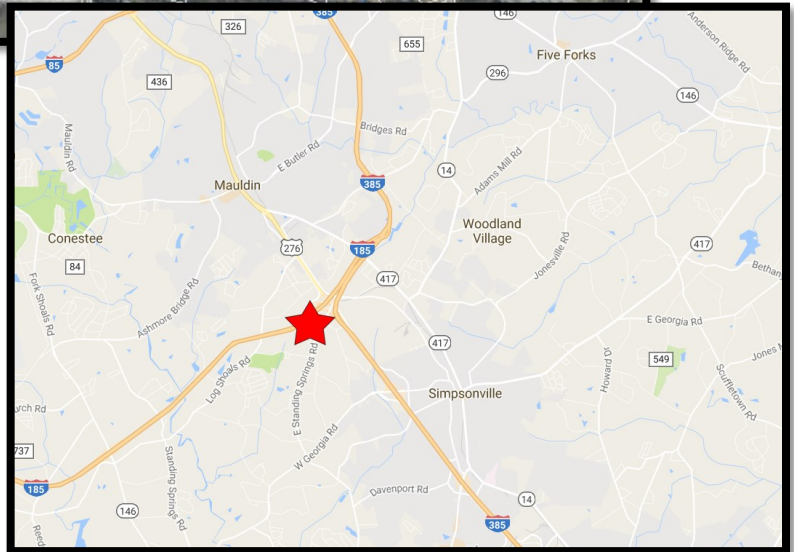


E. Standing Springs Road @ Neely Ferry Road Simpsonville, SC 29681



FOR SALE

PROPERTY TYPE: Land

ACREAGE: ±83.4 Acres

SALE PRICE: \$45,000/Acre

ZONING: I-1 Industrial - Greenville County

DETAILS:

- All utilities available
- Subdividable - minimum 10 acre tracts
- Excellent site with double road frontage on the Southern Connector
- 2015 Traffic Counts:
I-385: 55,900 VPD
US Hwy. 276: 21,400 VPD
- Greenville County Tax Map No.:
0573010101200

2016 Demographics	1 Mile	3 Miles	5 Miles
Population	1,924	48,359	102,950
Median HH Income	\$61,036	\$57,611	\$63,320
Average HH Income	\$64,650	\$71,204	\$78,525



George Zimmerman, CCIM
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