



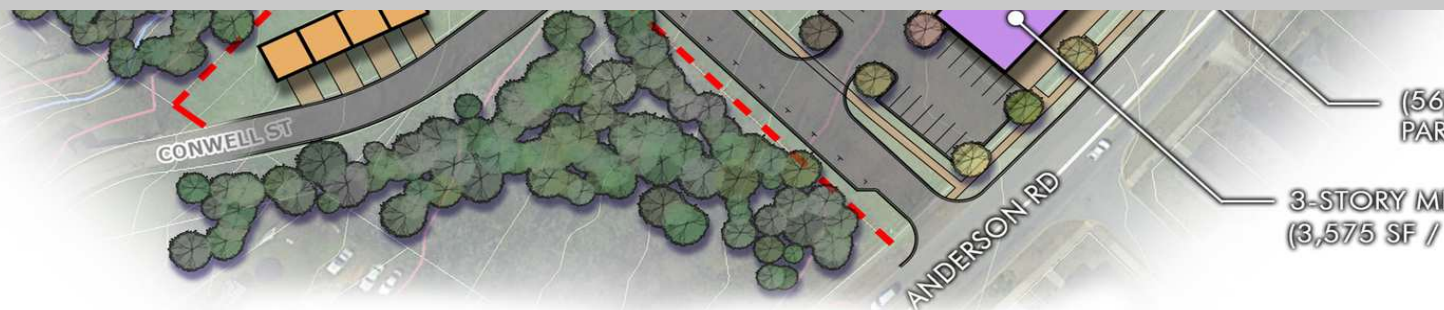
708 ANDERSON ROAD, GREENVILLE, SC 29601

# REDEVELOPMENT NEAR WEST END



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SUITE 800 GREENVILLE, SC 29601  
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# Executive Summary



## STERLING VILLAGE | ANDERSON ROAD



### PROPERTY OVERVIEW

Prime 3.60+- acre development site near West End and downtown Greenville. Assembled parcels for a potential Planned Unit Development project. Front 1.14+- acres of commercial and back 2.50+- of multi-family. Site plan calls for potentially up to 16,000+ sf of retail, office, and restaurant space, 38+- townhomes, and 7+- apartments above commercial. This rare in town site is priced below average price/land sf near downtown. Seeking experienced developers to acquire and take the project to completion. Owners have full cooperation with the County and City. Owners have also been working with Greenville County for a potential connection to the Swamp Rabbit Trail via an abandoned right-of-way. Excellent views from the upper part of site back toward Bon Secours Hospital. Anderson Road is a main corridor into the City of Greenville. Area is quickly redeveloping and this could be the next great mixed-use project at a great price/ sf land deal.

Contact broker for more information including documentation in regards to proforma and construction estimations, site plans, and ideas regarding rezoning to a Planned Unit Development. Commercial parcels includes 3600+- sf retail building which could remain or be demolished to make way for new concept.

See land and pricing breakdown. Additional 1.17+- acres available to make up to 4.8+- acres (call for pricing).

### PROPERTY SUMMARY

<b>Sale Price:</b>	\$2,270,000
<b>Lot Size:</b>	3.65 Acres
<b>APN #:</b>	0112000900200, 0112000900400, 0112000900700, 0112000900800, 0112000900900, 0112000902000, 0112000900700, 0112000900600, 0112000900100, 0085000400600
<b>Ceiling Height:</b>	9.0 FT
<b>Zoning:</b>	C-1, C-2, and RM-20, Greenville County and City of Greenville
<b>Market:</b>	Greenville
<b>Sub Market:</b>	Downtown Greenville
<b>Cross Streets:</b>	Dunbar Street

### PROPERTY HIGHLIGHTS

- Development Site Near the West End downtown Greenville
- Assembled parcels for potential Planned Unit Development project
- Sewer and water available
- Potential Planned Unit Development w/ the Following:
- Approx. 38+- townhomes
- Approx. 7+- apartments above commercial

MIXED-USE DEVELOPMENT SITE NEAR DOWNTOWN

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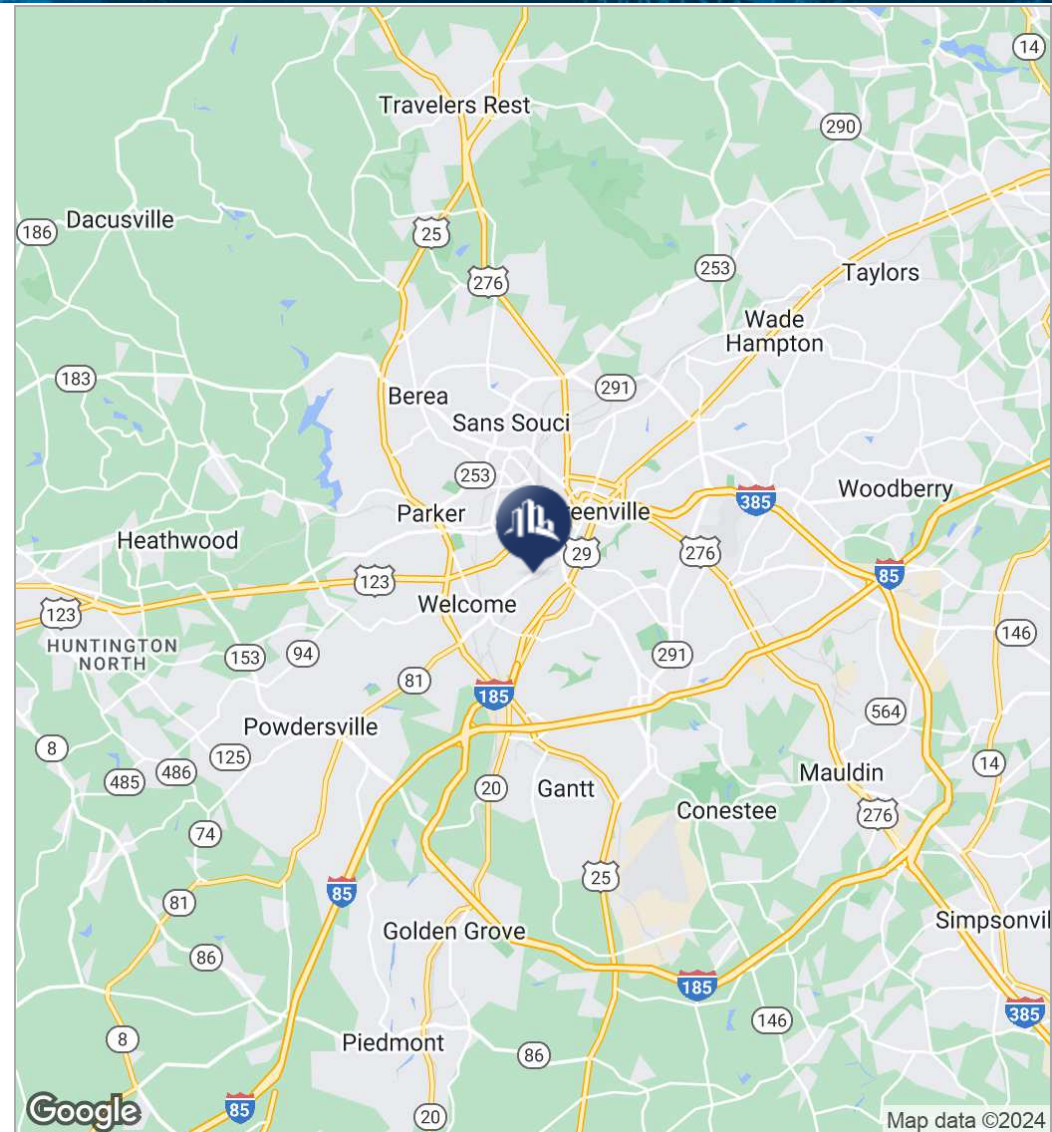
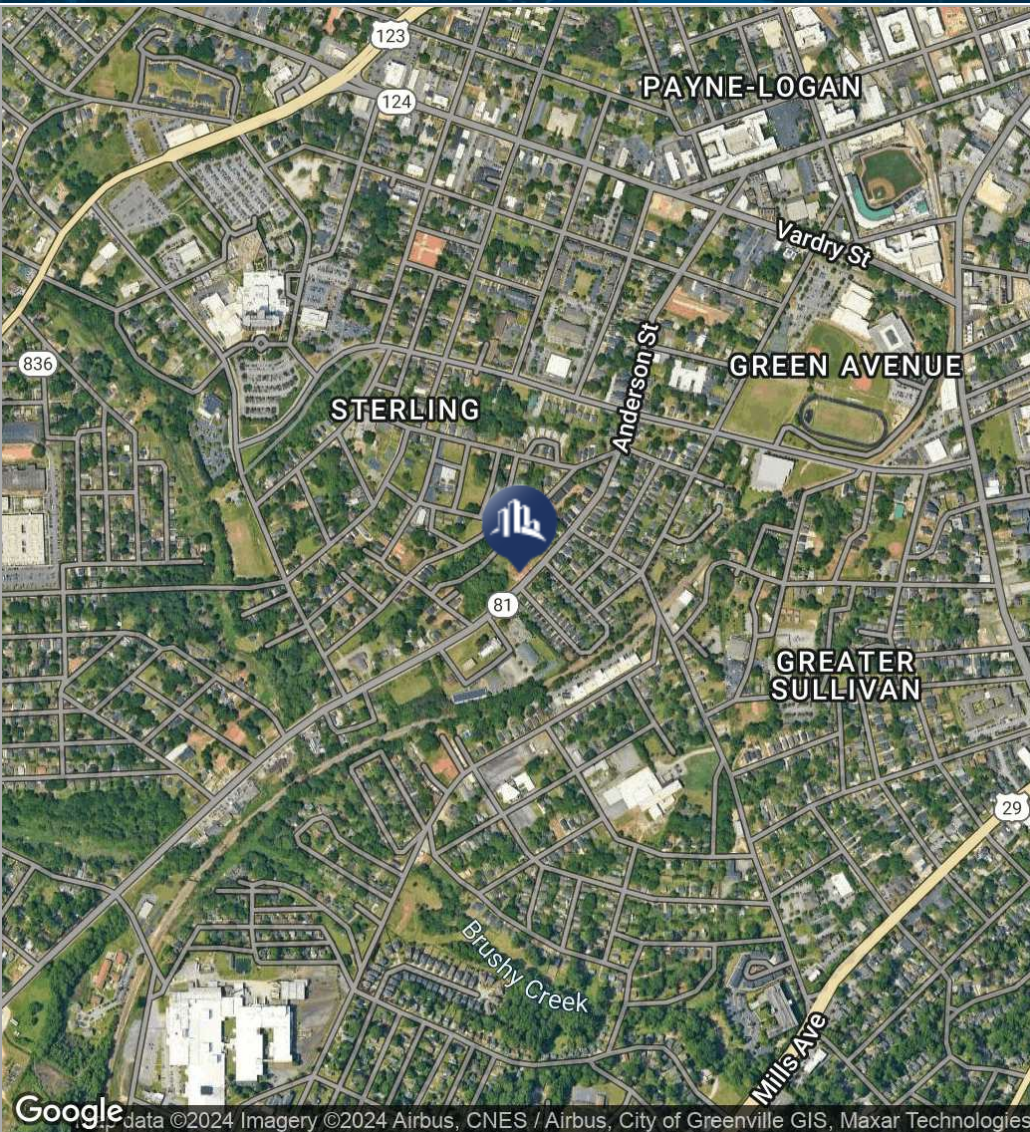
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EXECUTIVE SUMMARY // 2

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# Location Maps



MIXED-USE DEVELOPMENT SITE NEAR DOWNTOWN

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LOCATION MAPS // 3

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# Site Proximity From Downtown



MIXED-USE DEVELOPMENT SITE NEAR DOWNTOWN

SITE PROXIMITY FROM DOWNTOWN

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ADDITIONAL PHOTOS // 4

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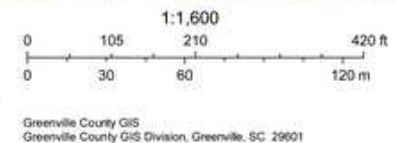
# Parcel Breakout

## Greenville County, SC



November 23, 2019

- 2.51+/- acres existing residential (currently zoned RM-20, Gville Co and City) Ask Price: \$1,520,000
- 1.14+/- acres existing commercial (currently zoned C-1 and C-2, Gville County): Ask Price: \$750,000
- 1.17+/- additional acres / could be added to PUD project (not included in price)



and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

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PARCEL BREAKOUT

ADDITIONAL PHOTOS // 5



# Site Aerial And Roadways



MIXED-USE DEVELOPMENT SITE NEAR DOWNTOWN

SITE AERIAL AND ROADWAYS

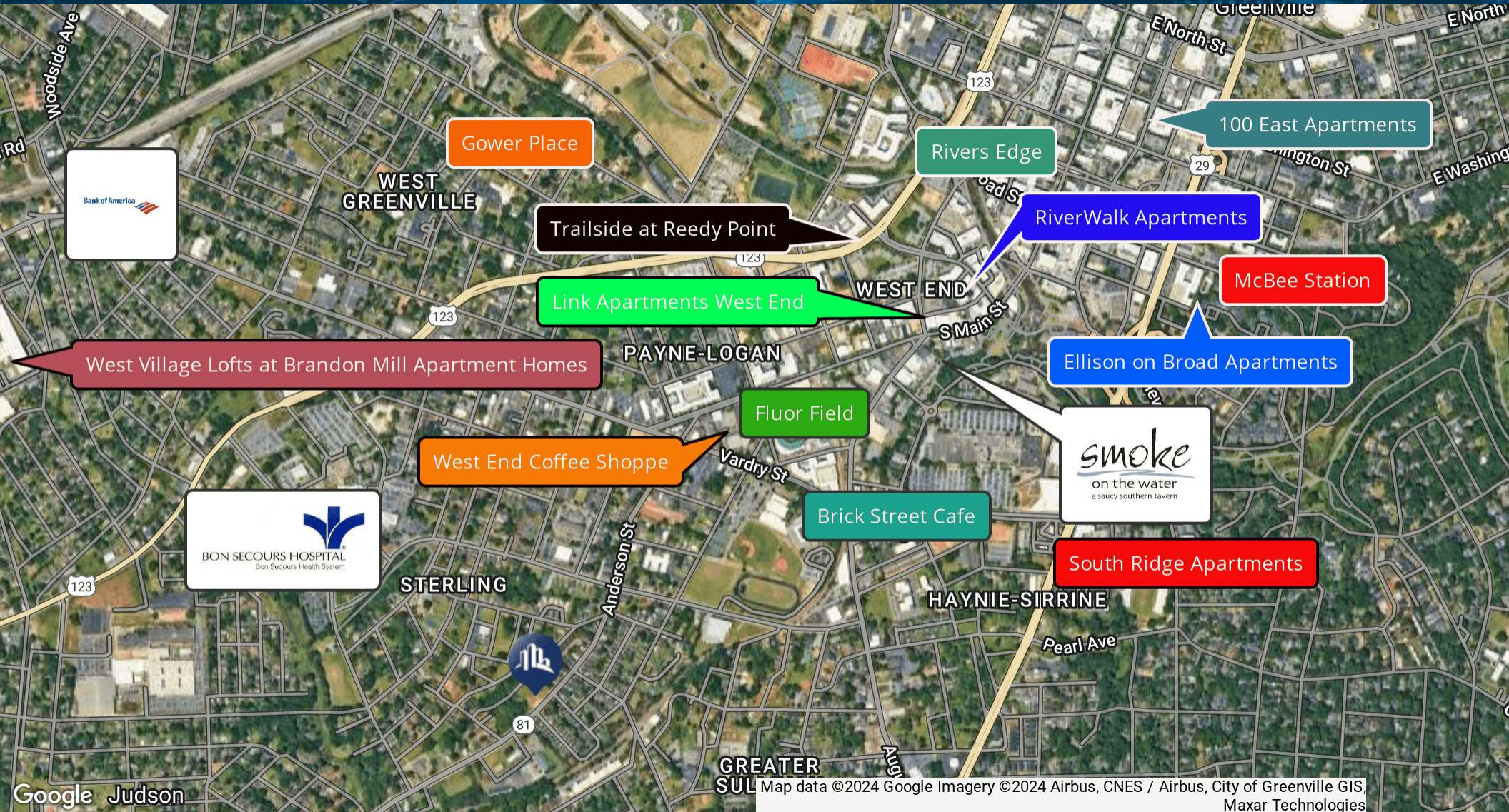
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AERIAL MAP // 6

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# Existing Multifamily / Points Of Emphasis



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EXISTING MULTIFAMILY / POINTS OF EMPHASIS

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RETAILER MAP // 7

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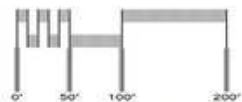


# Development Plan (Proposed PUD)

## STERLING VILLAGE | ANDERSON ROAD

### SITE DEVELOPMENT SUMMARY

9.5 ACRES  
MIXED USE BUILDING MIX  
LEVEL 1 RESTAURANT  
LEVEL 2 OFFICE  
LEVEL 3 RESIDENTIAL



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



CONCEPTUAL SITE LAYOUT

GREENVILLE, SC  
11.21.2019



# Additional Photos



November 23, 2019

- 2.51+/- acres existing residential (currently zoned RM-20, Gville Co and City) Ask Price: \$1,520,000
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1:1,600  
0 105 210 420 ft  
0 30 60 120 m  
Greenville County GIS  
Greenville County GIS Division, Greenville, SC 29601



November 23, 2019

1:1,600  
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## MIXED-USE DEVELOPMENT SITE NEAR DOWNTOWN

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ADDITIONAL PHOTOS // 9

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# Demographics 1-2-3 Mile



## Executive Summary

708 Anderson Rd, Greenville, South Carolina, 29601  
Ring Bands: 0-1, 1-2, 2-3 mile radii

Prepared by Esri  
Latitude: 34.83531  
Longitude: -82.41582

	0 - 1 mile	1 - 2 mile	2 - 3 mile
<b>Population</b>			
2000 Population	10,130	21,676	32,054
2010 Population	8,925	22,016	32,027
2019 Population	10,885	25,982	35,694
2024 Population	12,172	28,129	38,215
2000-2010 Annual Rate	-1.26%	0.16%	-0.01%
2010-2019 Annual Rate	2.17%	1.81%	1.18%
2019-2024 Annual Rate	2.26%	1.60%	1.37%
2019 Male Population	49.1%	49.4%	48.9%
2019 Female Population	50.9%	50.6%	51.1%
2019 Median Age	42.1	39.7	37.4

In the identified area, the current year population is 35,694. In 2010, the Census count in the area was 32,027. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 38,215 representing a change of 1.37% annually from 2019 to 2024. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	41.7%	61.6%	53.9%
2019 Black Alone	51.9%	28.1%	34.0%
2019 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2019 Asian Alone	0.3%	0.6%	0.9%
2019 Pacific Islander Alone	0.0%	0.1%	0.0%
2019 Other Race	2.9%	7.0%	8.3%
2019 Two or More Races	2.8%	2.4%	2.6%
2019 Hispanic Origin (Any Race)	6.2%	11.5%	13.8%

Persons of Hispanic origin represent 13.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.1 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	44	82	73
2000 Households	4,301	9,650	12,997
2010 Households	3,845	9,580	12,565
2019 Total Households	4,776	11,406	14,098
2024 Total Households	5,373	12,402	15,164
2000-2010 Annual Rate	-1.11%	-0.07%	-0.34%
2010-2019 Annual Rate	2.37%	1.90%	1.25%
2019-2024 Annual Rate	2.38%	1.69%	1.47%
2019 Average Household Size	2.19	2.23	2.44

The household count in this area has changed from 12,565 in 2010 to 14,098 in the current year, a change of 1.25% annually. The five-year projection of households is 15,164, a change of 1.47% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2010. The number of families in the current year is 8,326 in the specified area.



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DEMOGRAPHICS 1-2-3 MILE

ADDITIONAL PHOTOS // 10



# Demographics 1-2-3 Mile (Contin.)



## Executive Summary

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Latitude: 34.83531  
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	0 - 1 mile	1 - 2 mile	2 - 3 mile
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	24.5%	27.2%	20.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$30,011	\$42,000	\$39,863
2024 Median Household Income	\$33,319	\$50,103	\$47,951
2019-2024 Annual Rate	2.11%	3.59%	3.76%
<b>Average Household Income</b>			
2019 Average Household Income	\$50,219	\$77,769	\$69,891
2024 Average Household Income	\$56,566	\$88,753	\$82,395
2019-2024 Annual Rate	2.41%	2.68%	3.35%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$22,097	\$33,620	\$28,152
2024 Per Capita Income	\$25,116	\$38,516	\$33,289
2019-2024 Annual Rate	2.59%	2.76%	3.41%

### Households by Income

Current median household income is \$39,863 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$47,951 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$69,891 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$82,395 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,152 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,289 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	99	89	119
2000 Total Housing Units	5,131	10,751	14,699
2000 Owner Occupied Housing Units	2,011	5,368	7,494
2000 Renter Occupied Housing Units	2,290	4,282	5,503
2000 Vacant Housing Units	830	1,101	1,702
2010 Total Housing Units	4,816	11,137	14,552
2010 Owner Occupied Housing Units	1,696	5,068	6,863
2010 Renter Occupied Housing Units	2,149	4,512	5,702
2010 Vacant Housing Units	971	1,557	1,987
2019 Total Housing Units	5,905	13,149	16,184
2019 Owner Occupied Housing Units	1,761	5,444	7,266
2019 Renter Occupied Housing Units	3,015	5,961	6,832
2019 Vacant Housing Units	1,129	1,743	2,086
2024 Total Housing Units	6,539	14,227	17,302
2024 Owner Occupied Housing Units	1,876	5,801	7,719
2024 Renter Occupied Housing Units	3,497	6,601	7,445
2024 Vacant Housing Units	1,166	1,825	2,138

Currently, 44.9% of the 16,184 housing units in the area are owner occupied; 42.2% are renter occupied; and 12.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 14,552 housing units in the area - 47.2% owner occupied, 39.2% renter occupied, and 13.7% vacant. The annual rate of change in housing units since 2010 is 4.84%. Median home value in the area is \$164,431, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.76% annually to \$197,727.



## ADVISOR BIOS

# Mark Griffin, CCIM



### MARK GRIFFIN, CCIM, CM&AA Managing Principal



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### Professional Background

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

### Memberships & Affiliations

Certified Commercial Investment Member Institute  
International Council of Shopping Centers (ICSC corporate)  
Member Alliance of Merger & Acquisition Advisors (AMAA)  
National Association of Realtors (NAR)

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MARK GRIFFIN, CCIM

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