

2906 GREENVILLE HIGHWAY

Easley, SC 29640



EDGEWOOD FARMS SUBDIVISION • FOR SALE



PROPERTY HIGHLIGHTS

- A portion of Pickens County TM #5008-11-56-7923
- ±34.47 Acres | Zoned: Single Family Residential
- 87 Single Family Lots to be Sold as Land Disturbance Permits: Lot Sizes ±8,000 Square Feet
- Double Road Frontage:
 - ±800 Linear Feet on Greenville Highway &
 - ±1,000 Linear Feet on Gillespie Drive
- Flat/Level Topography with Excellent Visibility & Location
- Zoned for West End Elementary | Gettys Middle School | Easley High School
- Utilities – All Utilities on Site
- *Acreage and Utilities to be verified by buyer or buyer's agent



OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	±34.47 Acres

TRIPP TAYLOR

336.260.5523

ttaylor@reedypg.com

REEDY LAND CO.

P.O. Box 17009

Greenville, SC 29606

864.610.5869

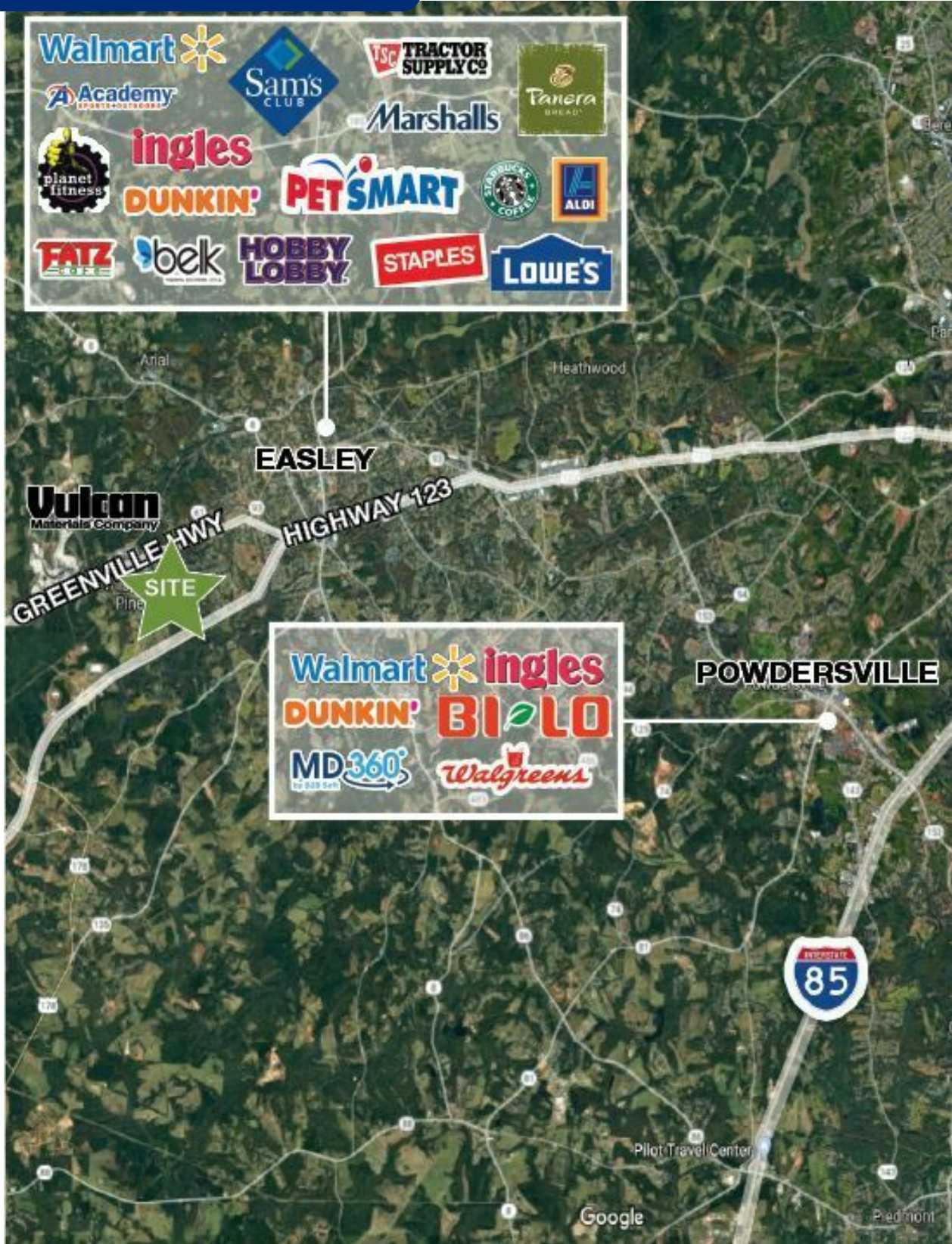
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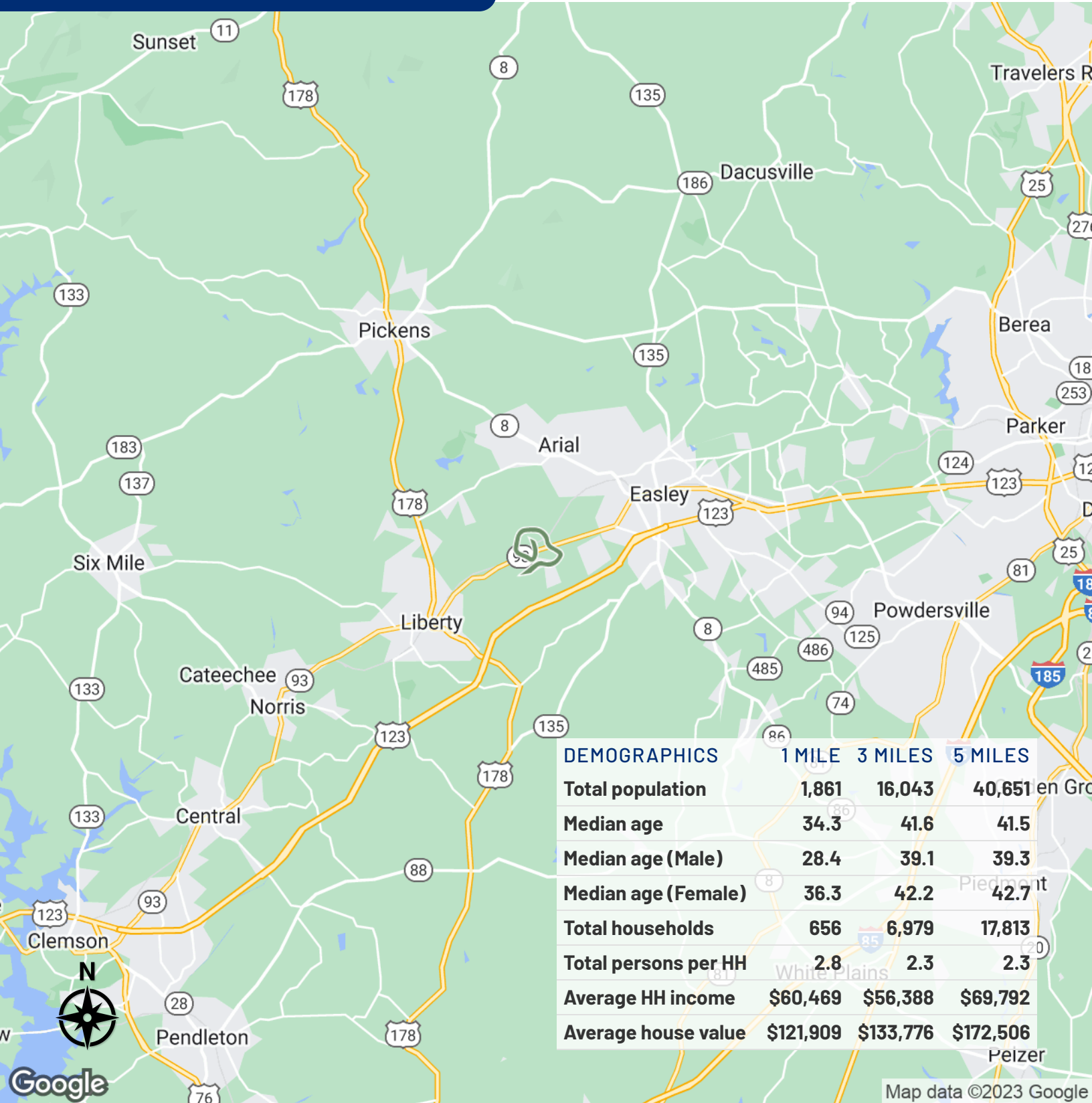
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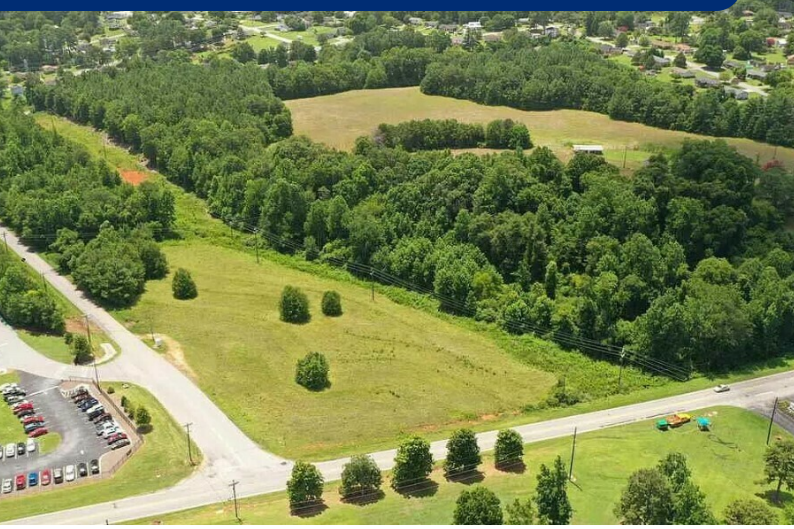
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PROPERTY DESCRIPTION

Discover an outstanding investment opportunity with this residential development tract located in Easley, SC. Situated along Greenville Highway, this ± 34.47 -acre lot is a part of Pickens County Tax Map #5008-11-56-7923 and is zoned for single-family residential development. The site boasts double road frontage with ± 800 linear feet on Greenville Highway and $\pm 1,000$ linear feet on Gillespie Drive, providing easy accessibility.

The property features a flat and level topography, excellent visibility, and an ideal location that is less than ± 3 miles from downtown Easley and ± 4 miles from Easley's main retail corridor on Calhoun Memorial Highway/123. The site is also conveniently located less than ± 11 miles to Interstate 85 and the Southern Connector, and ± 10 miles from Powdersville, a growing grocery, retail, and restaurant artery.

The tract is zoned for West End Elementary, Gettys Middle School, and Easley High School. All utilities, including water, power, and sewer, are already available onsite, making development a breeze. This investment tract has the potential for 87 lots to be sold as Land Disturbance Permits, with lot sizes of $\pm 8,000$ square feet each.

The surrounding commercial and retail sites include Yokohama Industries, E Z Bi-Fast Store, Phezzys Jeans Company, and Everything Auto Car Wash. Moreover, the site's accessibility is demonstrated by the 2021 SCDOT Traffic Count, with VPD of 2200 Amsterdam Road, 5900 Greenville Highway, 9400 Liberty Drive, and 25,400 Stage Coach Road.

According to the most recent US census data, Pickens County's estimated population for 2023 is $\pm 135,000$, with a growth rate of .91% in the past year. This makes Pickens the 14th largest county in South Carolina, and with its promising potential, this investment tract is a rare opportunity that you won't want to miss.

LOCATION DESCRIPTION

- ± 5 Minutes to Downtown Easley
- ± 25 Minutes to Downtown Greenville
- ± 60 Minutes to Downtown Spartanburg

2021 SCDOT TRAFFIC COUNT

2,200 Amsterdam Road VPD

5,900 Greenville Highway VPD

9,400 Liberty Drive VPD

25,400 Stage Coach Road VPD



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