greenville's busiest retail corridors (Woodruff Rd. & Haywood Rd.) and across the street from the sprawling Verdae master planned community. Versatile S-1 zoning allows for a wide range of uses on the property.

PROPERTY HIGHLIGHTS

- High growth corridor with new residential, office, and retail development
- Versatile S-1 Zoning allows for a variety of potential uses
- All utilities on site
- ±54,000 population and \$83,000 Avg. Household Income within 3 miles
- Next to Beck Academy and across the street from the Verdae master planned community

DANIEL HOLLOWAY
 O: 864.637.9302
 daniel.holloway@svn.com
 SC #106855

DUSTIN TENNEY
 O: 864.637.9302
 dustin.tenney@svn.com
 SC #106880



Map data ©2021 Google Imagery ©2021 , City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

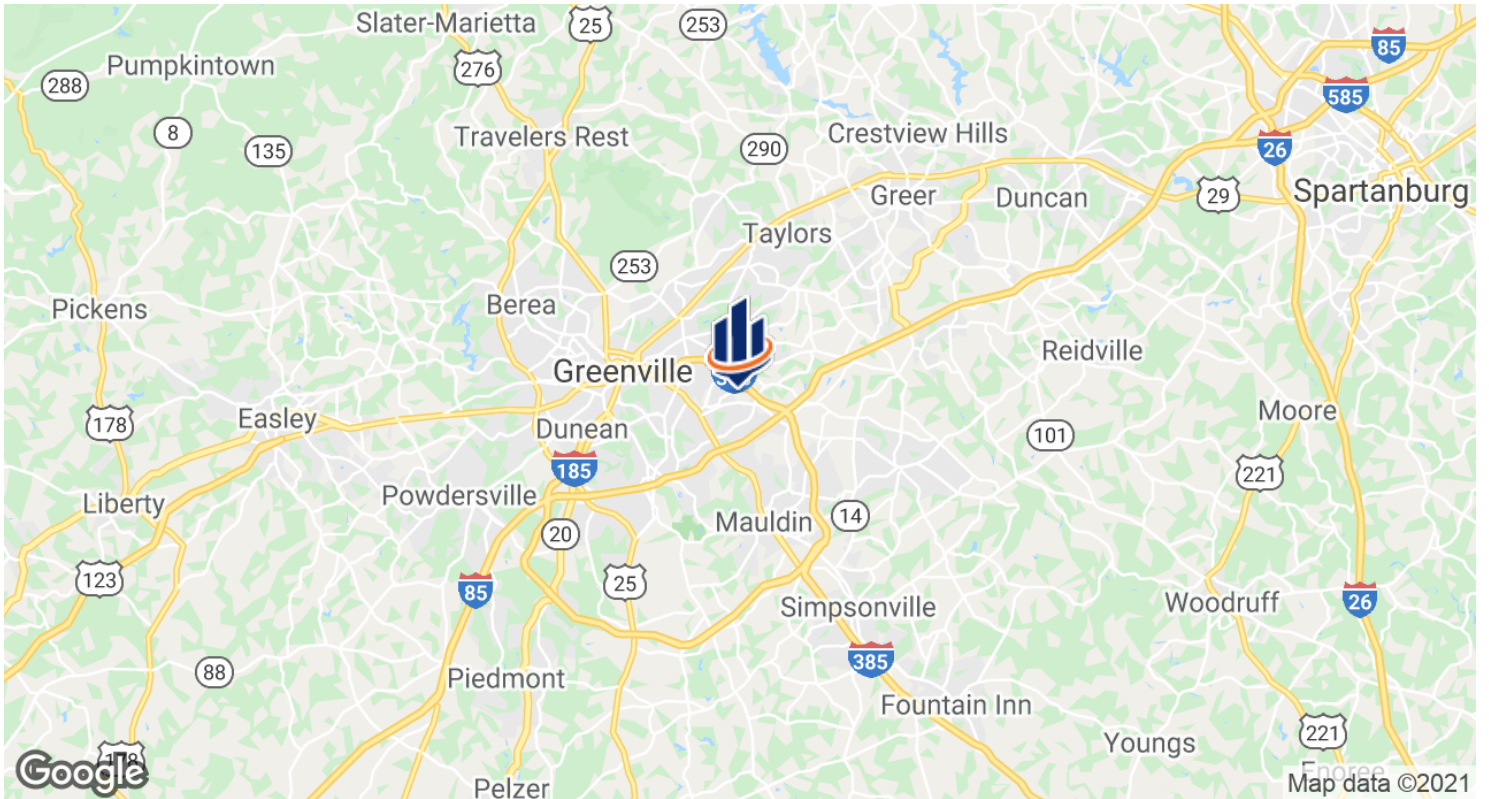
DANIEL HOLLOWAY
 O: 864.637.9302
 daniel.holloway@svn.com
 SC #106855

DUSTIN TENNEY
 O: 864.637.9302
 dustin.tenney@svn.com
 SC #106880



DANIEL HOLLOWAY
O: 864.637.9302
daniel.holloway@svn.com
SC #106855

DUSTIN TENNEY
O: 864.637.9302
dustin.tenney@svn.com
SC #106880



DANIEL HOLLOWAY
 O: 864.637.9302
 daniel.holloway@svn.com
 SC #106855

DUSTIN TENNEY
 O: 864.637.9302
 dustin.tenney@svn.com
 SC #106880

SVN BLACKSTREAM

RETAIL SERVICES

PROUDLY SERVING THE CAROLINAS



INVESTMENT SALES | LANDLORD REPRESENTATION | TENANT REPRESENTATION



ABOUT SVN | BLACKSTREAM

A full service commercial real estate firm serving the Carolinas

SVN Blackstream is one of the fastest growing real estate firms in the Carolinas, with offices in Greenville, Charlotte, Columbia, Asheville and Charleston.

With \$200 Million in transaction volume in 2019, SVN Blackstream is one of the highest producing affiliates out of more than 200 SVN offices nationwide.



MEET "THE TEACHERS"

IN 2018 DUSTIN TENNEY AND DANIEL HOLLOWAY TOOK A LEAP OF FAITH AND LEFT THEIR JOBS AS CLASSROOM TEACHERS TO PURSUE A CAREER IN COMMERCIAL REAL ESTATE. FAST FORWARD JUST TWO YEARS LATER, AND DUSTIN AND DANIEL HAVE BUILT ONE OF THE MOST DOMINANT RETAIL BROKERAGE TEAMS IN THE UPSTATE. DRAWING ON THEIR EXPERIENCE IN THE CLASSROOM, "THE TEACHERS" FOCUS ON BUILDING RELATIONSHIPS, EDUCATING THEIR CLIENTS, AND ADDING VALUE THROUGH HUSTLE, RELIABILITY, AND CREATIVITY. IN 2020, COURTNEY PITTS, ALSO A FORMER TEACHER, JOINED THE TEAM AS AN ASSOCIATE ADVISOR.



DANIEL HOLLOWAY



DUSTIN TENNEY



COURTNEY PITTS

BELOW IS A SAMPLING OF THE TENANTS THAT DUSTIN AND DANIEL HAVE HAD THE PRIVILEGE OF WORKING WITH.



[elevation 966 winery]

CASE STUDIES



GREENVILLE, SC

The Junction @ Downtown Airport

We represented the landlord to lease 40,000 SF in a mixed-use redevelopment near the Downtown Airport. The tenant mix includes White Duck Taco Shop, Cohesive Coffee, Brits Brothers Personal Training, 11.11 Soccer Training, Elevation 966 Winery, and Adrenaline Dance Fitness

SIMPSONVILLE, SC

Burdette Central

We are representing the landlord who is revitalizing a community icon from the early 1900s. This indoor/outdoor community gathering space will feature a stage for live music, community green space, rooftop amenities, and secured tenants including Sidewall Pizza, Smoqed BBQ and Kaffeine Coffee Roasters. Estimated completion is Fall 2020.

SIMPSONVILLE, SC

The Shops @ W Georgia

We are currently working with Hillpointe, LLC for a large ± 36 AC master development that will include ± 270 Class-A apartments and $\pm 90,000$ SF of grocery-anchored retail.

