

AUGUSTA RD @ W. GEORGIA RD
PIEDMONT, SC

LAND FOR SALE



PROPERTY FEATURES

- +/- 9.7 Acres
- Rezoned to C-3 - Greenville County
- Tax Map # 0602020102000
- Excellent Topography
- Signalized Corner of
Augusta Road (18,600 VPD)
W. Georgia Road (1,450 VPD)
- +/-1500 ft. of Road Frontage

Price:

Total Site +/- 9.7 Acres \$1,650,000

Corner Lot +/- 2.5 Acres \$850,000



Ben Goforth

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Leif Busby

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No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV - Broker In Charge



AUGUSTA RD @ W. GEORGIA RD
PIEDMONT, SC

LAND FOR SALE OR BUILT TO SUIT

CONCEPT PLAN



blueWATER
civil design
bluewater civil design, llc
719 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

site data

jurisdiction: Greenville County
tax map no.: 0602020102000
zoning: C-3
parcel area: 9.75± acres



scale: 1" = 100'

COMMERCIAL
PIEDMONT, SC

STUDY PLAN

SP-1



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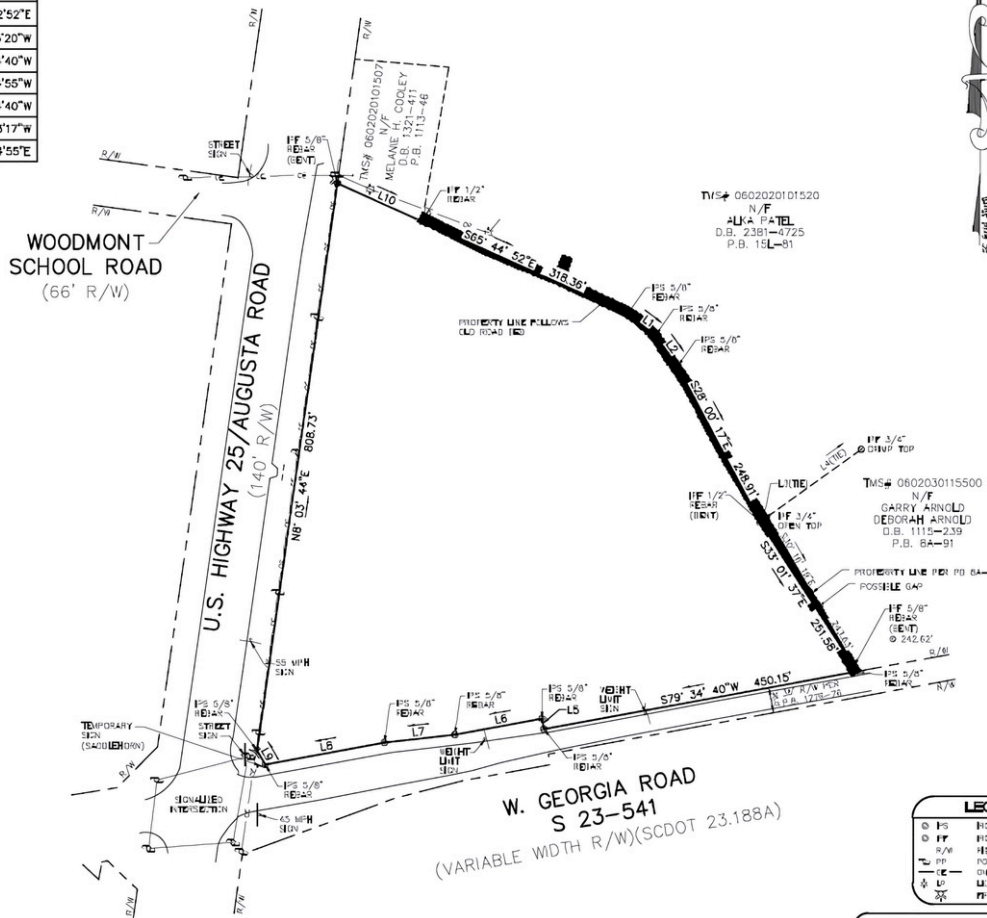


AUGUSTA RD @ W. GEORGIA RD
PIEDMONT, SC

LAND FOR SALE OR BUILT TO SUIT

SURVEY

Line Table		
Line #	Length	Direction
L1	49.53	S52°40'16"E
L2	53.76	S35°23'10"E
L3(ME)	11.73	N53°30'06"E
L4(ME)	164.20	N54°22'52"E
L5	15.00	N10°25'20"W
L6	125.00	S79°34'40"W
L7	100.24	S83°34'55"W
L8	171.33	S79°34'40"W
L9	23.14	N29°53'17"W
L10	131.42	S65°44'55"E



SURVEYOR'S NOTES:

1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY INFORMATION WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD QUALITY FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND I HAVE BEEN LICENSED TO PRACTICE AS A LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA. THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED HAZARDOUS AREA.

2. THE SURVEY, "CERTIFICATE" OR "CERTIFICATION" AS SUCH, IS NOT GUARANTEED TO BE AN ACCURATE REPRESENTATION OF THE SURVEYOR'S SKILL AND EXPERIENCE. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN INDEPENDENT INFORMATION AND "CHECK" AS SUCH DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

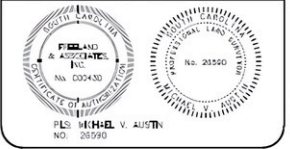
LAND AREA:

42,106 SQ.FT.
9.67 ACRES



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, SC 29609
TEL: (864) 271-1024 FAX: (864) 233-8315
EMAIL: info@freeland-associates.com

DRAWN BY:	PATY (C) 06/20/2015
REF. FLAT BOOK:	N/A
REF. (E) BOOK:	1601-1684
TAX MAP:	0602020102000
DATE OF SURVEY:	06-20-2015
DATE OF DRAIN:	06-20-2015
DRAWING NO.:	79685
DATE OF LAST REVISION:	



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

BOUNDARY SURVEY
FOR
WAC AUGWA, LLC

SITE ADDRESS:
AUGUSTA ROAD & W. GEORGIA ROAD
PIEDMONT, SC 29673

LEGEND	
PS	IRON PIN SET
IF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
PP	POWER POLE
CE	CHAINED ELECTRIC LINE
UP	UTILITY POLE
XX	SEE RECAP

THIS PLAN IS NOT A SUBSTITUTION AS SET FORTH IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, SECTION 10.

NOTICE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 46-20-270(3), THIS PLAN, SPECIFICATION, OR PLAN SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL SIGNATURE AND DATE. PRIOR FURNISHING OF THIS PLAN, SPECIFICATION, OR PLAN DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED. IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.



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