

FOR SALE



LAND CO.

A DIVISION OF REEDY PROPERTY GROUP

±4.88 Acre Industrial Site ±10 Minutes From Downtown Greenville



505 Farris Bridge Rd
Greenville, SC 29611



Denton Warlick

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505 Farris Bridge Rd.

Greenville, SC 29605

Property Highlights

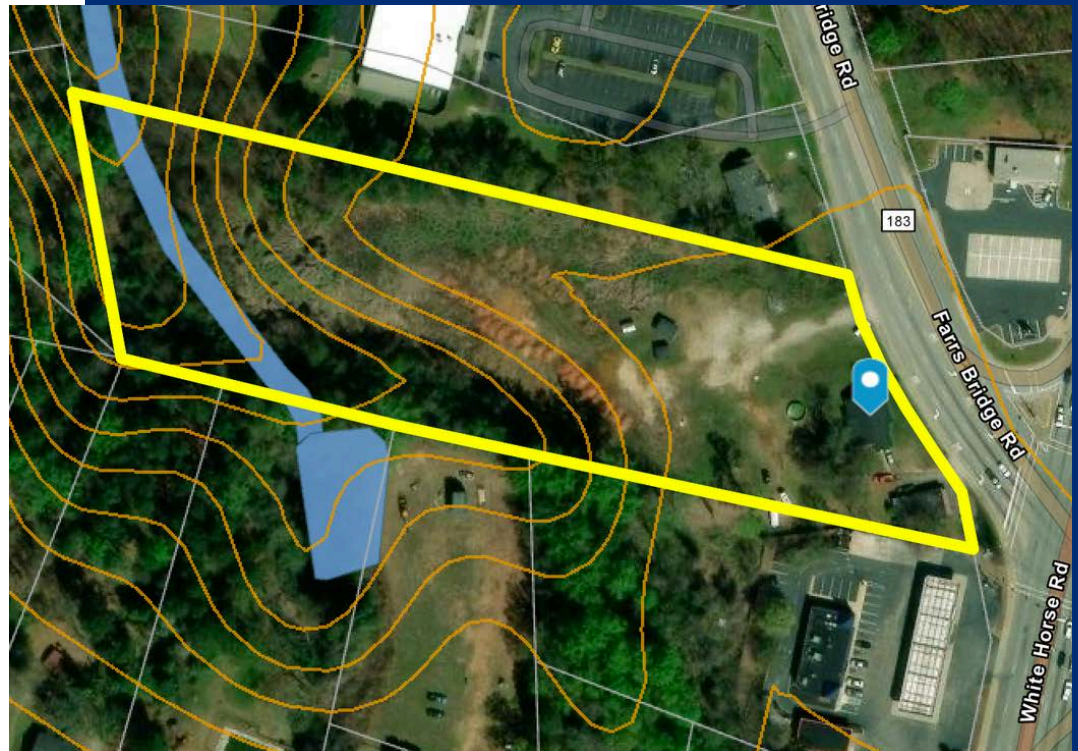
- Located at the intersection of Farris Bridge and White Horse Rd
- Excellent ready to build topography
- ±10 minutes from Downtown Greenville
- 300 ft of road frontage on Farris Bridge
- Greenville County Zoning
 - Front ±1.75 acres zoned C-2
 - Rear ±2.9 acres zoned R-10
- Traffic Counts:
 - Farris Bridge Rd: 15,700 AADT
 - Hwy 25: 29,300 AADT
- Sewer: MetroConnects Metropolitan Sewer Subdistrict
 - 3 taps available
- Sanitation: Greater Greenville Sanitation Commission
- Greenville Water District
 - 3 taps available
 - Tap with meter at 501 and 505
- Power: Duke Energy
- Internet: Spectrum Fiber Optic
- Brick house will be removed after property closes
- Building on the corner does convey with the property

Offering Summary

Size: ±4.88 Acres

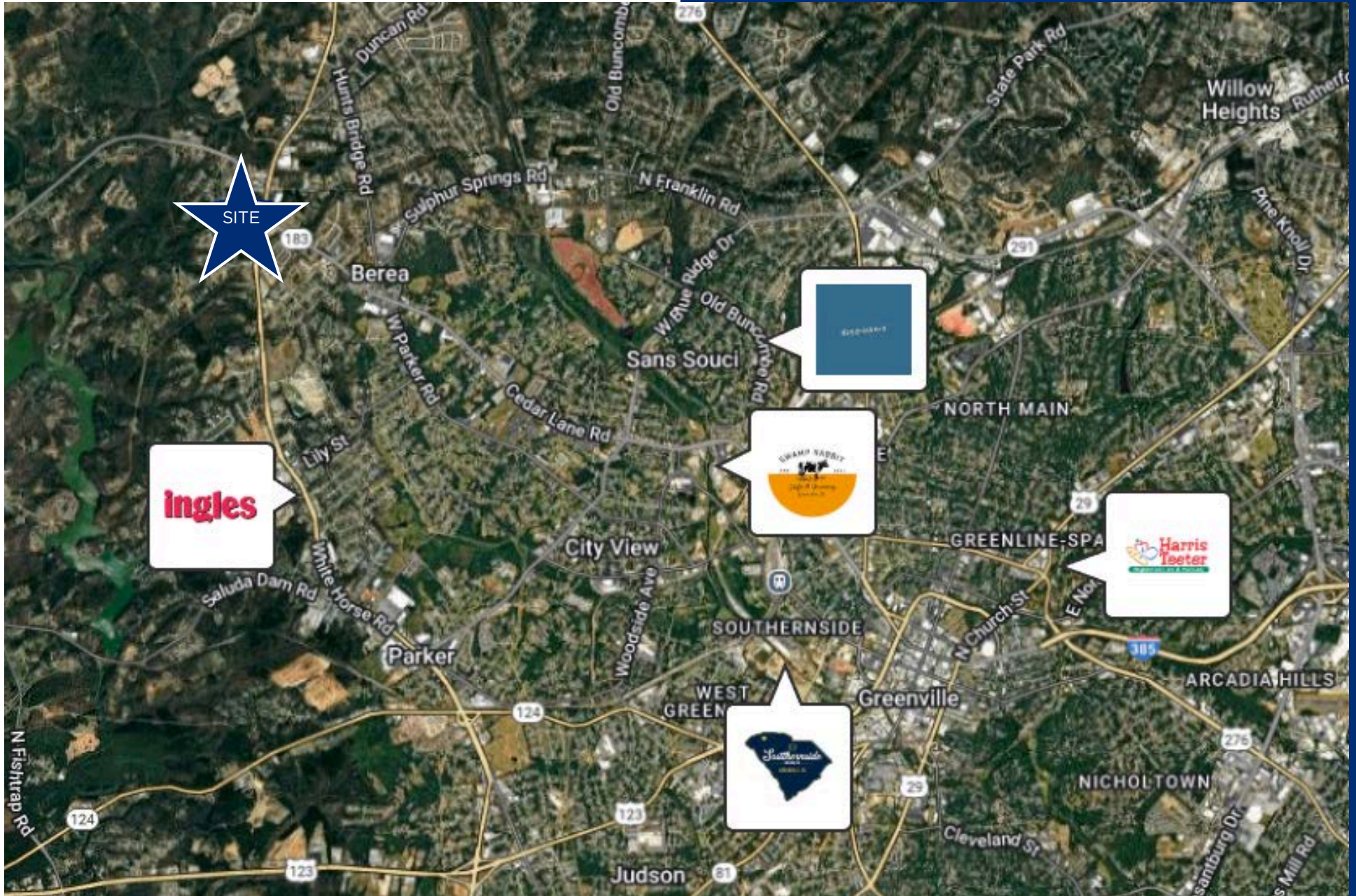
Sale Price: \$1,050,000

Acreeage, taxes, tax credits, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent



Local Retailers & Amenities

Greenville, SC



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.