



COMMERCIAL LAND

Aaron Tippin Dr

📍 Aaron Tippin Dr, Greer, SC 29650

PRICE
\$209,000

SIZE
Inquire for size

PROPERTY TYPE
Commercial Land

— PROPERTY OVERVIEW

This ±0.87-acre parcel on Aaron Tippin Drive in Greer, South Carolina, offers an exceptional development opportunity in a growing market. Zoned Office Professional, the site is ideally suited for medical offices, professional services, or a small clinic. Its strategic location just off Wade Hampton Boulevard ensures excellent accessibility and visibility, making it a prime choice for businesses seeking a high-traffic corridor with strong demographics.

The property is fully cleared and level, reducing site preparation costs and accelerating development timelines. Public water and sewer utilities are available, providing essential infrastructure for immediate construction. Greer is one of the fastest-growing areas in the Upstate region, benefiting from proximity to Greenville-Spartanburg International Airport, major highways, and a robust local economy driven by healthcare, manufacturing, and professional services.

This site represents a rare opportunity for investors or owner-users to secure a well-positioned parcel in a thriving commercial corridor. Whether for immediate development or long-term hold, this property offers strong potential for value appreciation and income generation.

— HIGHLIGHTS

- Greer commercial land parcel
- Convenient Aaron Tippin Drive frontage
- Build-ready site
- Affordable entry-level investment

Sale Overview

	Acreage	Price
	3.84 acres	1.315 million
PROPERTY SUMMARY		
Address	1984 Highway 101 S, Greer, SC 29651	
Price	1.315 million	
Parcel Size	±3.84 acres parcel blends investment potential, versatility, and strategic location & residential	
Accessibility	<ul style="list-style-type: none"> • Minutes from Greenville-Spartanburg International Airport (GSP) • Immediate access to Interstate 85 • Quick drive to Downtown Greer and Downtown Greenville • Surrounded by established neighborhoods and expanding commercial zones 	
Visibility	Delivers excellent visibility and accessibility, making it ideal for a variety of future uses	
PROPERTY HIGHLIGHTS		
<ul style="list-style-type: none"> • Mixed-Use Potential: With no strict zoning constraints, the acreage could accommodate commercial enterprises alongside residential projects • Development Flexibility: Suitable for retail storefronts, office space, service businesses, multi-family residences, auto-oriented investment, self-storage, or hospitality concepts — subject to permitting • Flat, Buildable Terrain: The lay of the land allows for straightforward planning and construction, reducing initial development hurdles. • This expansive property presents a remarkable opportunity for developers, investors, business owners, and visionaries seeking acreage in one of the Upstate's most dynamic growth corridors. 		



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