



Conestee Development Tract

Land&Timber

Tax Map # 0415.00-01-006.00 & 0418.00-01-012.00

Tract Size: +/- 57 acres

Price: \$1,100,000

Zoning: R-MA

Location: Conestee, SC

Utilities: Water & Sewer, Power, Cable/Internet, Gas and Phone

A prime development tract located in Conestee, SC. One of the last great development opportunities in Southern Greenville above I-185, this property has water and sewer and is ready to develop into the next great community. The tract has Tar Creek on its back border with residential communities on three sides. This is a must see opportunity.



Offered by Jon Tompkins 864-395-0322 or jt@jenksincrealty.com



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Tar Creek - located
at the southern
border



View from northern
border to the south



View from middle of the
property to the east



View from middle of the
property to the west





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Contour Map





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Property Details

Schools:

Robert E Cashion Elementary
Hughes Middle Academy
Southside High School

Utilities:

Water & Sewer – Metropolitan Sewer sub district

Power – Duke Energy

Gas – Piedmont Natural Gas (service on adjacent property on south boundary)

Internet/Cable – Charter Communications

Shopping & Major Commercial Districts:

4 Miles to nearest grocery store (Bi-Lo)

7.2 miles to Woodruff Road shopping district

8 miles to Downtown Greenville area.

3.6 miles to Interstate 85

15 miles to Greenville/Spartanburg International Airport

Miscellaneous:

The total road frontage on Standing Springs Road is approximately 350 feet.

Approximately 1620 feet of creek frontage on Tar Creek.

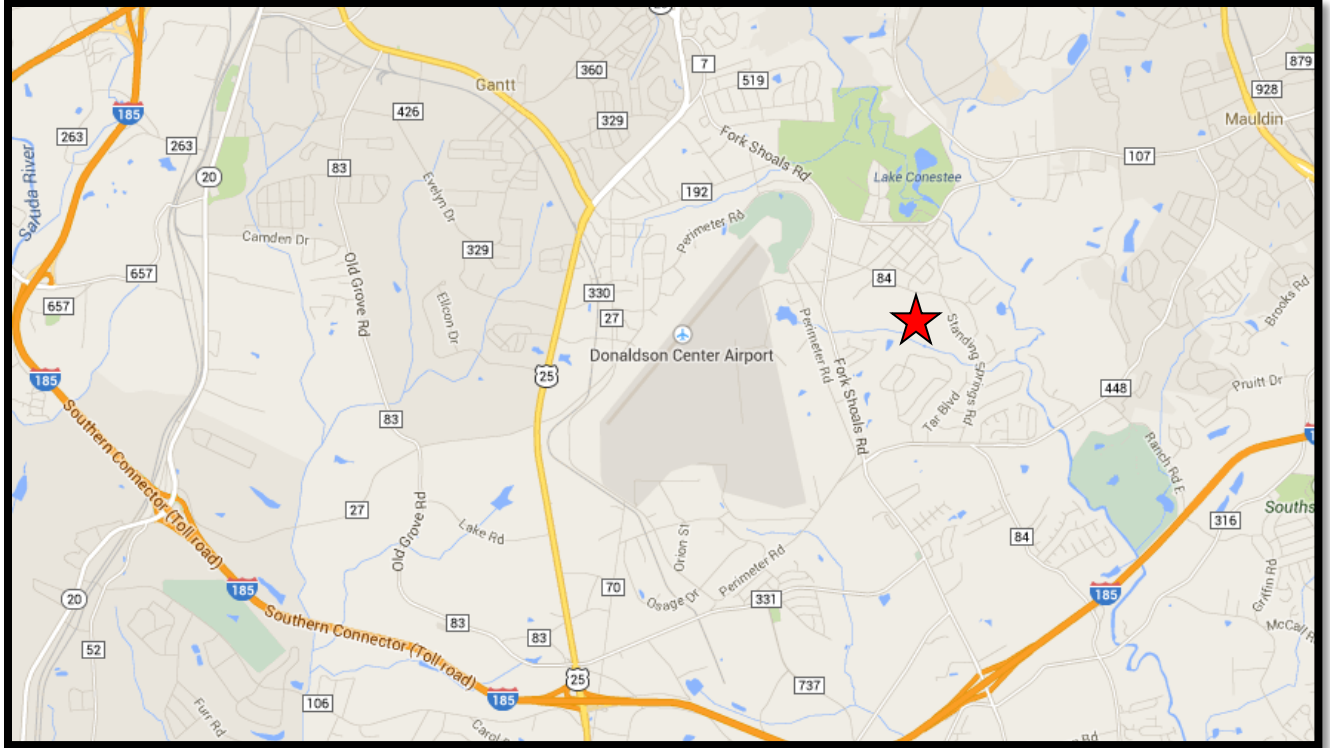
This property will have a ½ acre portion on the northern boundary that will not be included in the sale. The total acreage mentioned on this flyer reflects the total to be sold, although no aerial photos included in this flyer show the ½ acre separated. The ½ acre does not have road frontage, only borders the adjacent land owner.



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From Augusta Road/ Hwy 25:

Just past the junction of Hwy 25 and I-85 turn left at the new QT gas station. The road is Fork Shoals Road, follow this road for 2 miles and turn left onto Standing Springs Road. Property is on your right in .7 miles. Look for signage, you can use the dirt pull off area to park.