



**COLDWELL  
BANKER  
COMMERCIAL**

CAINE

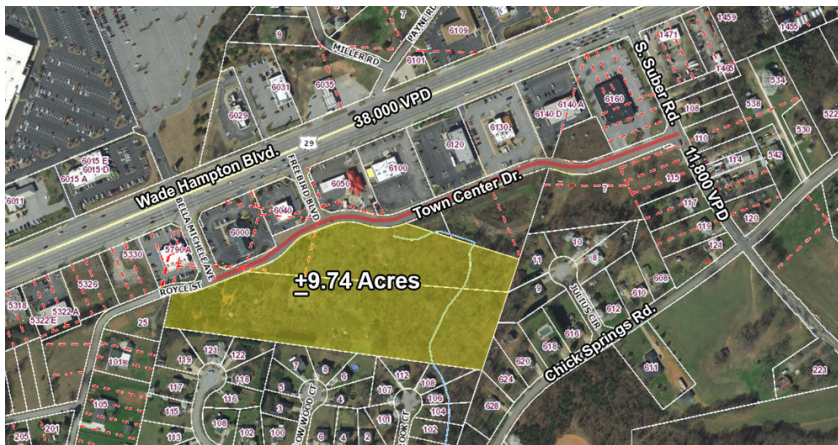
**FOR SALE**

## DEVELOPMENT OPPORTUNITY

Town Center Drive  
Taylors, SC 29687

+/-9.74 ACRES

ASKING PRICE  
\$255,900/ACRE



### CONTACT

Rick Cauthen  
864 250 2800  
rcauthen@cbccaine.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
CAINE**  
117 Williams Street, Greenville, SC 29601  
864.250.2800

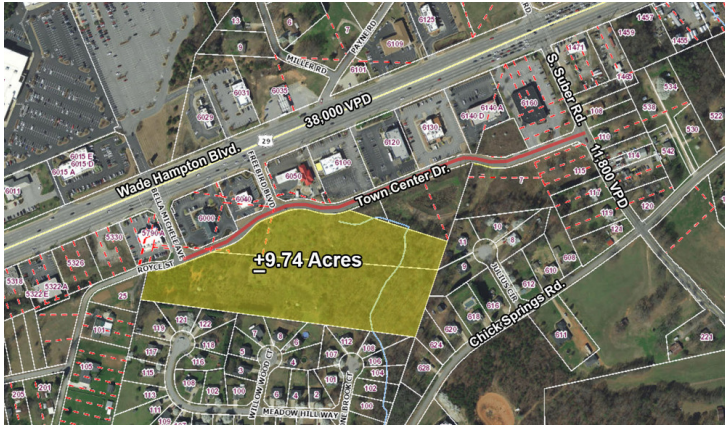
CBCCAINE.COM



# TOWN CENTER DRIVE

Taylors, SC 29687

# SALE



## OFFERING SUMMARY

Sale Price: \$255,900/Acre

Lot Size: +/-9.74 Acres  
(Including corner parcels)

Zoning: C-3 City of Greer

Price / SF: \$5.87

## PROPERTY HIGHLIGHTS

- Mixed use development site
- Subdividable (1 acre minimum)
- All utilities available
- Multiple points of access (Wade Hampton Blvd., S. Suber Rd., Bell Michele St., Freebird Blvd.)
- Excellent site for restaurant, retail, medical office, hospitality, multifamily, mixed use
- 2019 Traffic Counts: 40,200 VPD (Wade Hampton Blvd.), 12,400 VPD (S. Suber Rd.)
- Greenville County Tax Map Numbers: T009040200202 & T009040200301

CBCCCAINE.COM

Rick Cauthen  
864 250 2800  
rcauthen@cbccaine.com

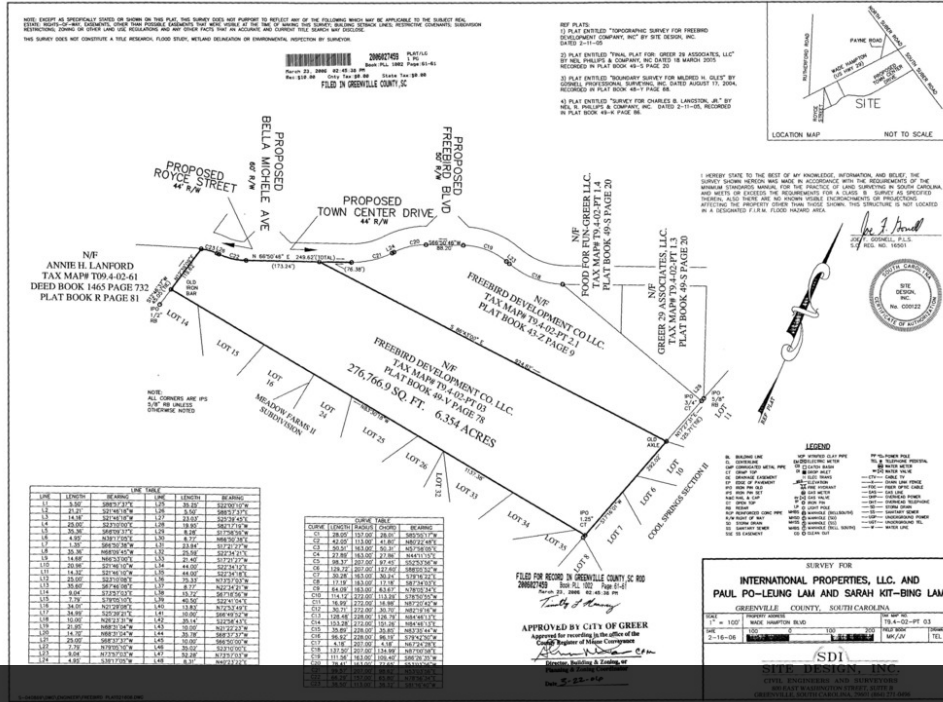




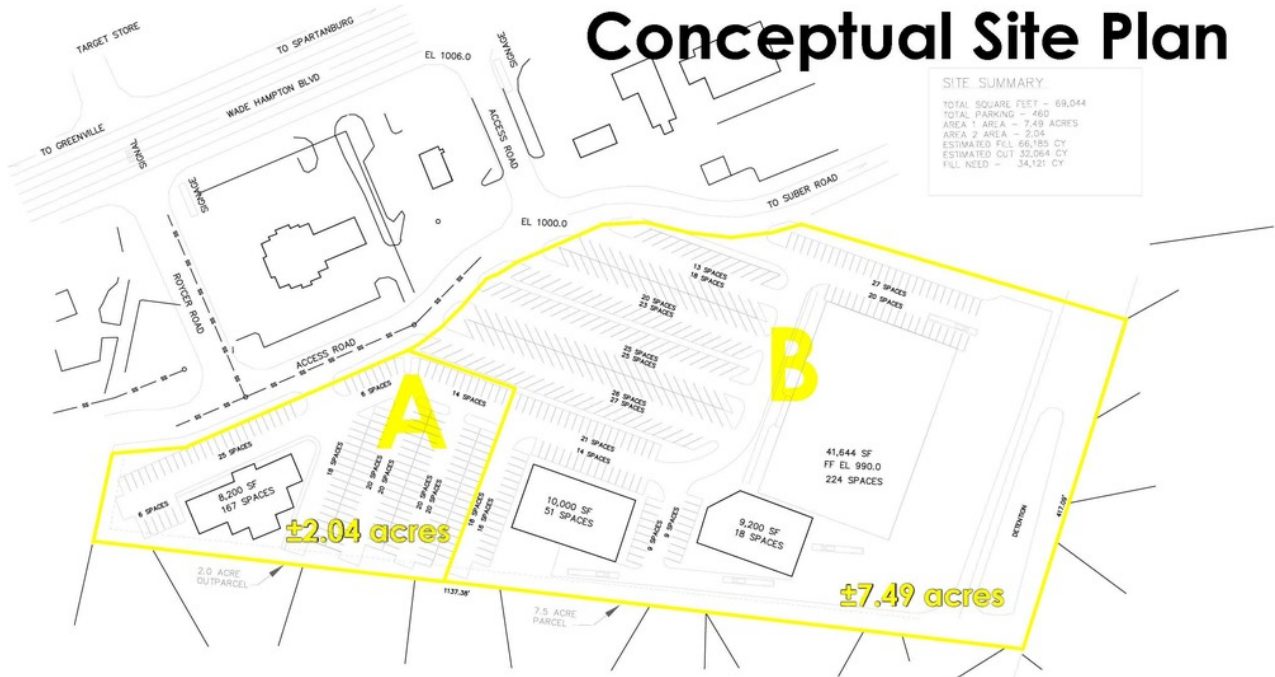
# TOWN CENTER DRIVE

Taylors, SC 29687

SALE



Survey



Conceptual Site Plan

CBCCAINE.COM

Rick Cauthen  
864 250 2800  
rcauthen@cbccaine.com

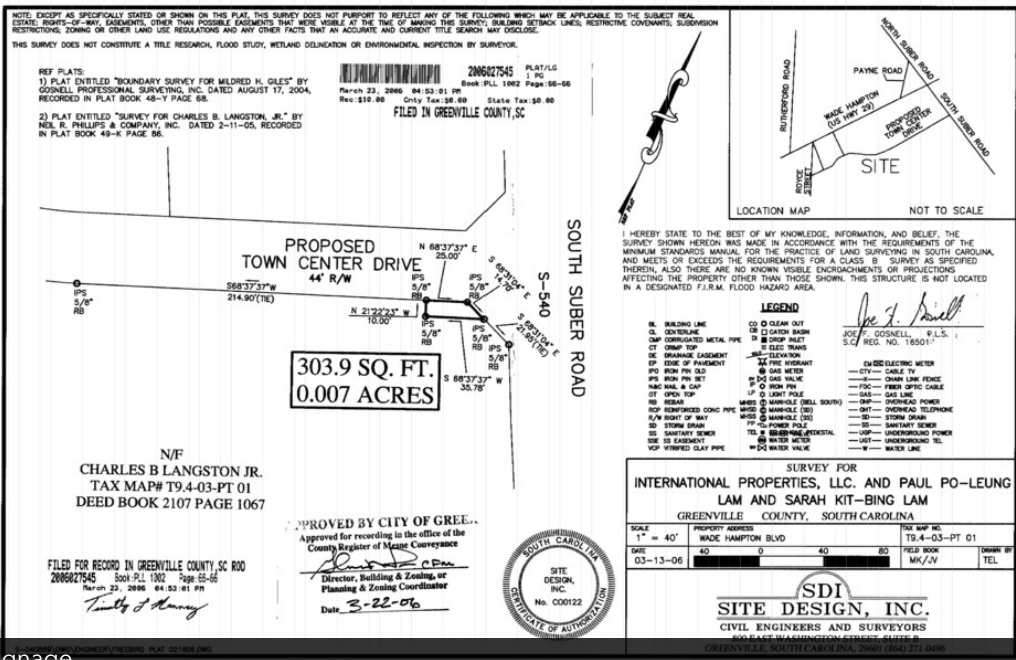




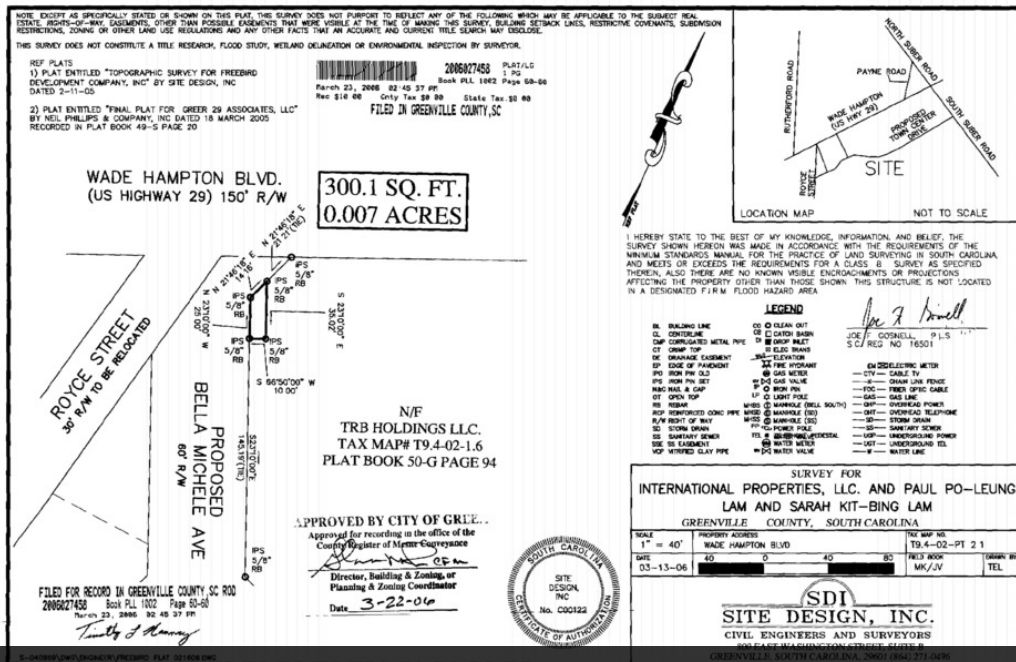
# TOWN CENTER DRIVE

Taylors, SC 29687

# SALE



Corner Parcel for Signage



Corner Parcel for Signage

CBCCAIN.COM

Rick Cauthen  
864 250 2800  
rcauthen@cbccaine.com

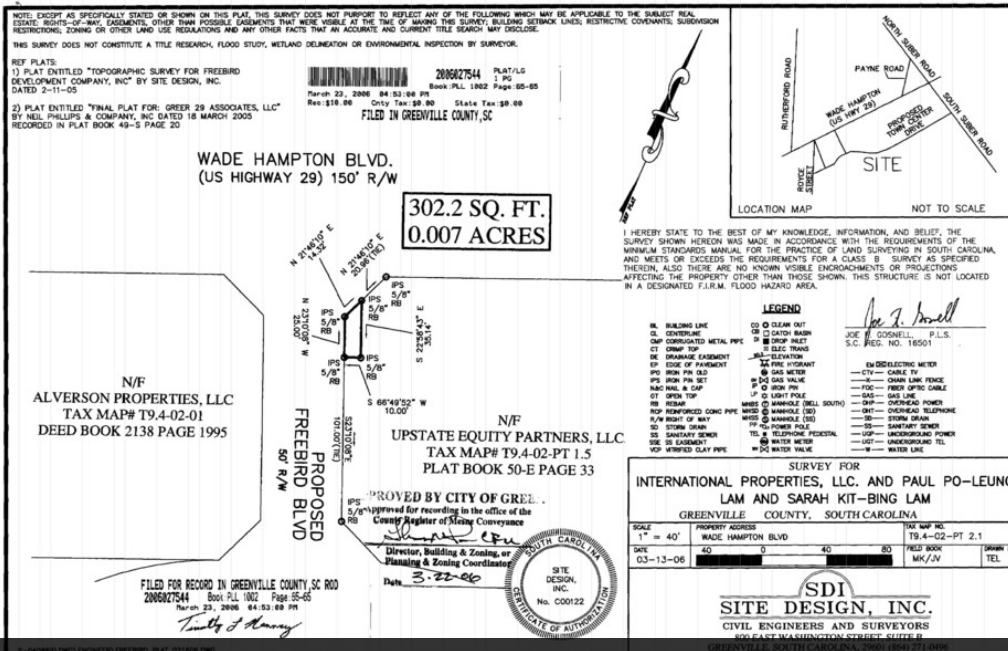
**COLDWELL BANKER COMMERCIAL**  
CAINE



SALE

# TOWN CENTER DRIVE

Taylors, SC 29687



Corner Parcel for Signage



CBCCAIN.COM

Rick Caughen  
864 250 2800  
rcaughen@cbccaine.com

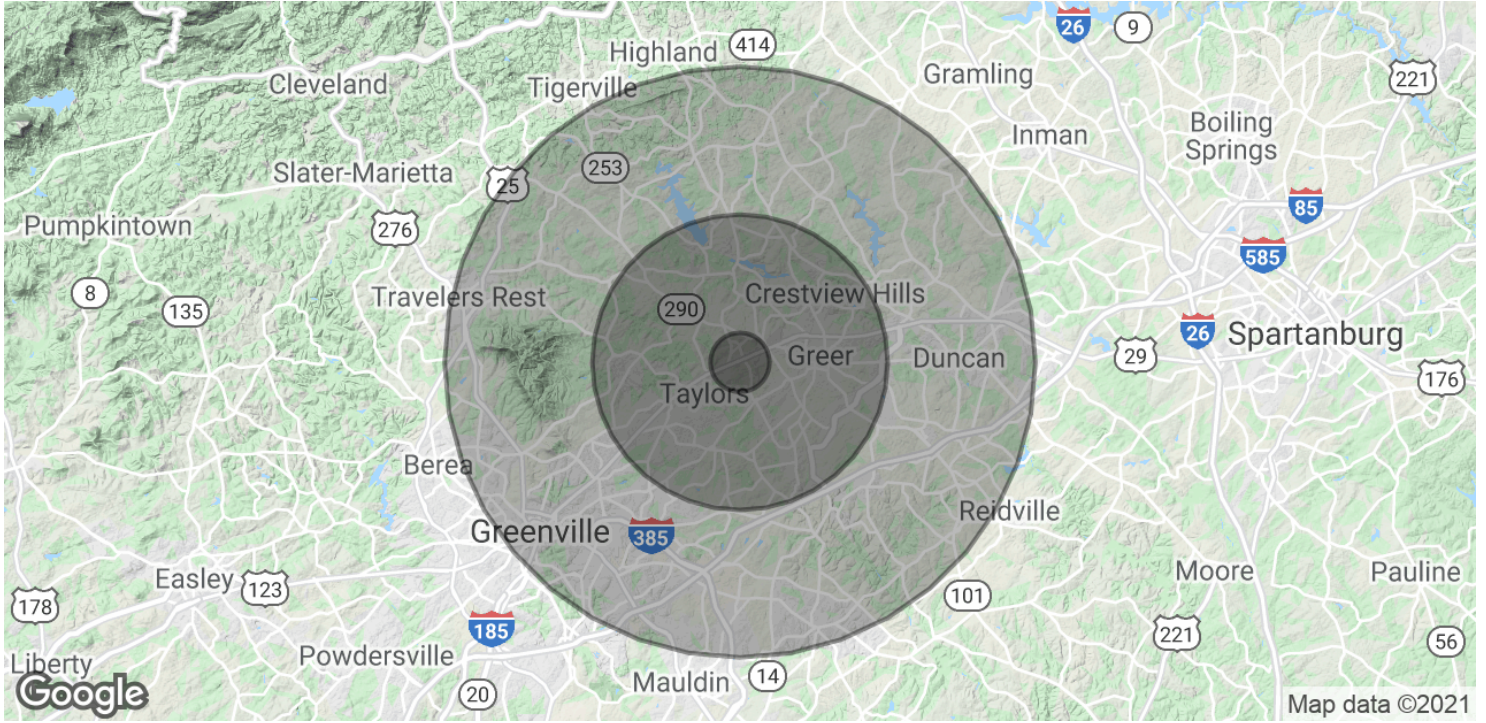
COLDWELL BANKER COMMERCIAL  
CAINE



# TOWN CENTER DRIVE

Taylors, SC 29687

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,452	38,311	221,077
Average age	40.9	38.6	37.7
Average age (Male)	40.4	37.7	36.2
Average age (Female)	41.9	39.3	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	562	14,468	87,983
# of persons per HH	2.6	2.6	2.5
Average HH income	\$66,986	\$67,268	\$63,083
Average house value		\$162,048	\$191,985

\* Demographic data derived from 2010 US Census

CBCCAINE.COM

Rick Cauthen  
864 250 2800  
rcauthen@cbccaine.com



CAINE