

For Sale

±11.7 Acres of Land

Reduced Sale Price!



Mauldin Road

Greenville, South Carolina 29607

Property Highlights

- ±11.7 acres with over 1,400' frontage
- Greenville County Tax Maps M014030100101 & M014030100100
- Zoned S-1, City of Greenville
- Gas provider: Piedmont Natural Gas
- Electricity provider: Duke Energy
- Water provider: Greenville Water System
- ±0.8 miles to I-85 (Exit 46C)
- ±6 miles to I-385
- ±6 miles to I-185 (Southern Connector)

Reduced Sale Price: \$56,120/Acre

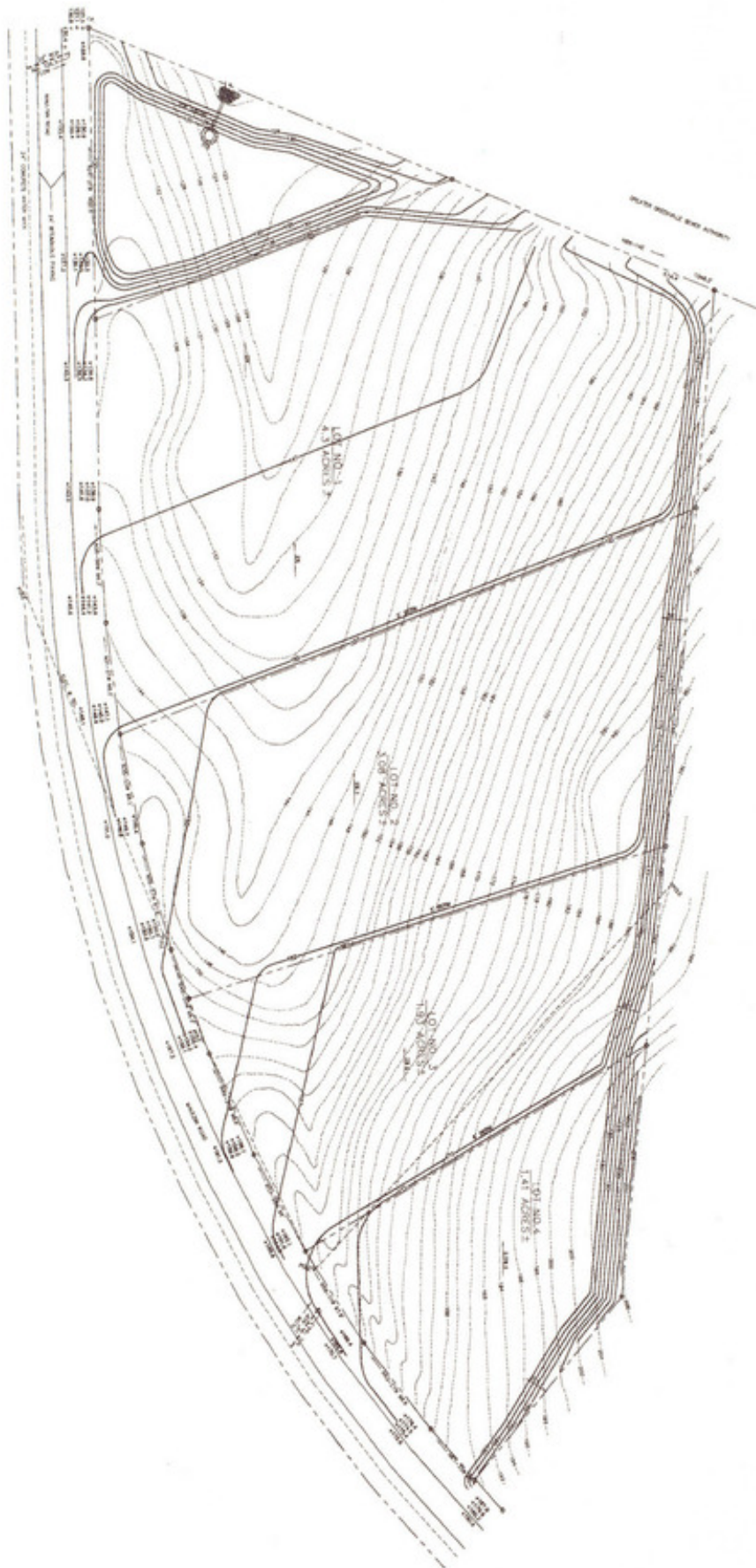


For more information

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SITE PROPERTY

PROTERRA

USPS Processing & Distribution Center

MULTI-PACK SOLUTIONS

International Vitamin Corporation

Confluence Outdoor

Mauldin Rd

185

186

Southeastern Freight Lines Inc

DUKE ENERGY

436

Mauldin Rd

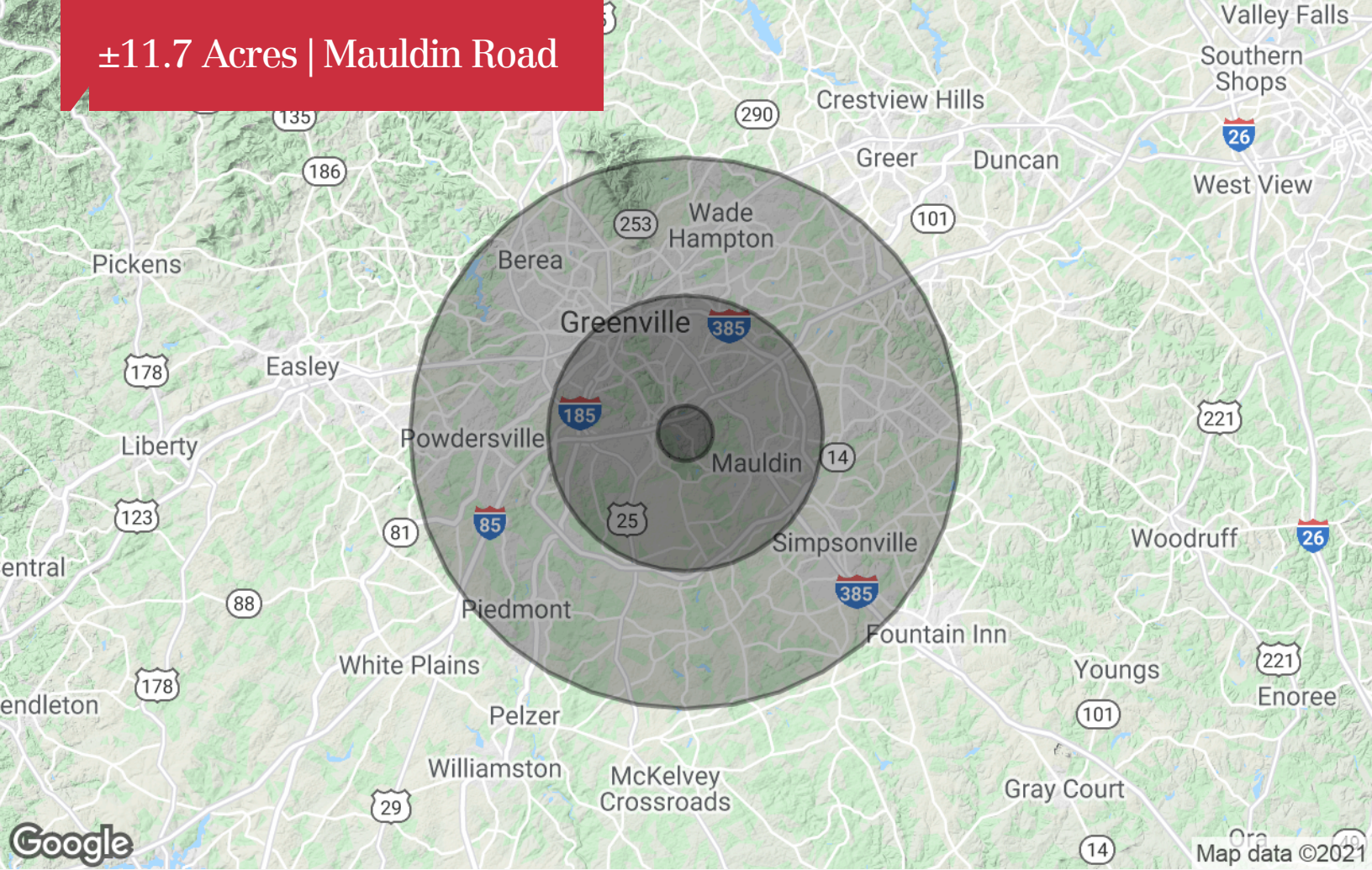
186

Laurel Creek

520

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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,120	102,111	375,805
MEDIAN AGE	34.7	36.4	37.1
MEDIAN AGE (MALE)	34.2	35.3	35.7
MEDIAN AGE (FEMALE)	35.0	37.5	38.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,274	44,263	150,571
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$58,295	\$65,222	\$65,091
AVERAGE HOUSE VALUE	\$208,211	\$214,005	\$217,371

* Demographic data derived from 2010 US Census