878 Woodruff Rd.

OFFERING SUMMARY

Sale Price:	$1,125,000
Lot Sizes:	±1.47 & ±1.35 Acres
Zoning:	C-2
Market:	Greenville
Submarket:	Woodruff Rd.
APN:	0261000100601 and 0261000100603

PROPERTY OVERVIEW

SVN Blackstream is pleased to announce the sale of **2 vacant lots** located on Woodruff Rd. Estimated total ±2.82 AC. The parcels are located just a few blocks from Verdae Blvd! Prime location for development due to the residential and business development in the area. APN#0261000100601 and 0261000100603.

PROPERTY HIGHLIGHTS

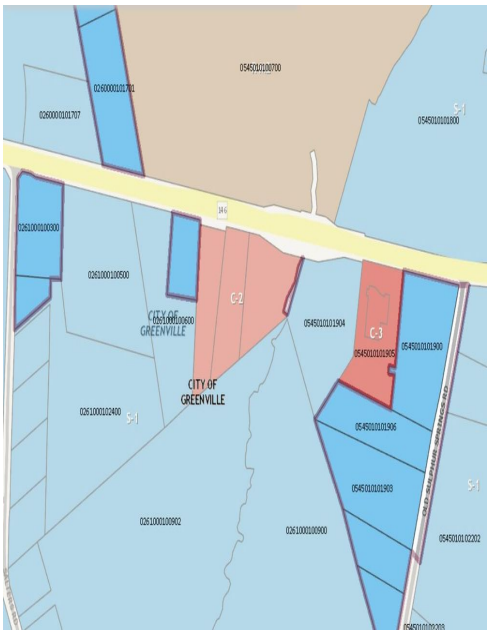
- Prime location for development in the City Limits
- 2 Vacant lots - Estimated ±2.82 AC total
- Water accessible
- Sewer line adjacent to property line
- Blocks from Verdae Blvd
- Near I-385 and I-85

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Retailer Map

Map data ©2022 Google Imagery ©2022 , CNES / Airbus, City of Greenville GIS, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Additional Photos



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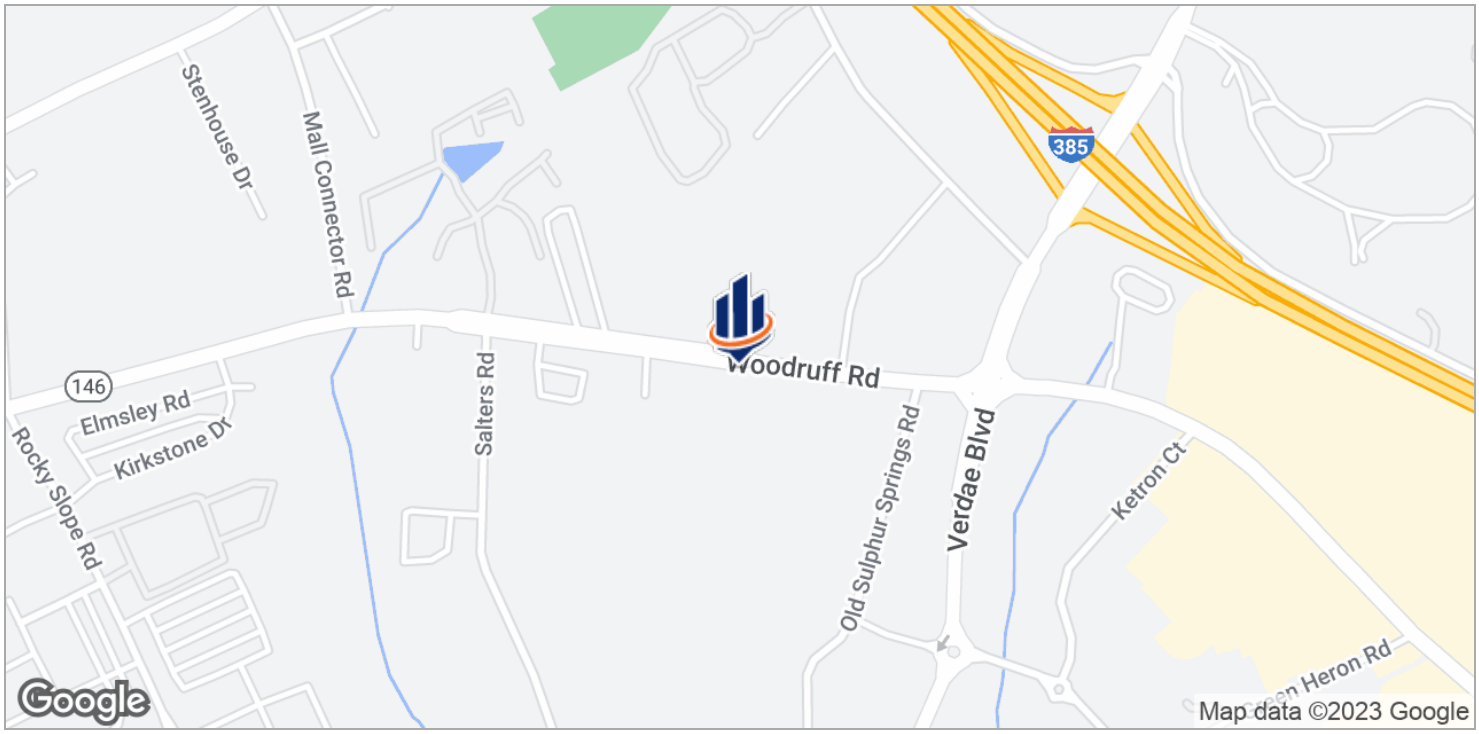
Location Maps



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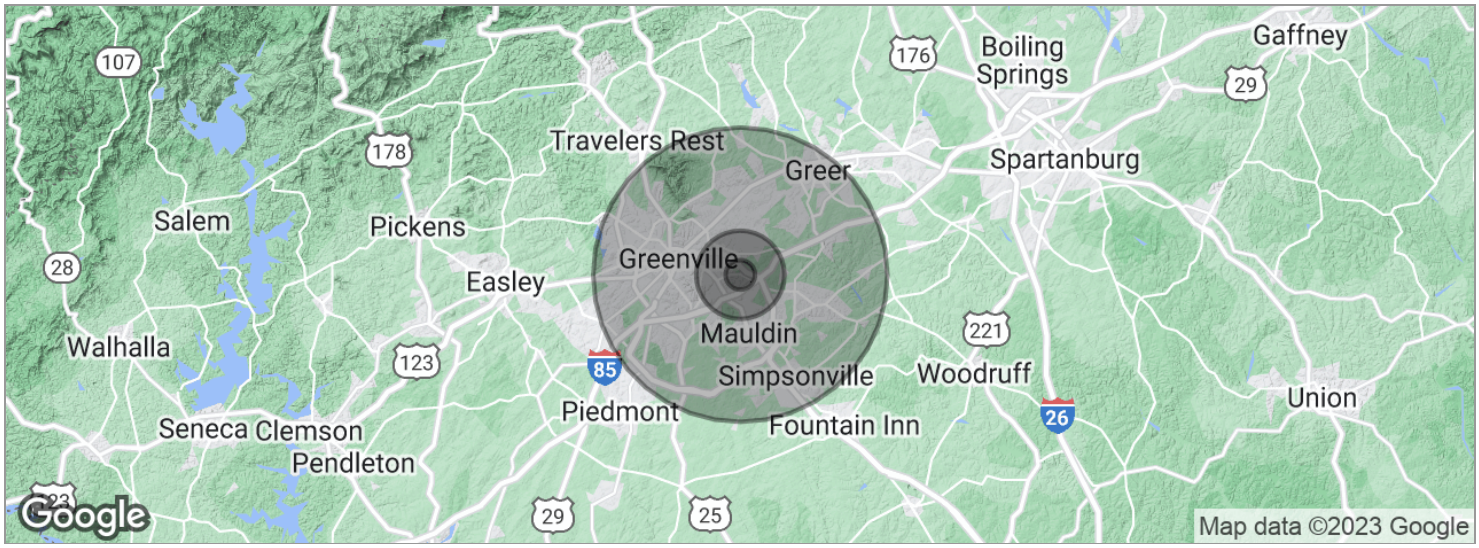
Demographics Map



POPULATION	1 MILE	3 MILES	10 MILES
Total population	3,668	43,706	399,225
Median age	33.8	37.4	37.3
Median age (Male)	32.3	34.9	35.8
Median age (Female)	35.3	40.4	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total households	1,772	19,740	160,220
# of persons per HH	2.1	2.2	2.5
Average HH income	$85,241	$72,365	$65,864
Average house value	$377,922	$252,003	$222,450

** Demographic data derived from 2020 ACS - US Census*

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Advisor Bio & Contact 1

MIKE BOYD

Associate Advisor

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PROFESSIONAL BACKGROUND

Born and raised in South Carolina, Michael has witnessed the change and development in the area that has made Greenville, SC one of the most desirable cities in the US for businesses, investors, and residents.

Prior to coming to SVN Blackstream Commercial Real Estate, Michael spent the last 10 years as an active investor and working as a South East Regional Logistics Manager for the world's largest retailer. During his career, he implemented plans and strategies, while adhering to deadlines, financial budgets, laws, and policies to reach company goals. He understands the importance of excellent performance to meet customer needs.

Because of his aspiration for business and investing, Michael decided to implement his skills and experience to serve in the commercial real estate industry, where he can share a common interest with those who desire to sell or purchase commercial real estate for business or investment opportunities.

In his spare time, Michael enjoys spending time with his family, fitness, and investing.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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