



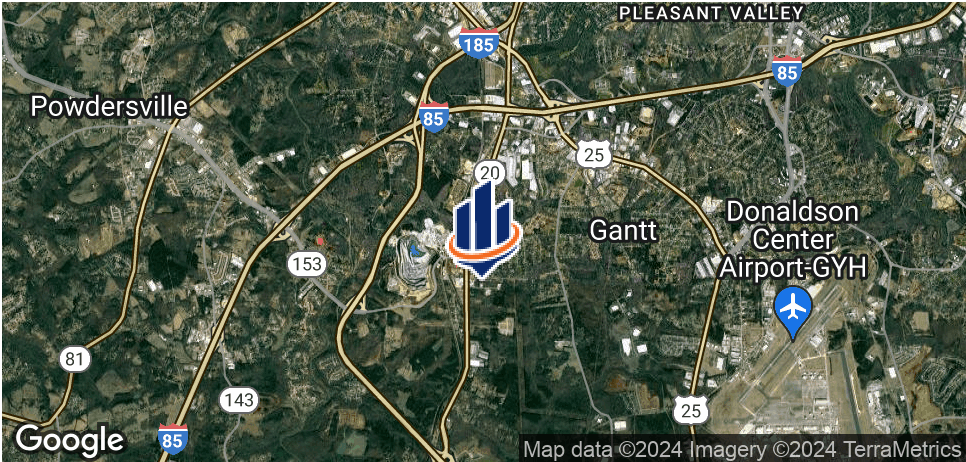
CONSTRUCTION DRIVE

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PIEDMONT, SC 29673

Stephen Ahnrud
Broker -in- Charge
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+/- 48.6 Acres Available

Property Summary



OFFERING SUMMARY

Sale Price: See Pricing Sheet

Total Lot Size: ±67.466 Acres

Zoning: S-1; Services / Light Industrial

Market: Greenville County

Submarket: West Greenville Industrial

PROPERTY OVERVIEW

SVN | BlackStream, LLC is pleased to present the opportunity to purchase land for industrial or flex-office development on Piedmont Highway [SC 20] located just to the south of I-85 in the West Greenville Industrial submarket. South Carolina Highway 20 [SC 20] is a primary state highway in South Carolina. The highway connects the cities of Abbeville, Belton, Williamston and Greenville. Parcels available on an 'As Needed' basis. There is also an option to purchase 48.6 AC together for \$25,000/AC, totaling approximately \$1,215,000. All municipal utilities available.

Surrounding businesses are Vulcan Materials Company, Ray Walker Trucking, Fabri Kal, Sherman Construction, Carolina Heating Service, Bennett Equipment & Supply, Woodco and down the road is the Greenville County Recreation District's Lakeside Park.

PROPERTY HIGHLIGHTS

- Great location for flex/industrial facilities
- ±2 miles to I-85
- ±6.5 miles to Downtown Greenville
- ±16.8 miles to Greenville-Spartanburg Airport
- ±21 miles to the Inland Port

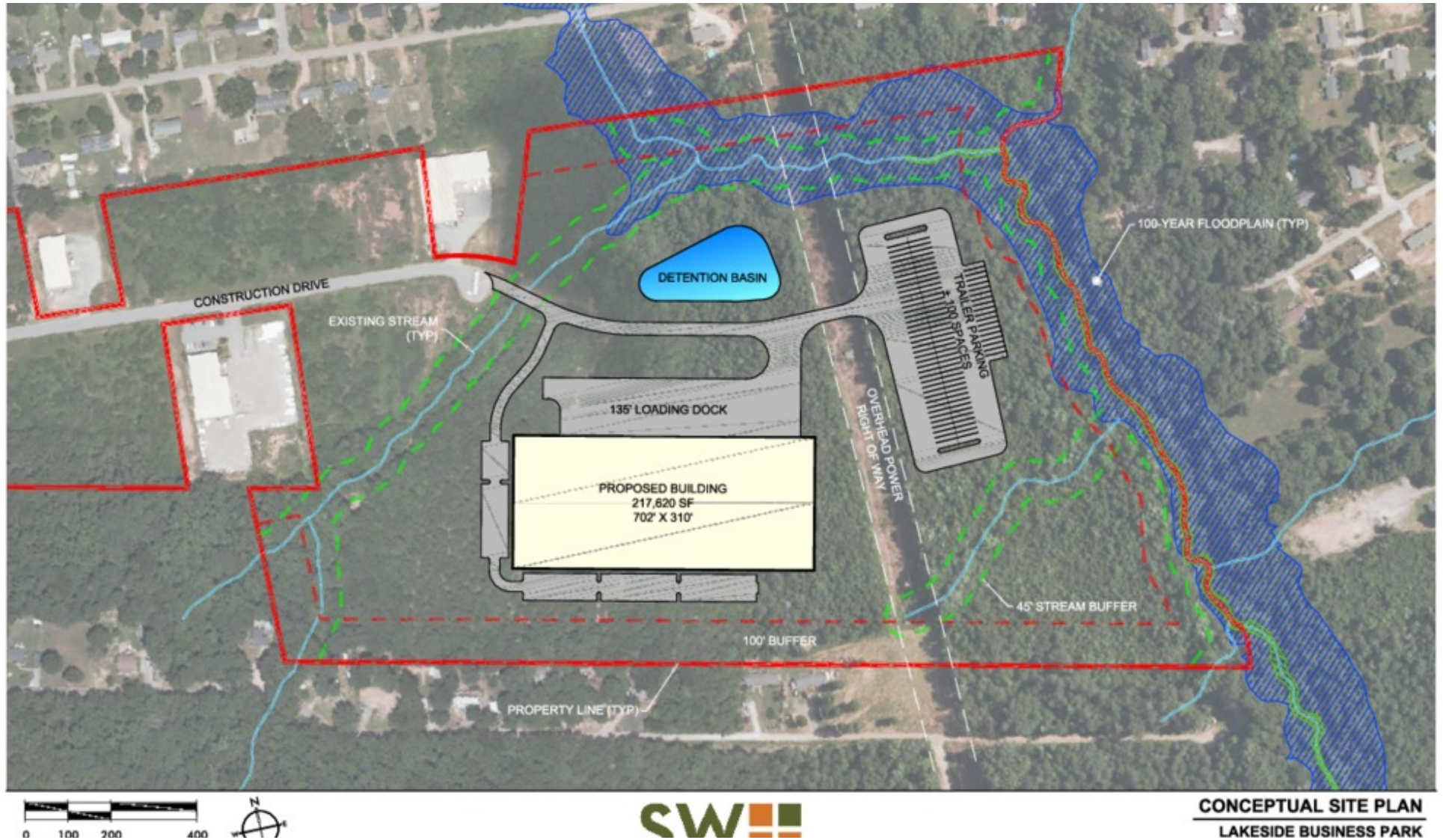
Additional Photos



Additional Photos



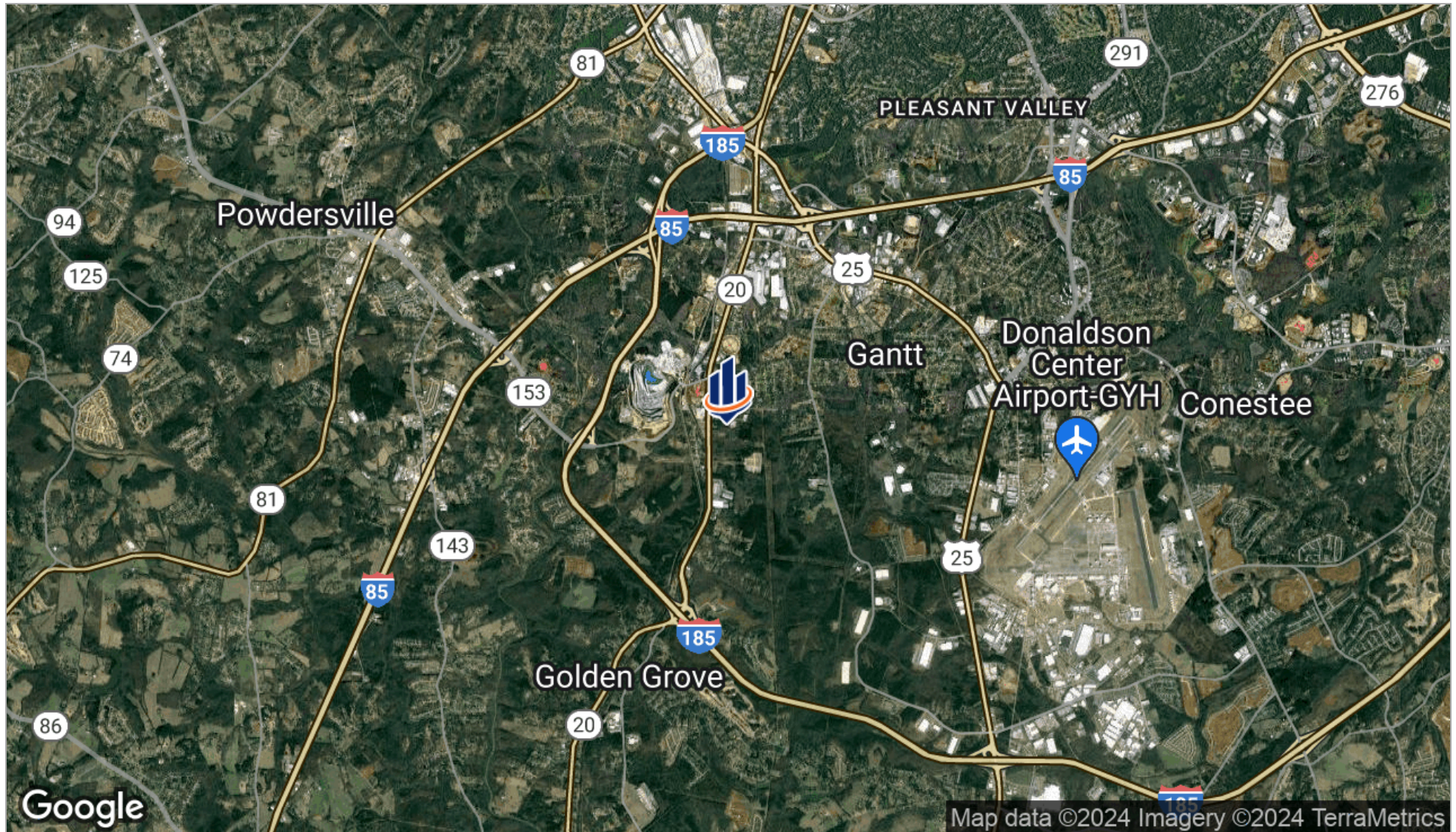
Additional Photos



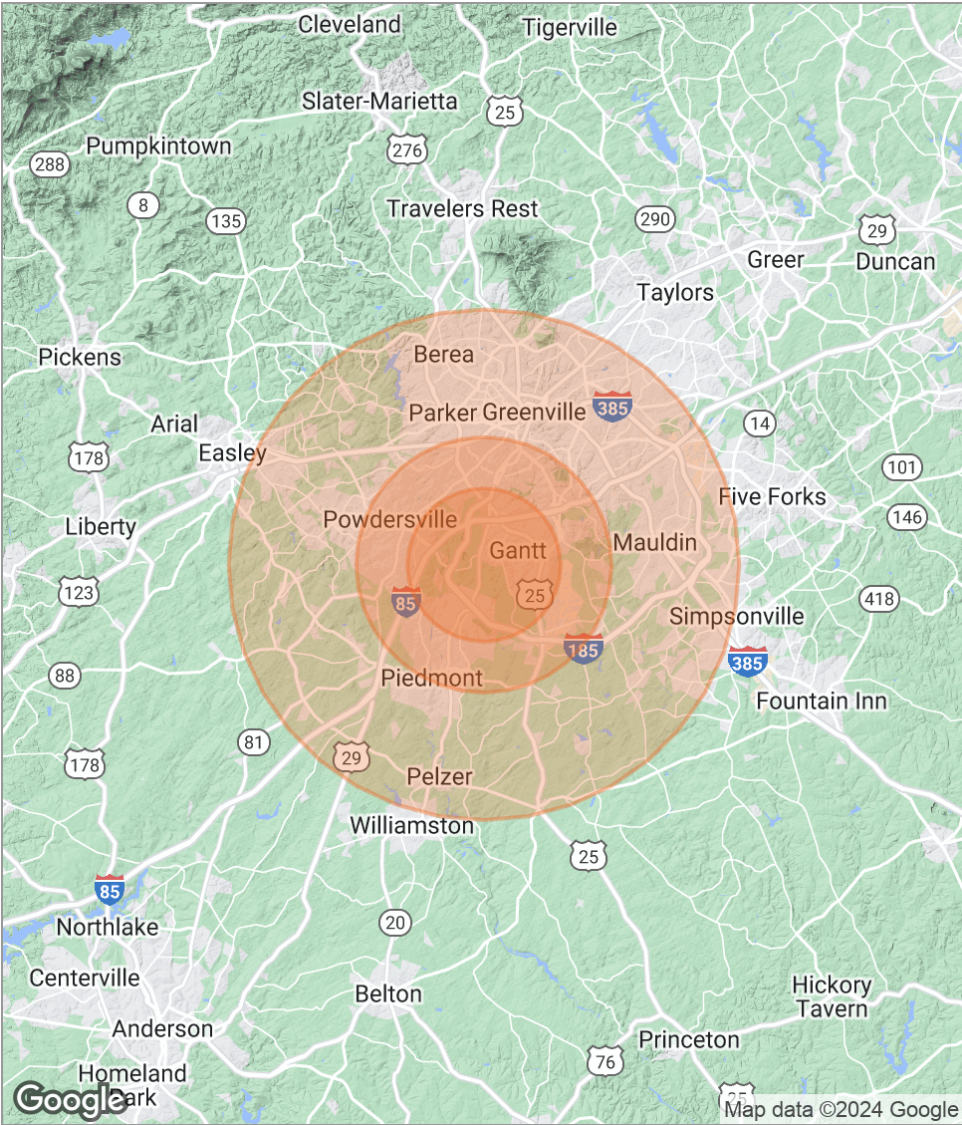
Additional Photos



Location Maps



Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
Total population	18,966	62,621	270,891
Median age	33.8	36.5	36.6
Median age [Male]	32.8	35.4	35.4
Median age [Female]	34.5	37.5	37.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	7,057	25,069	109,195
# of persons per HH	2.7	2.5	2.5
Average HH income	\$46,106	\$53,323	\$56,455
Average house value	\$112,359	\$125,720	\$173,499

* Demographic data derived from 2020 ACS - US Census