

# Available Industrial Site Tellus Site - 52.00 Acres



## Location

**LOCATION:** Old Stage Road at Old Laurens Road  
**COMMUNITY:** Mauldin/Simpsonville  
**COUNTY:** Greenville

## Description

**MINIMUM ACRES:** Acres  
**MAXIMUM ACRES:** 52.00 Acres  
**SUBDIVIDE:** Possibly  
**CURRENT USE:** Vacant land  
**SURROUNDING AREA:** Industrial / Residential  
**TOPOGRAPHY:** Moderate slope

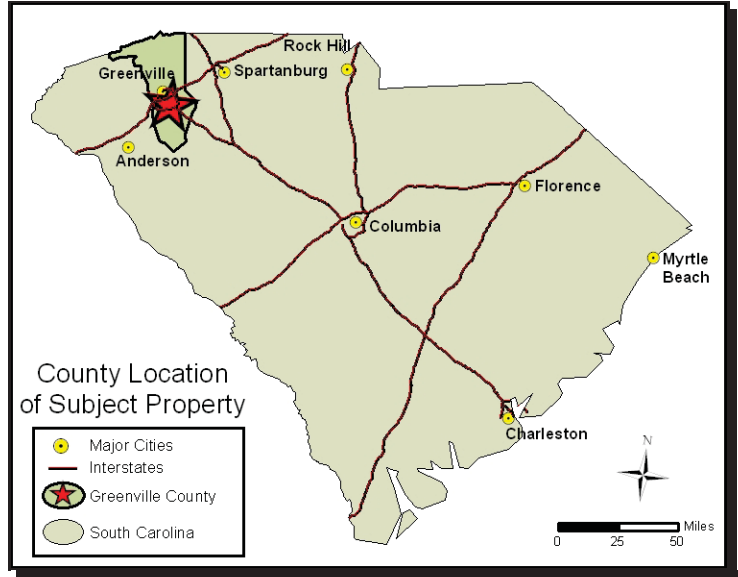
## Taxes and Zoning

**ZONED INDUSTRIAL:** Yes  
**RESTRICTIONS:** S-1, Services  
**TAXMAP:** 293-1-7.1  
**TAX DISTRICT:** 897  
**MILLAGE RATE:** 280.40 (2014)  
**FOREIGN TRADE ZONE:** No  
**FIRE DISTRICT:** Simpsonville  
**FIRE RATING:** 3

## Sales

**MIN. PRICE ACRE:** \$80,000  
**MAX. PRICE PER ACRE:**  
**LEASE:**  
**SOURCE:** Robert Hughes  
 Hughes Development Corporation  
 864-242-4483 x23

Rail adjacent to site. Site has interstate visibility with easy access to I-385 and I-185 and is in close proximity to I-85.



## Utilities

**WATER:** Greenville Water System 16" and 10"  
**GAS:** Piedmont Natural Gas 8"  
**SEWER:** MetroConnects / ReWa 10"  
**ELECTRICITY:** Duke Energy 100 kV, 44kV, 12kV

## Transportation and Access

**INTERSTATE:** I-385 0.1 Miles  
**ALT. HIGHWAY:** I-85 5.7 Miles  
**PRIMARY AIRPORT:** GSP International 13.0 Miles  
**CIVIL AIRPORT:** GVL Downtown Airport 11.2 Miles  
**PORT:** Charleston 201.1 Miles  
**RAIL:** Carolina Piedmont

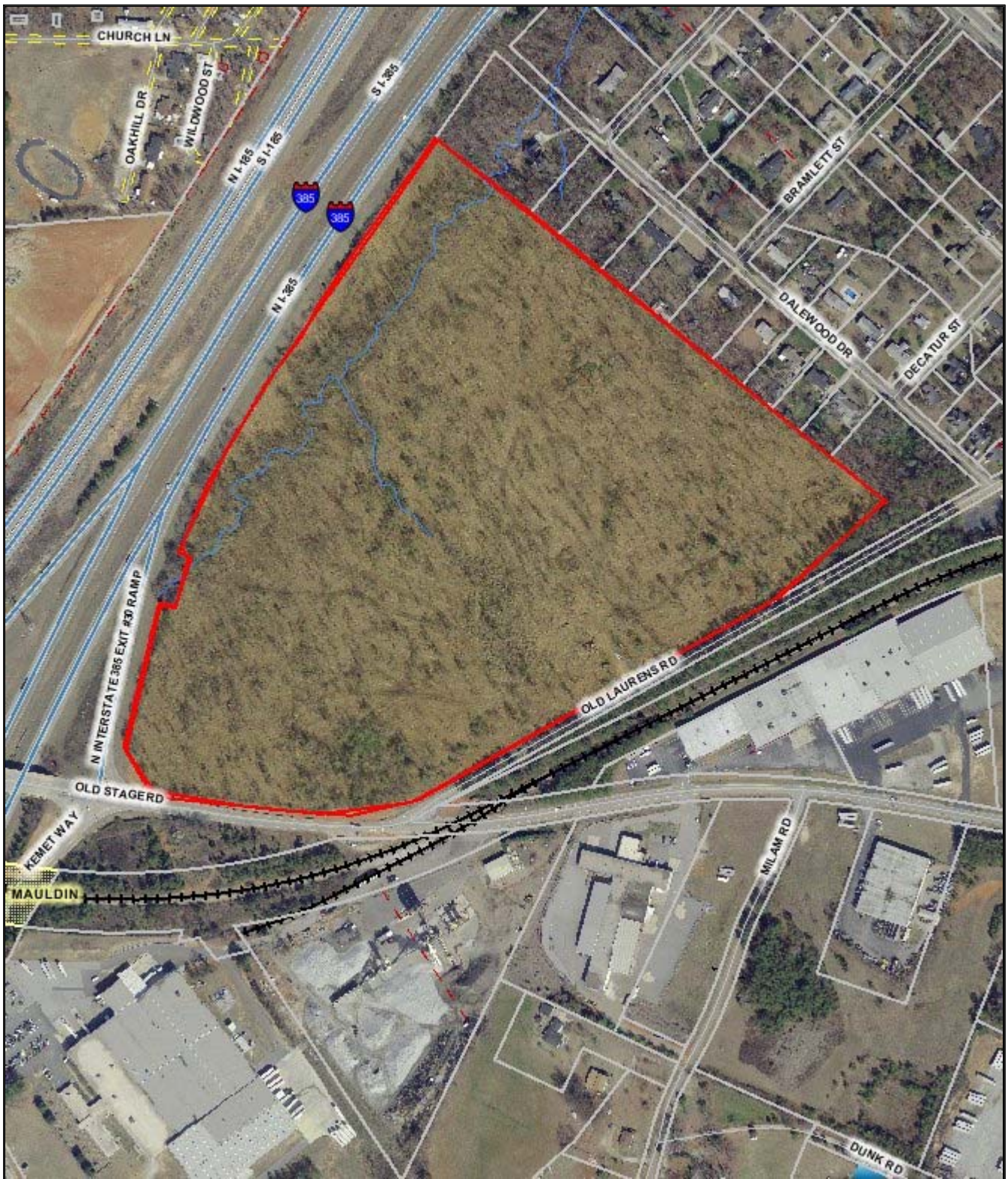
## For Additional Information Contact:

Greenville Area Development Corporation  
 Phone: 864-235-2008  
 Fax: 864-235-9030



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## Aerial Photograph: Tellus Site



**Disclaimer:** This map is **not a LAND SURVEY** and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, 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.

Map Scale  
**1 inch = 400 feet**