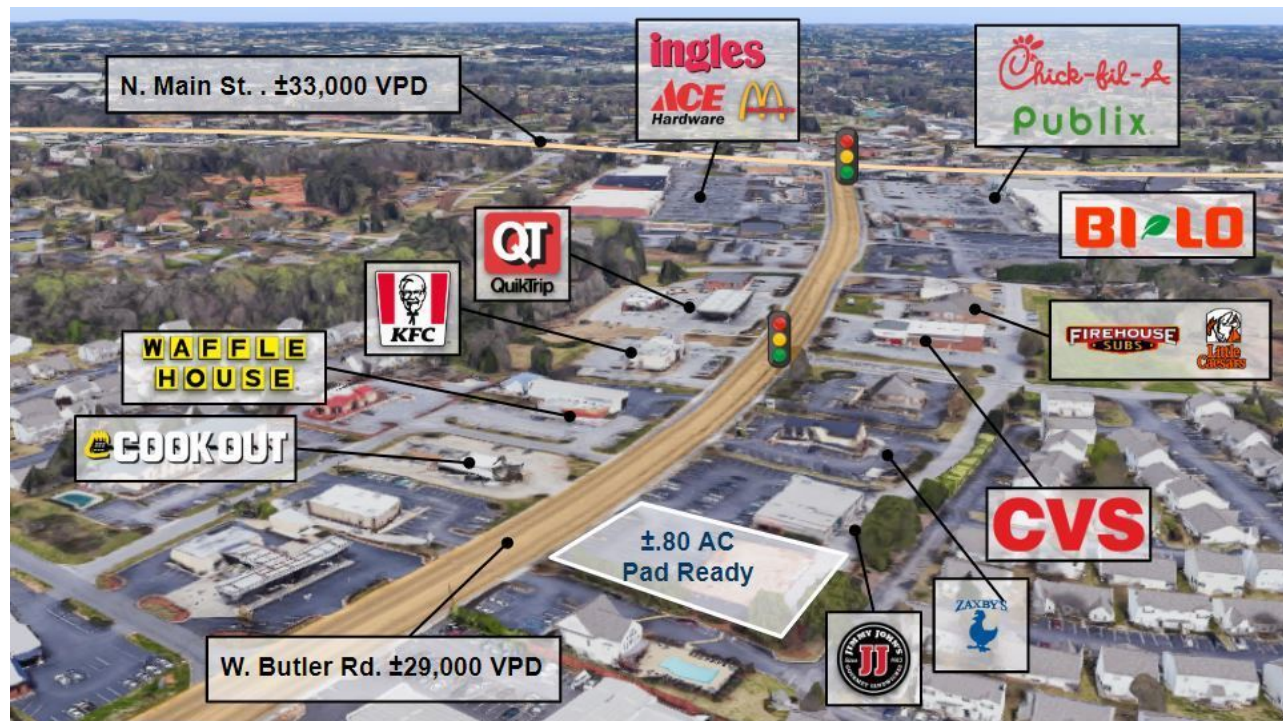


± .80 AC Mauldin Development Opportunity

417 W Butler Road

Mauldin, SC 29662



OFFERING SUMMARY

Sale Price: \$800,000

Lot Size: 0.8 Acres

Zoning: C-2

Market: Mauldin

Traffic Count: ± 28,900

Price / SF: \$22.96

PROPERTY OVERVIEW

SVN Blackstream is pleased to present an opportunity to purchase or ground lease ± .80 AC on W Butler Road in Mauldin, SC. Less than one mile from the Mauldin City Center project, this site is primed for additional retail development with all utilities on site and level grading. Site previously held a ±8,000 SF retail strip prior to demolition. Mauldin is a rapidly growing submarket of the Greenville MSA. The City of Mauldin has roughly 5,000 new rooftops (mixture of Class-A multifamily, townhome and single-family residential developments) planned within the next four years.

PROPERTY HIGHLIGHTS

- Easy access to major thoroughfares - I-85 [5 mins]; I-385 [4 mins]; Greenville [15 mins]; GSP Intl Airport [15 mins]
- ± 44,262 residents within 3 miles of site
- ± \$83,919 average HH income within city limits
- ± 58% of residents with an associates degree or higher within city limits
- City of Mauldin leaks ± \$27 million annually in retail, food and beverage sales to surrounding communities

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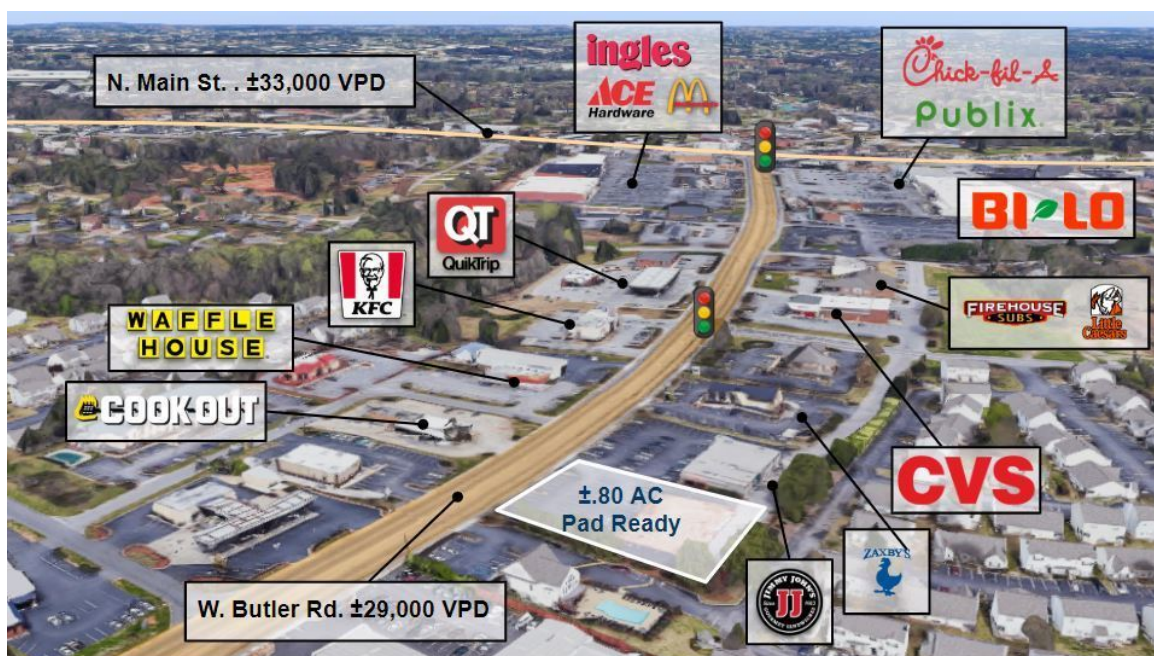


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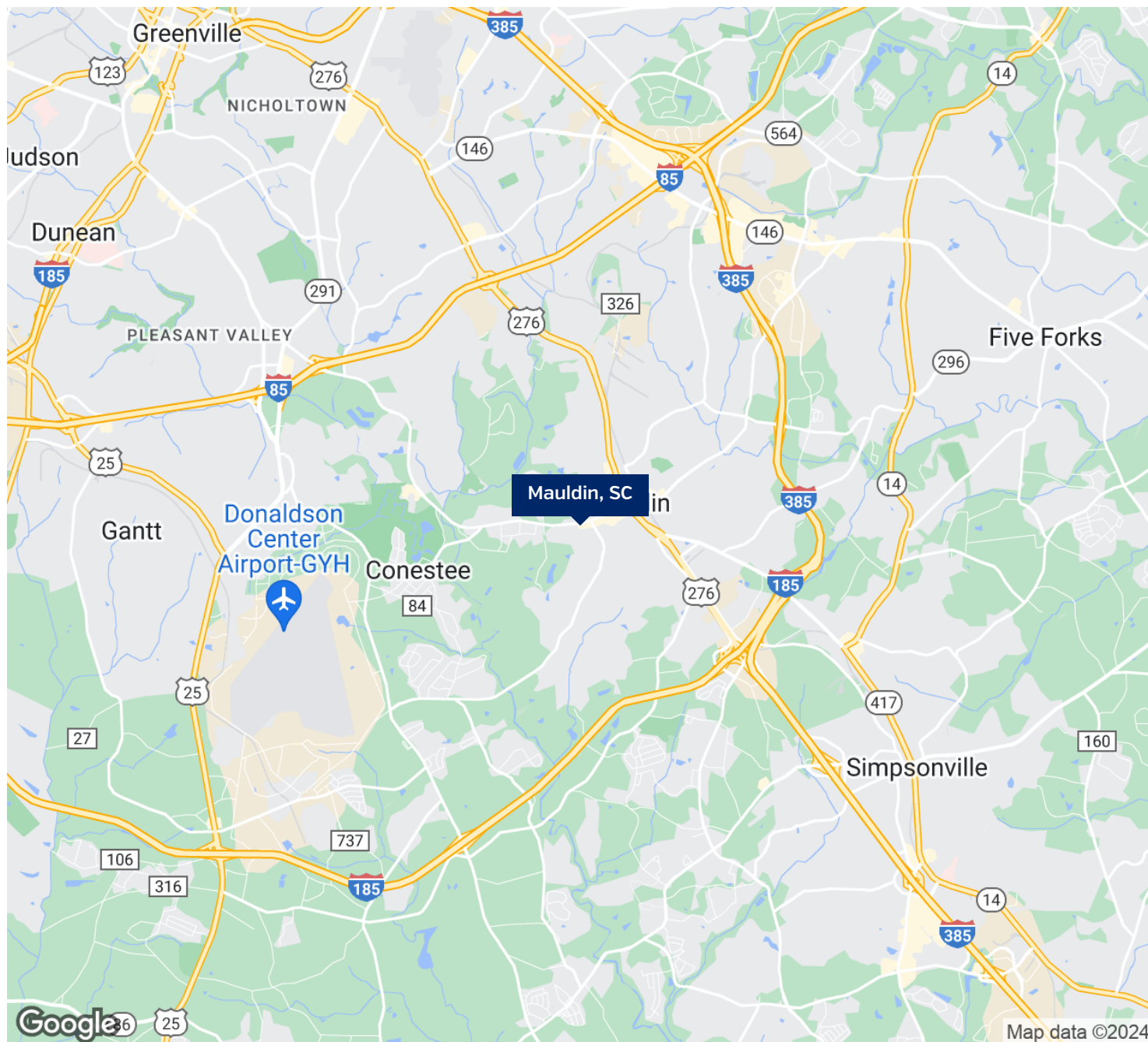


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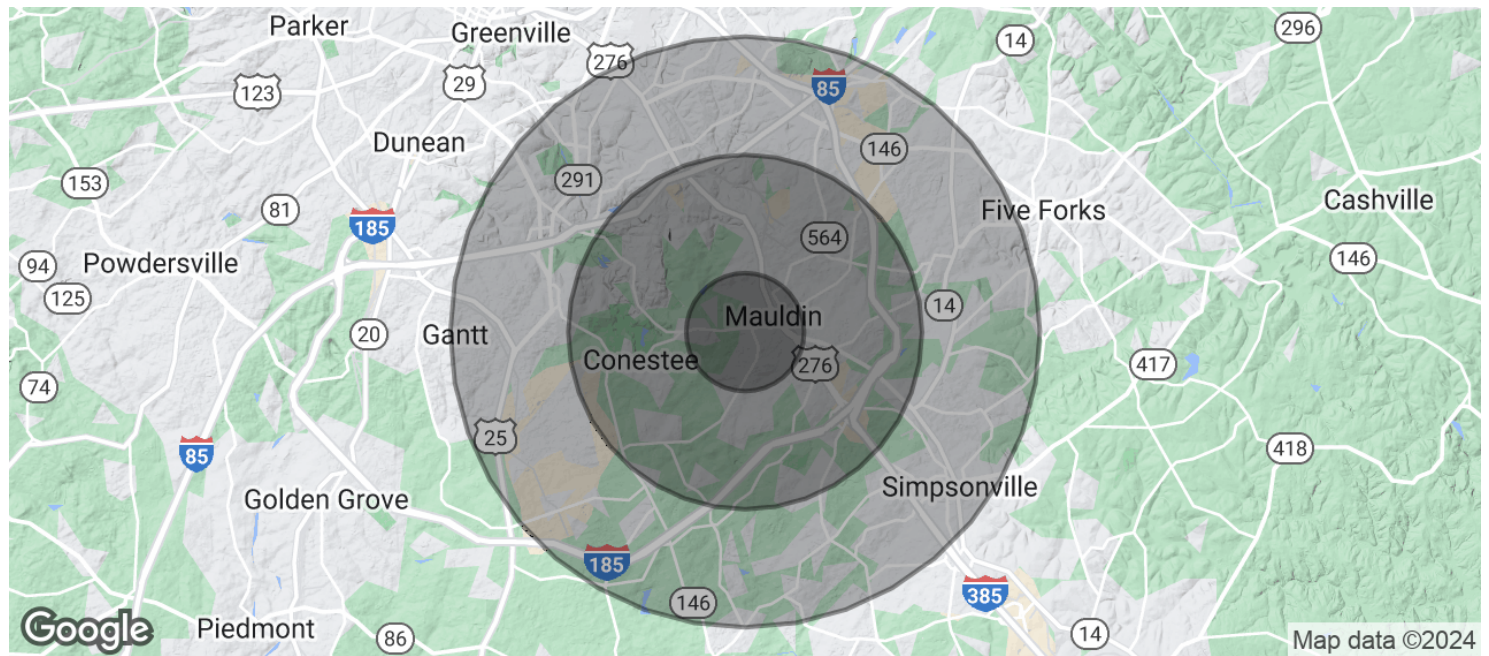


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,311	33,187	88,261
Average age	38.4	37.1	36.9
Average age [Male]	37.9	36.0	35.7
Average age [Female]	38.8	37.8	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,710	13,592	35,874
# of persons per HH	2.5	2.4	2.5
Average HH income	\$62,818	\$61,610	\$69,727
Average house value	\$153,971	\$155,650	\$219,239

* Demographic data derived from 2020 ACS - US Census

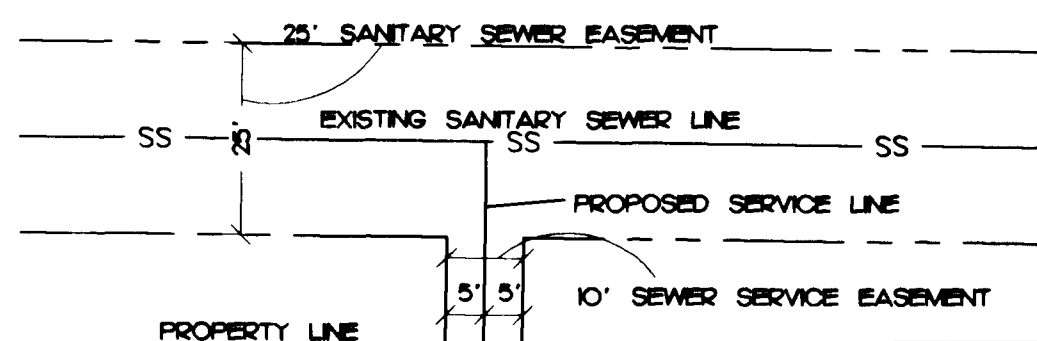
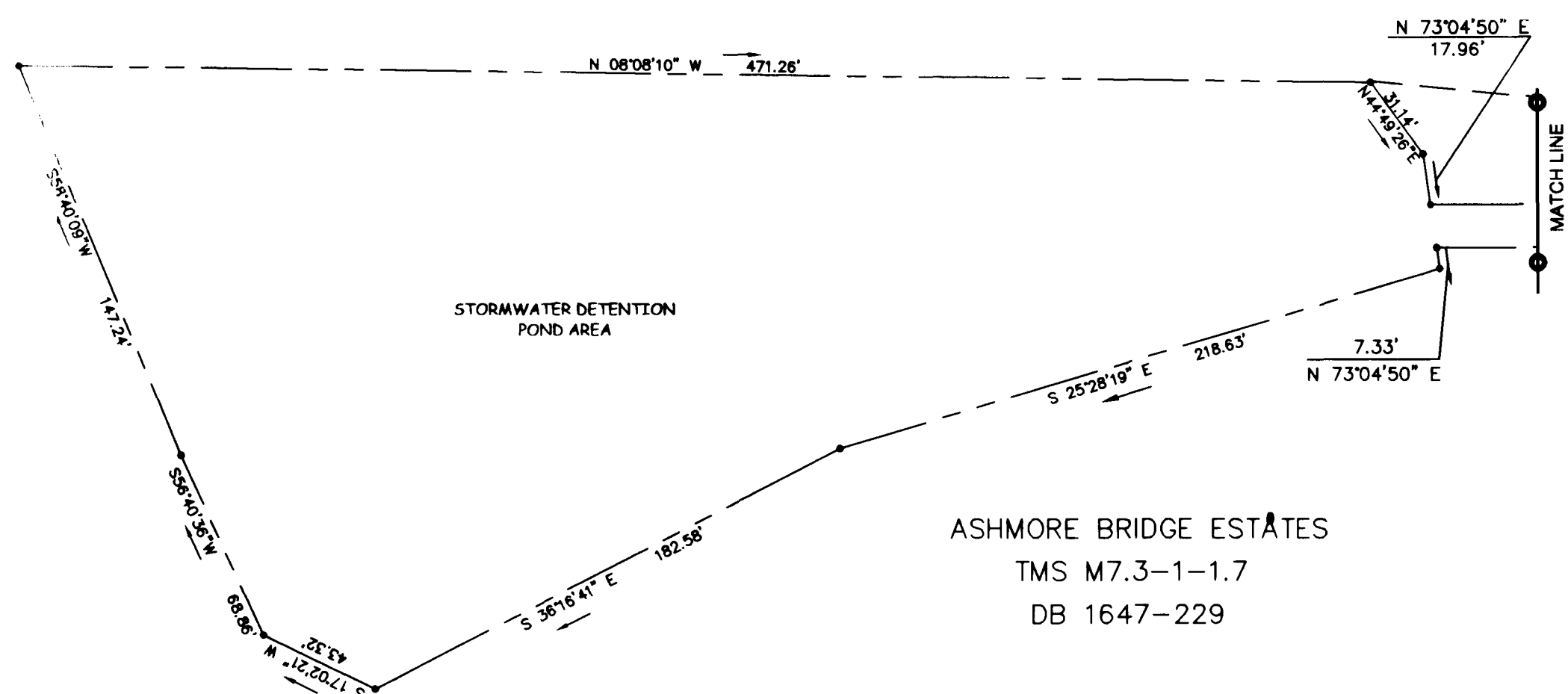
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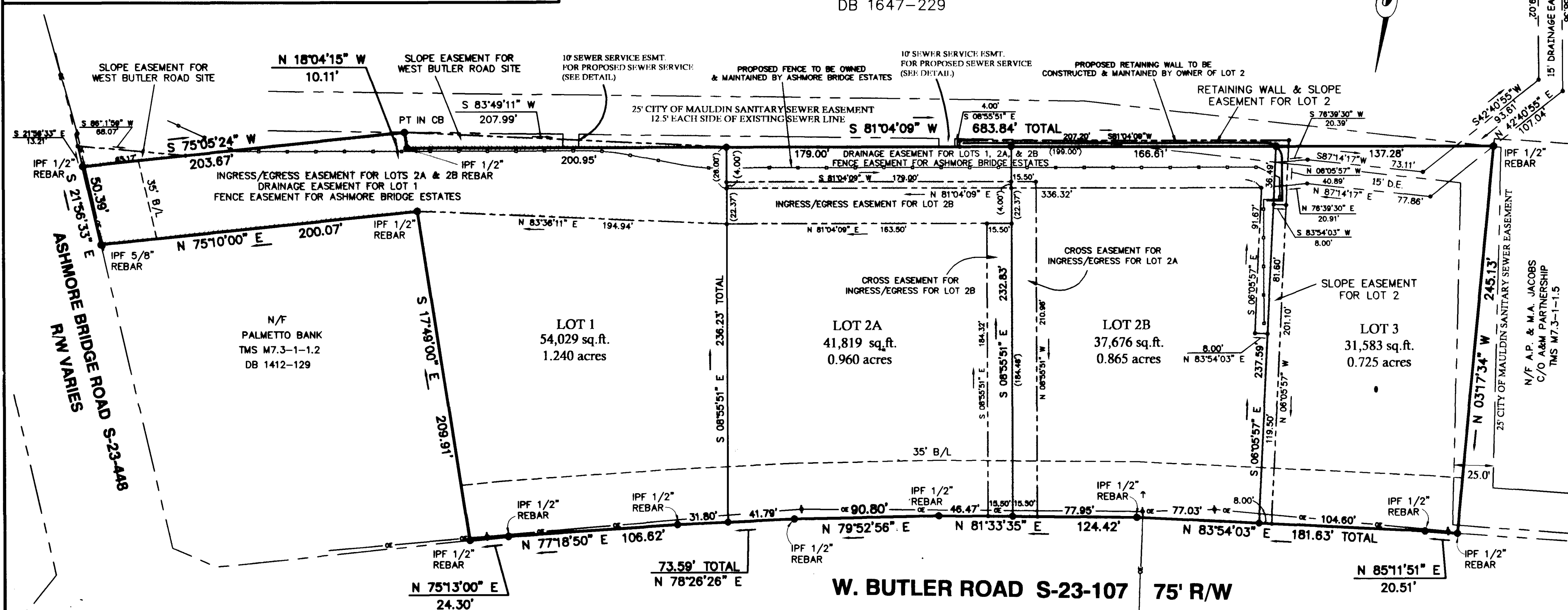
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ALL. SC
MM AUG -3 P 3 40
EX
NEEDS



DETAIL FOR SEWER SERVICE LINE EASEMENT
(N.T.S.)

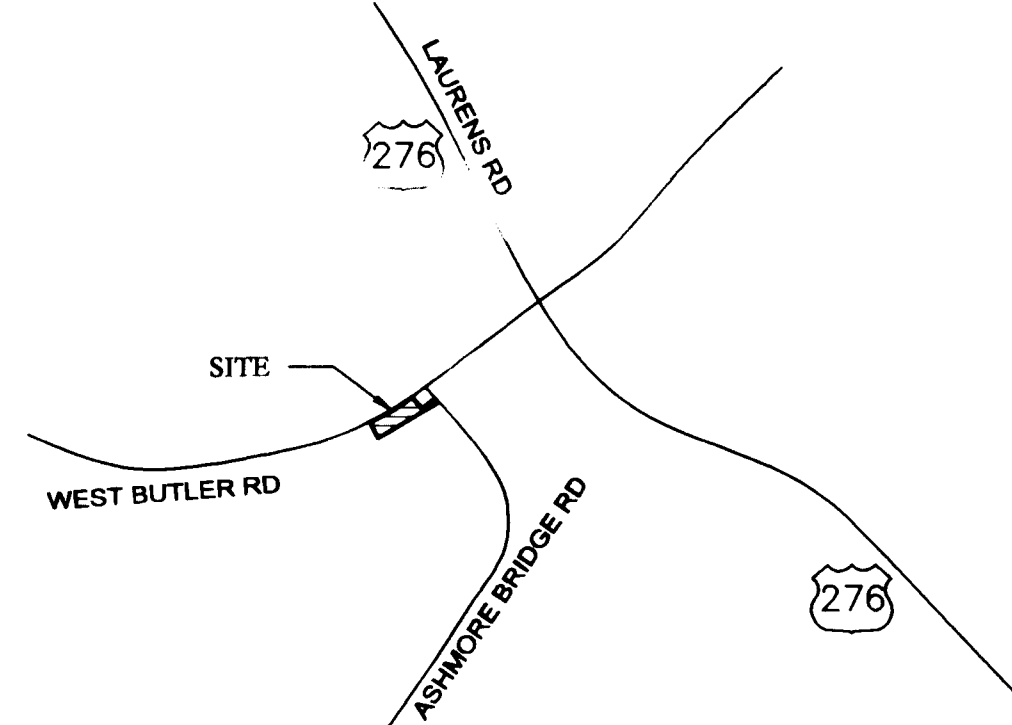
ASHMORE BRIDGE ESTATES
TMS M7.3-1-1.7
DB 1647-229



W. BUTLER ROAD S-23-107 75' R/W

7-23-99
THIS PLAT SUPERSEDES THE
PREVIOUSLY RECORDED PLAT

2	7-23-99	DIVIDED LOT 2 INTO LOTS 2A & 2B; ADDED CROSS EASEMENT BETWEEN LOTS 2A & 2B	AEE
1	6-11-99	CHANGED LOT LINE BETWEEN LOTS 1 & 2 AND ADJUSTED EASEMENTS	AEE
NO.	DATE	REVISIONS	BY



LOCATION MAP (N.T.S.)

SUMMARY PLAT

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT."

7, 23, 99

SIGNED *[Signature]*

____ / ____ / ____

SIGNED _____

____ / ____ / ____

SIGNED _____

____ / ____ / ____

SIGNED _____

CERTIFICATE OF ACCURACY

"I, JAMES R. FREELAND, CERTIFY THAT THIS PLAT WAS ~~DRAWN BY ME~~
(DRAWN UNDER MY SUPERV. SION) FROM AN (ACTUAL SURVEY MADE UNDER MY SUPERVISION) ~~AN ACTUAL SURVEY MADE BY ME~~ (DEED DESCRIPTION IN BC "K"____, PAGE____, BOOK____, PAGE____, ETC.) (OTHER) THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000 THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION AND BOOK ____ PAGE ____ THAT THIS A WAS PREPARED IN ACCORDANCE WITH THE GREENVILLE COUNTY SUBDIVISION REGULATIONS AS ADOPTED. _____, HILLSVILLE, GREENVILLE COUNTY, MISSISSIPPI

7-23-99
DATE
S.C. REGISTRATION NO. 4785

CERTIFICATE OF APPROVAL FOR RECORDING

" I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENVILLE COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE GREENVILLE COUNTY PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF MESNE CONVEYANCE."

8-3-99 *John Billings*
DATE DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION

FILE NUMBER
99-193

WEST BUTLER ROAD SITE

BECKHAM PROPERTIES, LLC 112 MANLY STREET GREENVILLE, S.C. 29601 (864) 235-8743	FREELAND AND ASSOCIATES, INC. 323 WEST STONE AVENUE GREENVILLE, S.C. 29609 (864) 271-4924
OWNER	SURVEYOR

NO. OF ACRES: 3.790 MILES OF NEW ROAD: N/A

NO. OF LOTS: **4** DATE: **3-8-99**

ZONING: C-2 (CITY OF MAULDIN)



1 inch = 50 ft. 39737sum