

# SALUDA RIVER ESTATE

±23.6 Acres in Greenville County



RESIDENTIAL HOMESITE | 128 BROWN ROAD | PIEDMONT SC 29673 • FOR SALE



## PROPERTY HIGHLIGHTS

- Greenville County Tax Map # WG07000100702
- Road Frontage: ±520 Linear Feet on Brown Road
- Best Use: Multi-Purpose Residential Homesite
- Rolling Topography | Zoned: R-S
- 2022 SCDOT Traffic Count - 11,500 VPD on Earle E Morris Hwy
- River Frontage: ±1,100 Linear Feet on Saluda River
- Heavily Wooded in Hardwoods & Pines
- School Zones: Grove Elementary | Tanglewood Middle | Carolina High School
- Excellent Location with close proximity to Hwy 185, Hwy 85, Hwy 29
- Utilities - Power immediately available, public water and sewer extension to property possible, recent DHEC permit in hand for standard septic system.
- \*Acreage and Utility to be verified by Buyer or Buyer's Agent

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$375,000</b>
<b>Lot Size:</b>	<b>±23.6 Acres</b>



## KNOX DUNCAN

Associate  
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REEDY LAND CO.  
P.O. Box 17009  
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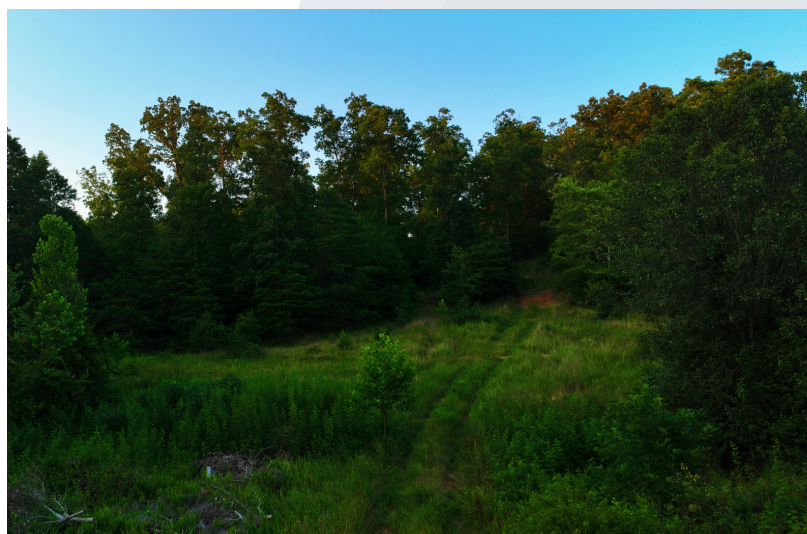
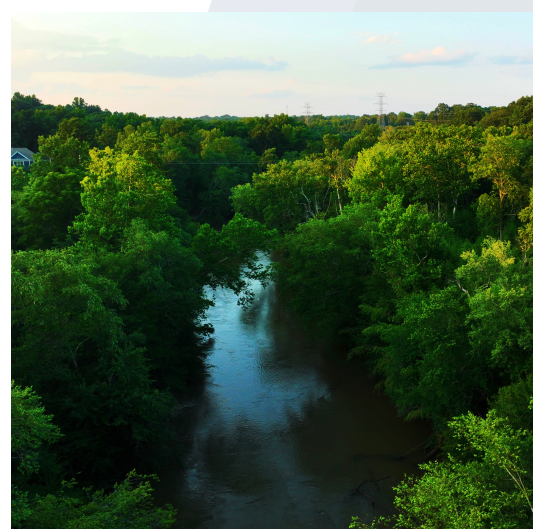
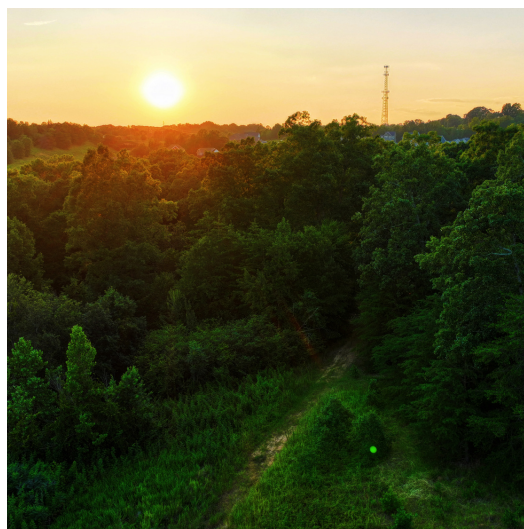
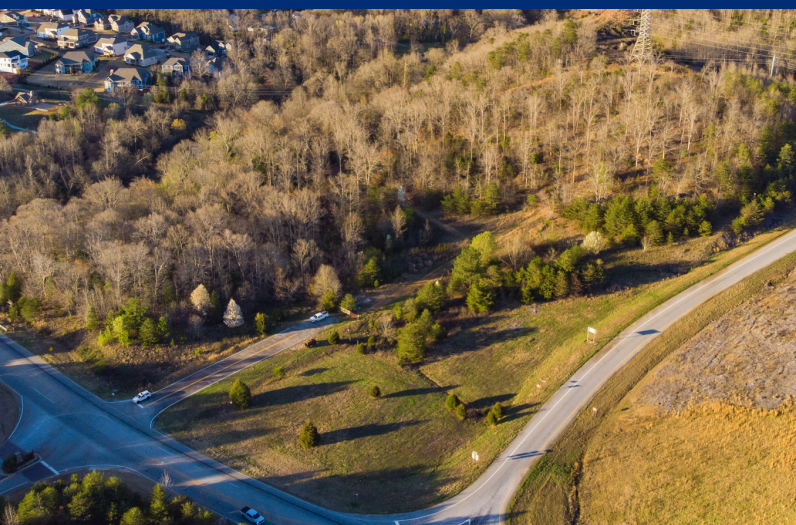


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## PROPERTY DESCRIPTION

DHEC PERMIT IN HAND FOR SEPTIC SYSTEM

The Saluda River Estate Lot offers a rare ±23.60 acres of land just 15-minutes to downtown Greenville. With direct access to SC-153, immediate access to I-185 (The Southern Connector) and located just 1 mile from I-85, you have easy access to Charlotte, Atlanta, and Columbia bound routes. This beautiful property boasts over 1,100 linear feet of Saluda River frontage and is home to scenic views and abundant wildlife. The renowned Powdersville retail corridor is less than 2 miles away, allowing nearby access to all desired retail without traffic concerns. Come envision your dream home on the Saluda River today.

## LOCATION DESCRIPTION

- ± 8 Minutes to Powdersville
- ± 11 Minutes to Piedmont
- ± 14 Minutes from Greenville
- ± 17 Minutes to Mauldin

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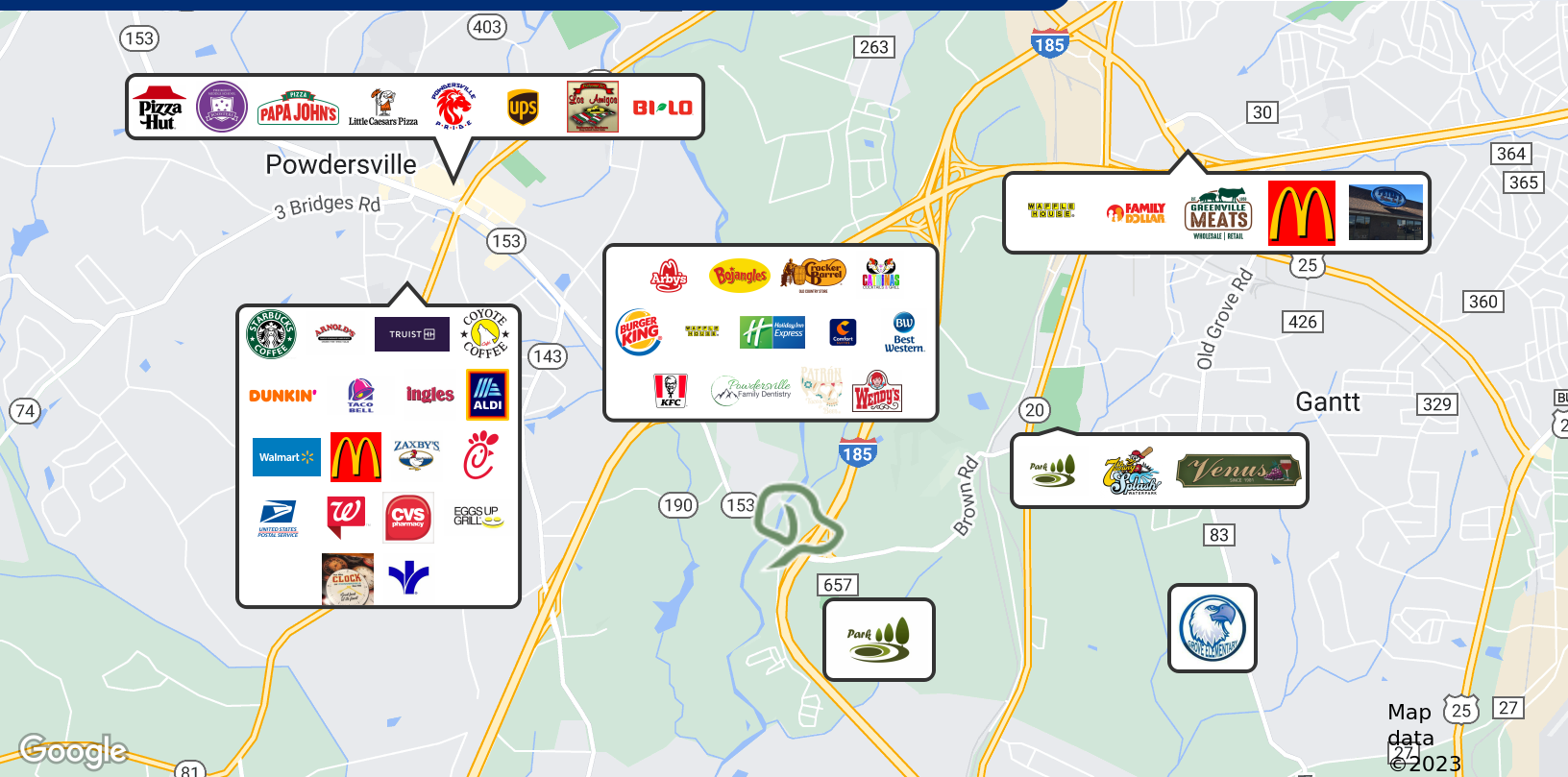
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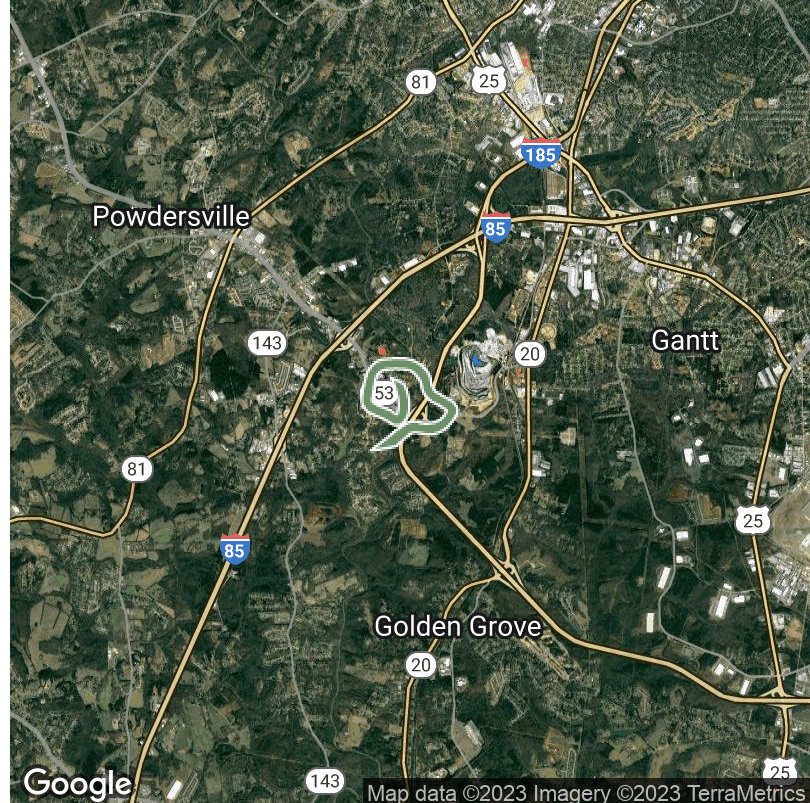


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POPULATION	2 MILES	4 MILES	6 MILES
Total Population	6,112	35,725	98,149
HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	2,646	14,861	41,429
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$72,724	\$67,393	\$76,674
Average House Value	\$158,717	\$163,747	\$198,112
TRAFFIC COUNTS			
Earle E Morris Hwy	11,200/day		

\* Demographic data derived from 2020 ACS - US Census



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