

18.81± Acre Development Site

450 & 504 Scuffletown Rd. Simpsonville, SC 29681

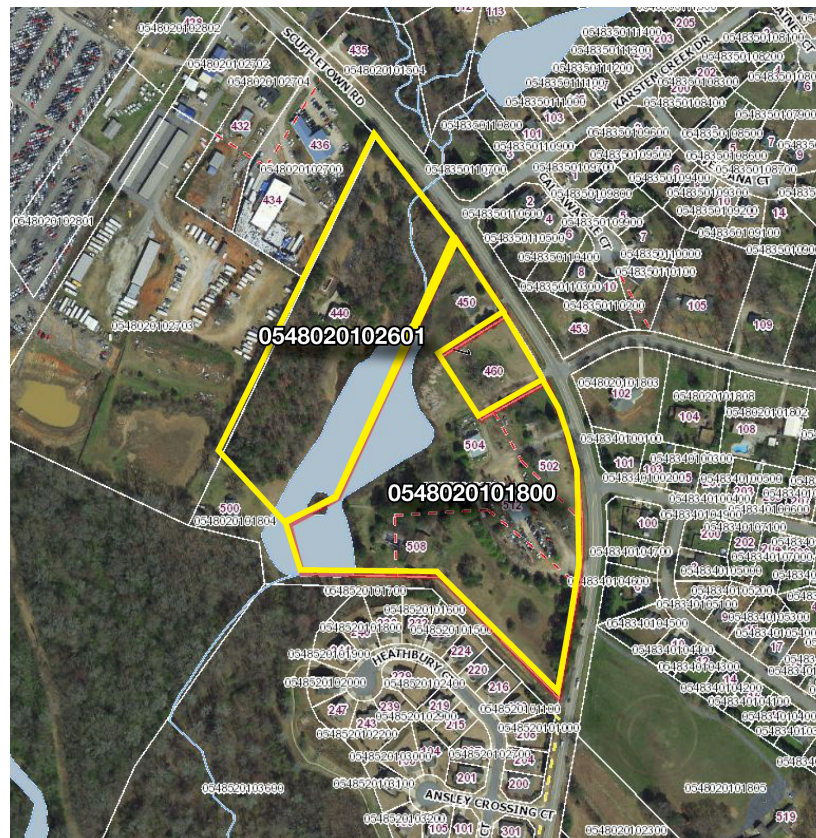
\$3,250,000



Subdividable | Variety of Options Available

Property Features

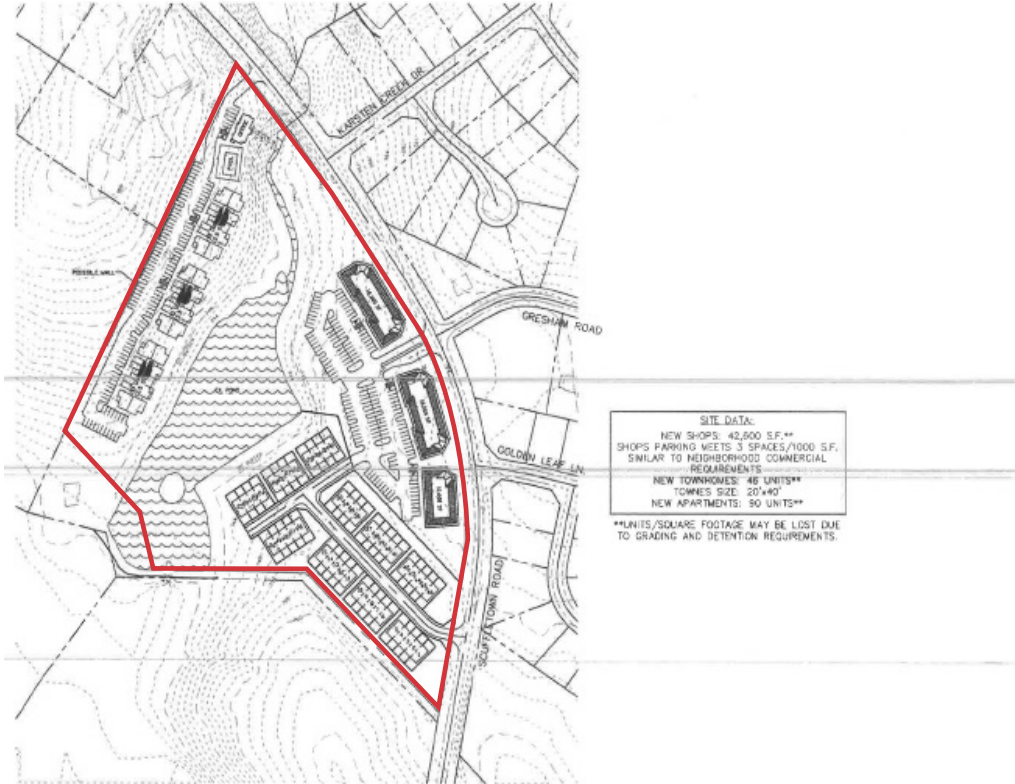
- Prime estate, residential, multifamily development land, or commercial
- 0.8 miles from the intersection of Woodruff Road and Scuffletown Road
- Less than 3 minutes to Publix @ Five Forks
- Two Greenville County tax map numbers: 0548020101800 & 0548020102601
- Land surrounding private ±3.5 acre lake
- Five (5) existing homes and two (2) commercial buildings on the property
- Great rental history and income provide flexibility in development planning
- Ability to develop in phases and collect rent on balance
- Multiple options available for consideration
- Currently zoned S-1 & RS



Potential Development Plans

450 & 504 Scuffletown Rd. Simpsonville, SC 29681

Scheme 1

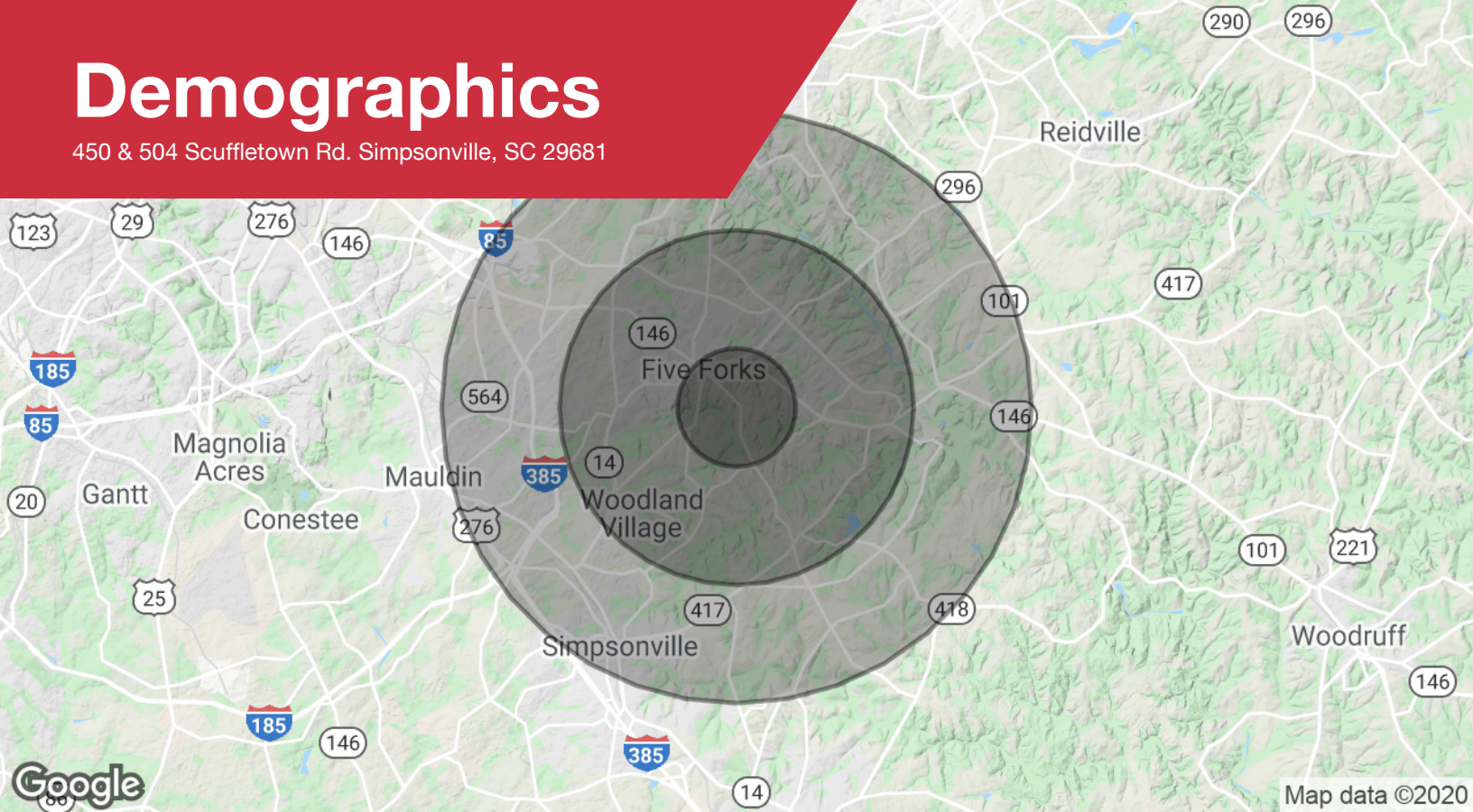


Scheme 2



Demographics

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Population

	1 Mile	3 Miles	5 Miles
Total population	4,129	32,724	71,308
Median age	37.6	38.2	38.4
Median age (male)	36.3	37.3	37.4
Median age (Female)	38.1	38.3	38.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	1,391	11,154	26,457
# of persons per HH	3.0	2.9	2.7
Average HH income	\$101,178	\$107,831	\$92,956
Average house value	\$291,173	\$337,585	\$318,213

* Demographic data derived from 2010 US Census