

PRICE REDUCED
Commercial/Retail Land
4 Sites For Sale



East Butler Road

Mauldin, South Carolina

Property Features

- Water, power, and sewer on all sites
- Cleared and graded - pad ready for development
- Traffic Count: 17,100 - 24,600 VPD on E. Butler Road (2018)
- Less than 1 mile from Mauldin High School
- All sites are zoned C-2
- 3/4 mile to Main Street (Laurens Road) in Mauldin

Demographics	1 Mile	3 Miles	5 Miles
2017 Population	6,726	40,540	119,772
Households	2,658	16,424	47,749
Average HHI	\$68,528	\$71,039	\$78,955

Site Details (9.018 Total Acres)

Site 1

- 2.823 acres (273' of road frontage)
- Site is level with street for great visibility
- Pad ready for development
- Sale Price: ~~\$830,046~~ **\$730,441**

Site 2 & 3

- 0.9 acres each or 1.8 acres total
- SC DOT curb cut in place
- Off-site stormwater retention
- Sale Price: ~~\$666,468~~ **\$586,492**

Site 4

- 4.395 acres with C-2 zoning
- 2 entrances for access/egress already in place
- Ideal multifamily, mini storage, or service/flex development site
- Sale Price: ~~\$534,481~~ **\$470,344**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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