

FOR SALE



±68 Acre Residential Development Opportunity



00 Woodfields St
Greenwood, SC 29646



Knox Duncan

P: 864-608-0029

E: kduncan@reedypg.com

Parcel Overview

00 Woodfields St | Greenwood, SC
Greenwood Tax ID: 6855-508-879



00 Woodfields St

Greenwood, SC 29646

Property & Location Highlights:

- Property sits immediately off Hwy 25, where traffic counts are around 19,000 SC AADT and growing every day
- Adjacent to Matthews Elementary School
- Surrounded by new development
- ± 1 mile from Walmart.
- ± 1.5 miles from Greenwood Self Regional Hospital.
- ± 2 miles from Downtown Greenwood.
- ± 2.5 miles from Lander University.
- Utilities: All utilities are on site, prime for residential development
- Road Frontage: $\pm 1,450$ linear ft. on Woodfields St
- Topography: Rolling
- Zoning: R4
- Water Features: $\pm 1,000$ linear ft. of Stockman Branch Creek frontage on the northern border of the property
- Tree Makeup: Recently planted pines, hardwoods around creek, and wetland areas

Offering Summary

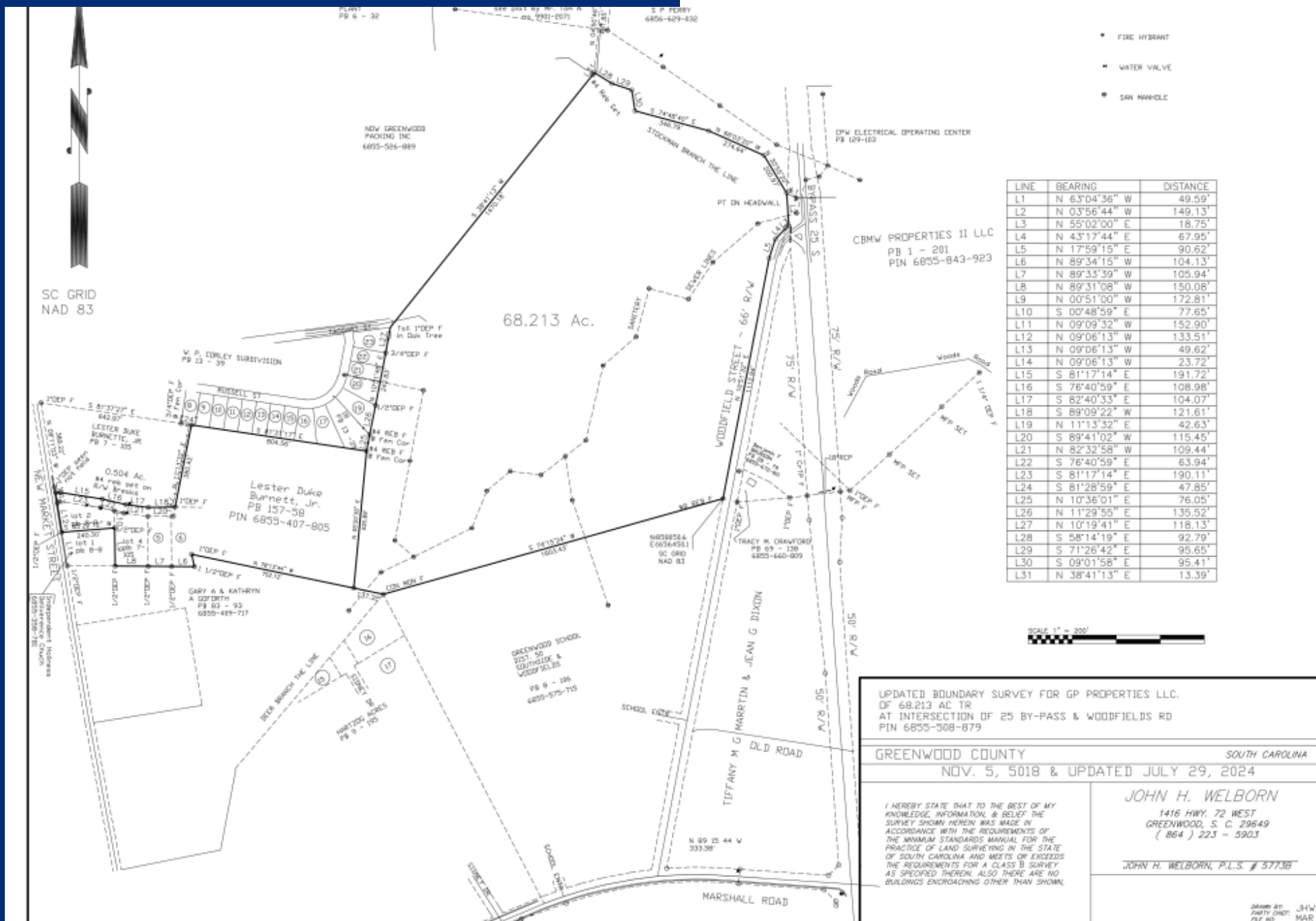
Size: ± 68.21 Acres

Sale Price: \$1,500,000

Acreage, taxes, tax credits, utilities and lot dimensions to be verified by Buyer and/or Buyers agent



00 Woodfields St | Greenwood, SC










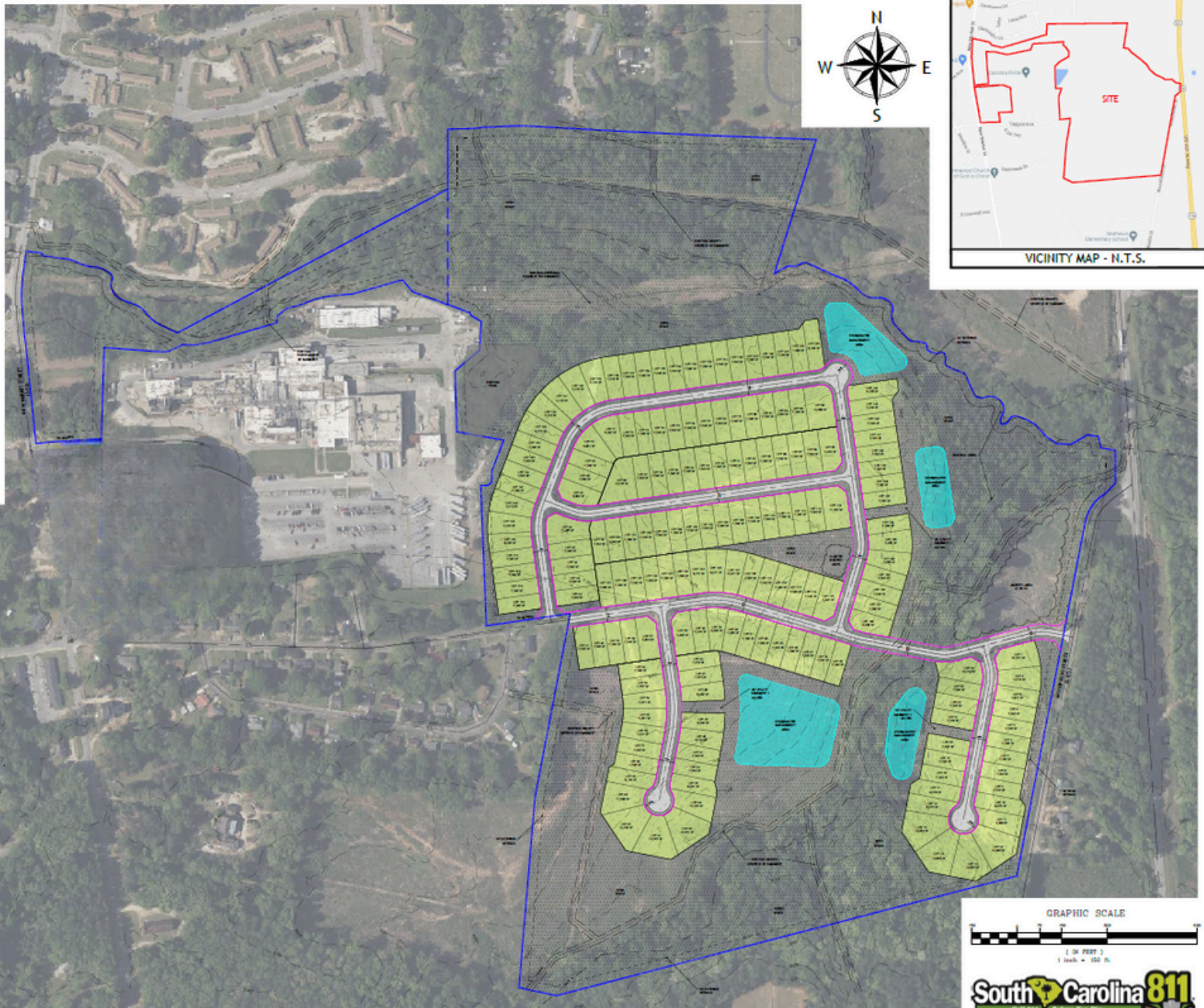
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SITE DATA

TAX MAP NO.:	6855-506-879 & 6855-526-899
SITE AREA:	±116.43 AC
ZONING:	"M & B4 (CLUSTER)"
SETBACKS:	
NEW MARKET STREET:	30'
WOODFOLDS STREET:	30'
EXTERIOR:	30'
FRONT:	15'
REAR:	6'
SIDE:	15'
SECONDARY SIDE:	7.5' (50% OF FRONT SETBACK)
PROPOSED ROADWAY:	±66.81 LF (50' PUBLIC ROW)
PROPOSED LOTS:	192 LOTS (52' X 143' TYP.) (7,500 S.F., MIN.)
O.S. REQUIRED:	25% (29.1 ACRES)
O.S. PROVIDED:	47% (54.7 ACRES)
*LAYOUT ASSUMES REZONING IN PORTION TO B4 AND IS SUBJECT TO P.C. APPROVAL.	

SITE LEGEND

-  COMMON AREA / OPEN SPACE
-  30' VEGETATIVE BUFFER
-  PROPERTY LINE/R.O.W.
-  PROPOSED BUILDING SETBACK LINE
-  FLOODPLAIN
-  PROPOSED R/W
-  PROPOSED C/L ROAD



Water
design
 civil design, inc.
 718 Laramie Blvd. • Greenville, SC 29607
 www.watercivil.com • info@watercivil.com

WOODFIELDS STREET TRACT
(SFR Subdivision - Preliminary)
New Market Street & Woodfields Street
City of Greenwood, SC

Figure 1. A timeline of the study. The timeline shows the sequence of events from the initial contact with the study to the final follow-up. The timeline is divided into three main phases: Baseline, Intervention, and Follow-up. The Baseline phase includes the initial contact, baseline assessment, and randomization. The Intervention phase includes the intervention period and the intervention assessment. The Follow-up phase includes the follow-up assessment and the final follow-up.

Preliminary Site Plan

SP-1

Wetland Map

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Topography Map

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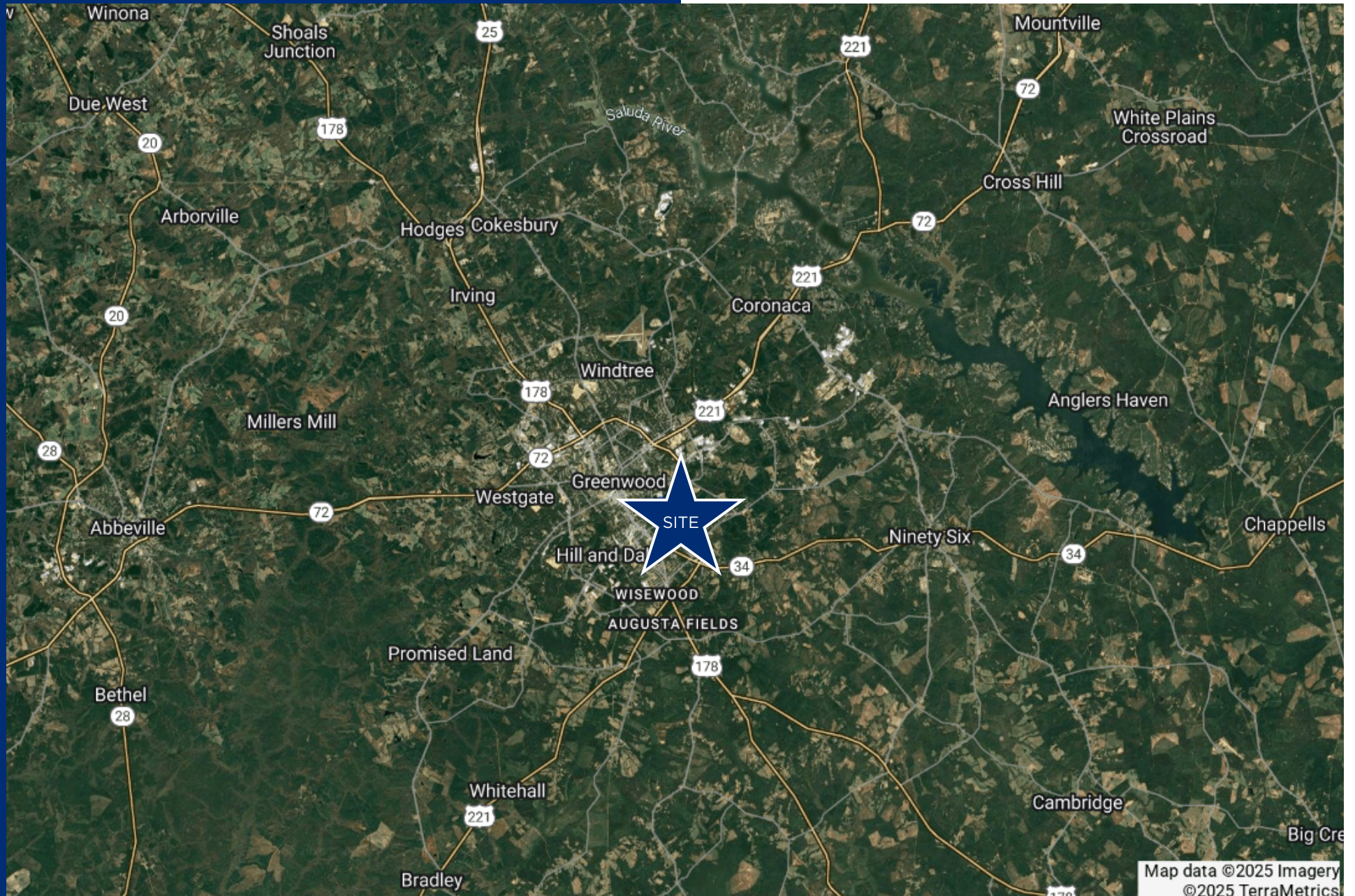
Local Retailers & Amenities

Greenwood, SC



Municipality Map

Greenwood, SC



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.