



**COLDWELL
BANKER
COMMERCIAL**
CAINE

FOR SALE

4640 HWY. 101

Woodruff, SC 29388

+/-11.23 ACRES

ASKING PRICE

\$625,000

CBCCAINE.COM



CONTACT

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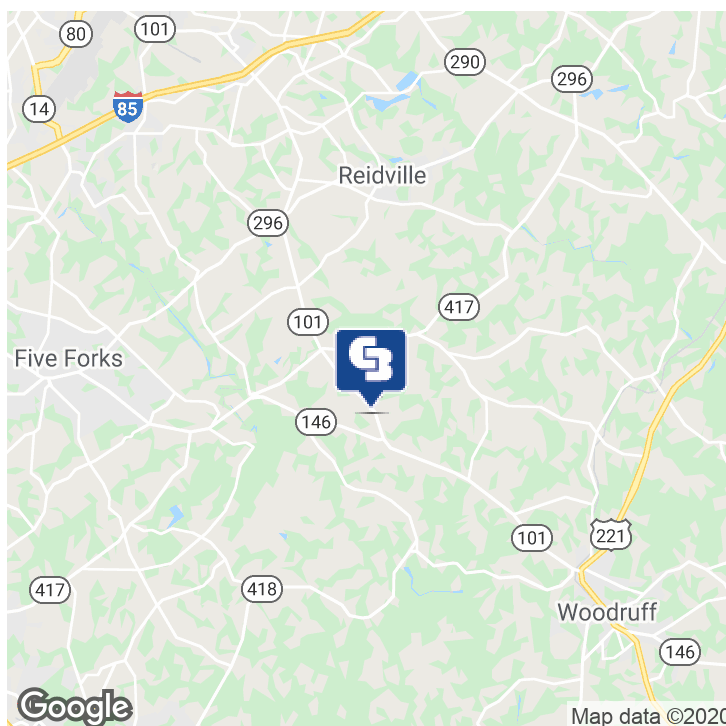
117 Williams Street, Greenville, SC 29601
864.250.2800



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OFFERING SUMMARY

Sale Price: \$625,000

Lot Size: +/-11.23 Acres

Market: Greenville/
Spartanburg

Submarket: Lower Spartanburg
County

Price / SF: \$1.28

PROPERTY HIGHLIGHTS

- Includes a +/-3,810 SF dwelling and two storage buildings
- Located In the path of development between Hwy 146 and Hwy 417
- Close proximity to new Industrial developments including Michelin and Bausch and Lomb
- Gentle sloping topography
- (2) curb cuts on Hwy 101
- 7.1 miles to I-85
- 6 miles to Woodruff

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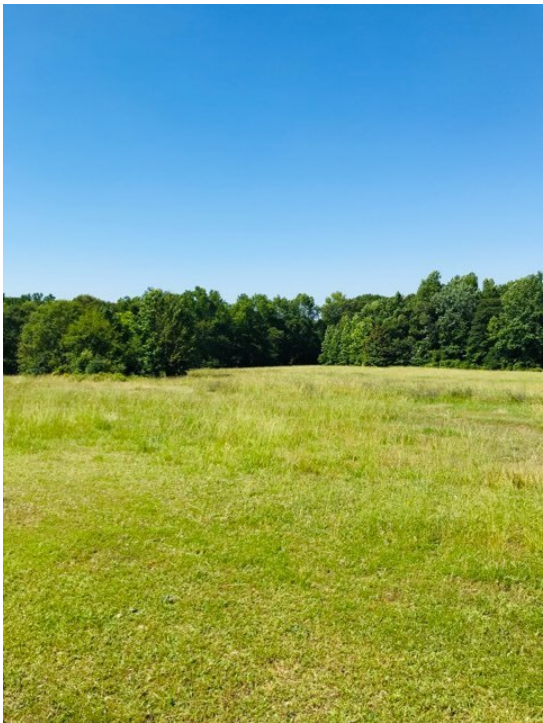


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COMBINATION NOTE

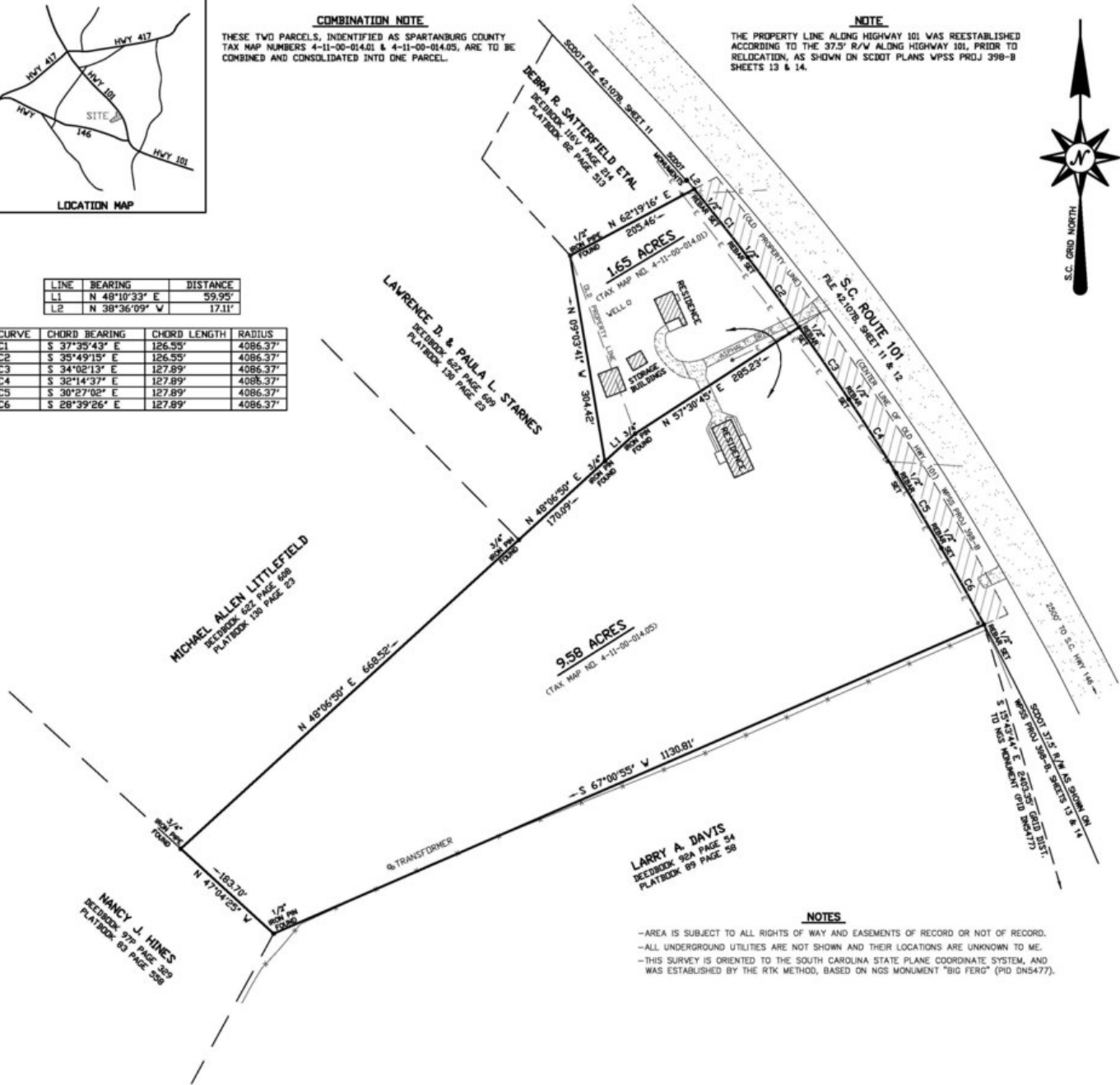
THESE TWO PARCELS, IDENTIFIED AS SPARTANBURG COUNTY TAX MAP NUMBERS 4-11-00-014.01 & 4-11-00-014.05, ARE TO BE COMBINED AND CONSOLIDATED INTO ONE PARCEL.

NOTE

THE PROPERTY LINE ALONG HIGHWAY 101 WAS REESTABLISHED ACCORDING TO THE 37.5' R/W ALONG HIGHWAY 101, PRIOR TO RELOCATION, AS SHOWN ON SCDOT PLANS WPSS PROJ 398-B SHEETS 13 & 14.

LINE	BEARING	DISTANCE
L1	N 48°10'33" E	59.95'
L2	N 38°36'09" W	17.11'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 37°35'43" E	126.55'	4086.37'
C2	S 35°49'15" E	126.55'	4086.37'
C3	S 34°02'13" E	127.89'	4086.37'
C4	S 32°14'37" E	127.89'	4086.37'
C5	S 30°27'02" E	127.89'	4086.37'
C6	S 28°39'26" E	127.89'	4086.37'



NOTES

- AREA IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT OF RECORD.
- ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.
- THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, AND WAS ESTABLISHED BY THE RTK METHOD, BASED ON NGS MONUMENT "BIG FERG" (PID 0N5477).

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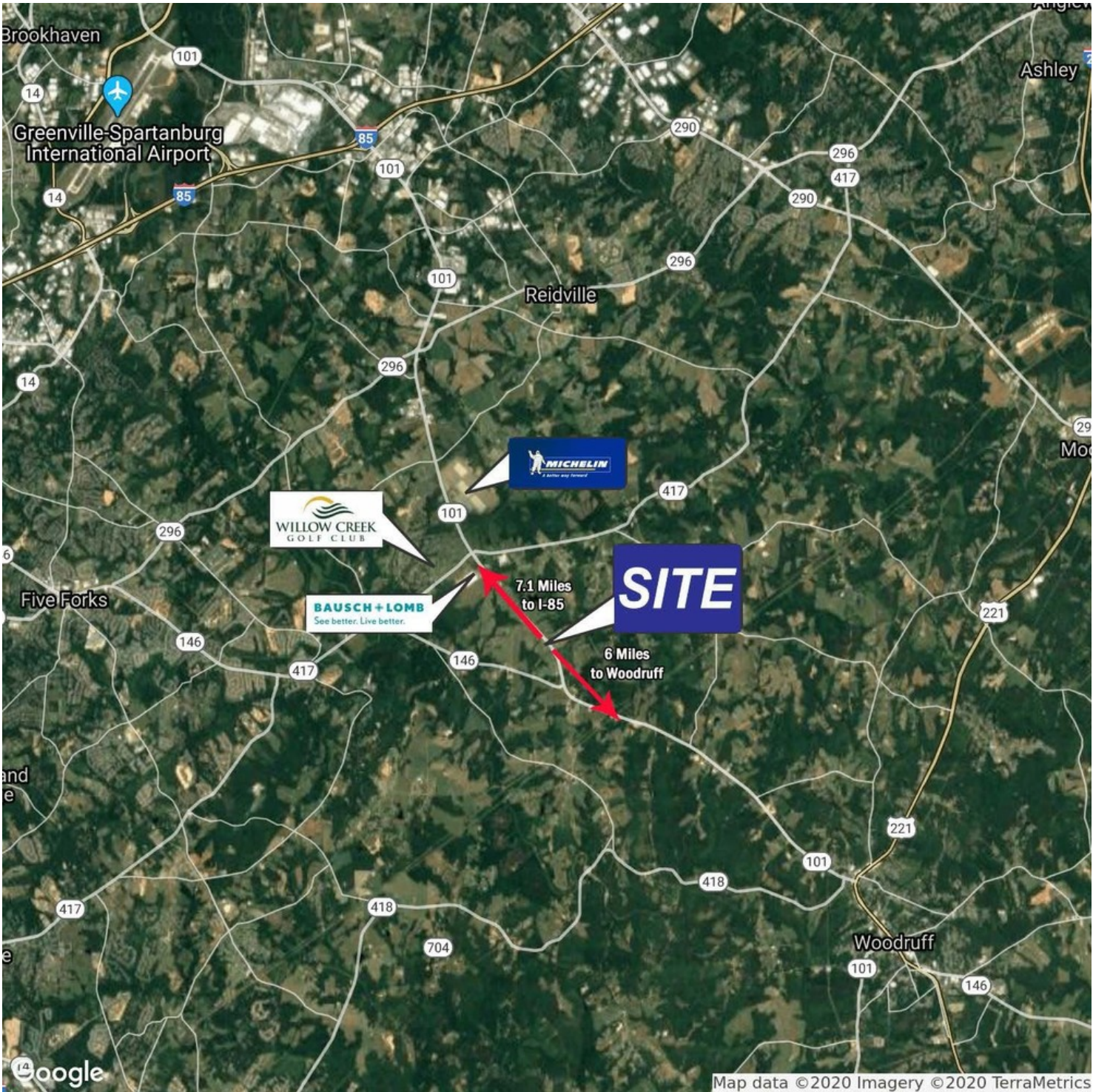
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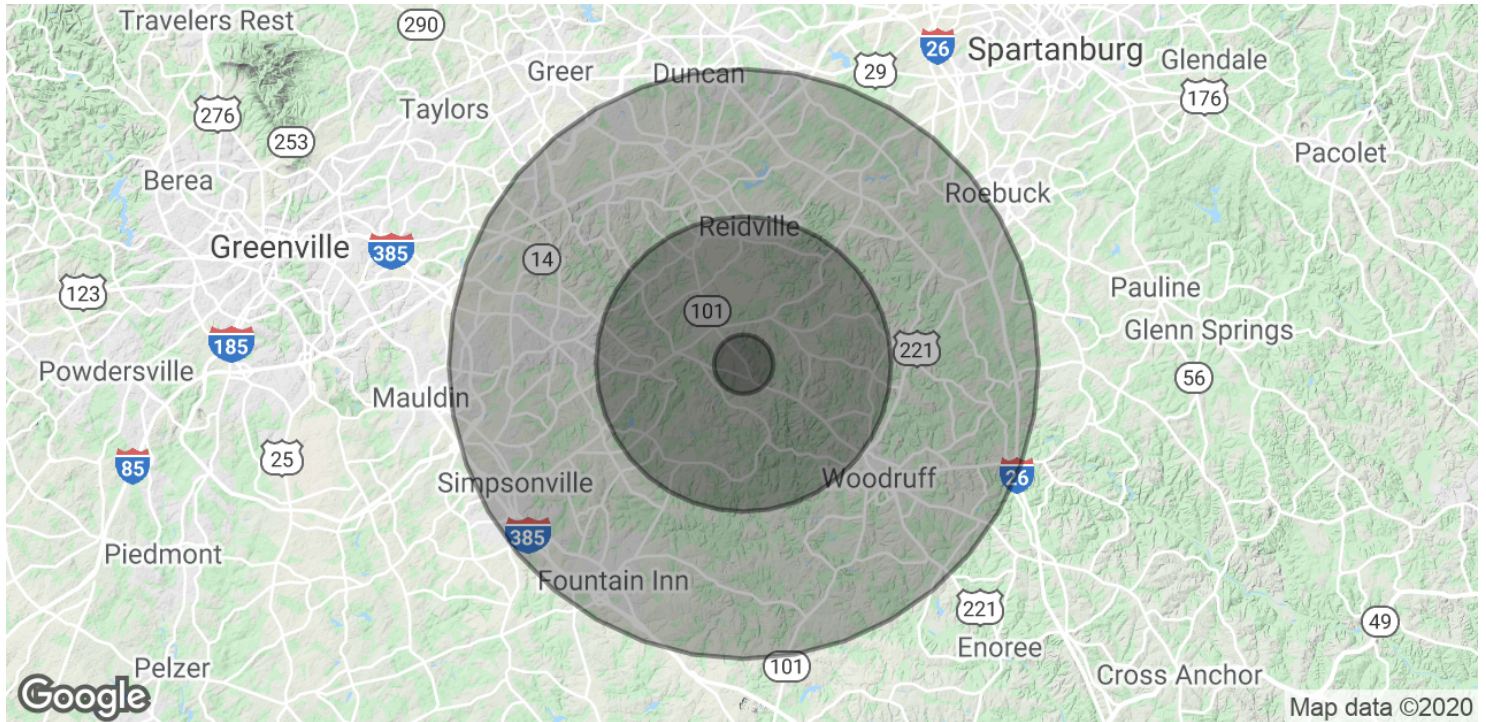
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	262	16,866	117,687
Average age	42.4	37.4	38.2
Average age (Male)	42.3	37.7	37.2
Average age (Female)	42.7	36.8	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	108	6,233	43,268
# of persons per HH	2.4	2.7	2.7
Average HH income	\$48,515	\$66,781	\$77,269
Average house value		\$215,618	\$251,588

* Demographic data derived from 2010 US Census

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