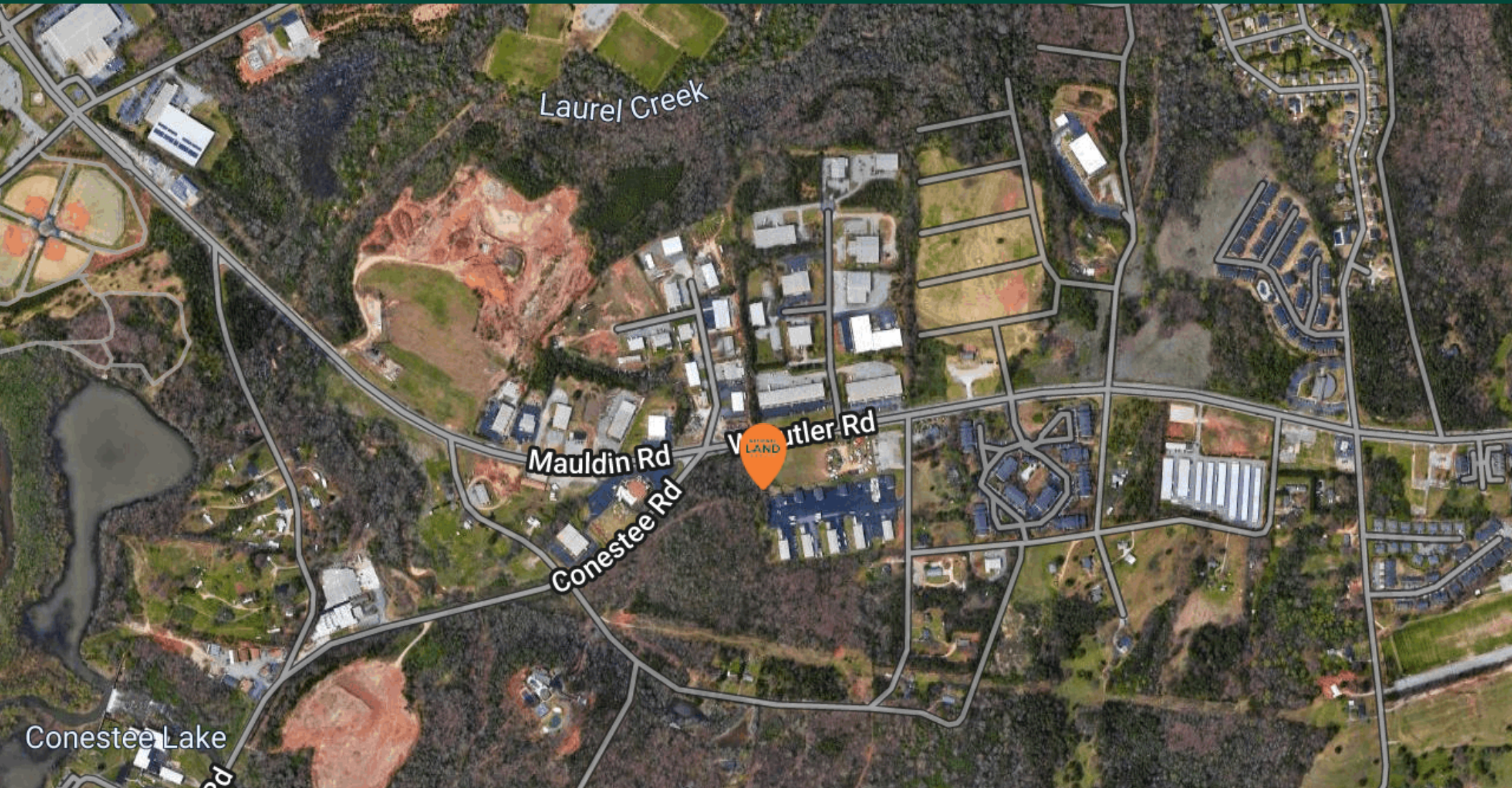


W Butler Road Development Site

W Butler Road Greenville, SC 29607

Land
For Sale



Presented by

Edward Weathers

Broker

864.331.1600

eweathers@nationallandrealty.com

**NATIONAL
LAND
REALTY**

W Butler Road Development Site

W Butler Road Greenville, SC 29607

Greenville Office

7001 Pelham Rd., Suite M,
Greenville, SC 29615

Meet the Team



Edward Weathers

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C. 803.928.6188

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No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other withdrawal without notice and to any special listing conditions imposed by our principals.

W Butler Road Development Site

W Butler Road Greenville, SC 29607



Property Description

This 17.3 +/- acre development site is located at the corner of W Butler Road and Conestee Road in Greenville. It's within 1,000ft of Greenville and Mauldin city limits. It has water, sewer (Metro), and electricity available with a sewer and powerline easement on site along the boundaries. It has roughly 250ft of frontage on W Butler Rd, 400ft on Conestee Road and 600ft on Lakewood Drive. There are appx 25,500 cars per day on W Butler Rd at the site. The topography is slightly sloped but manageable. The property is currently zoned R-S. It's roughly 2.5 miles from I-85 and 3.5 miles from I-385. Less than 7 miles from the heart of downtown Greenville and 1.5 miles from center of downtown Mauldin. This is one of the last remaining sites of this size in this rapidly growing area.

Location Description

Located at the corner of W Butler Rd and Conestee Rd across the street from

Offering Summary

Sale Price:	\$11,250,000
Lot Size:	17.3 Acres
Number of Lots	Appx 200
Utilities	Water, Sewer, Electricity

Demographics

	0.5 Miles	1 Mile	1.5 Miles
Total Households	533	1,994	4,484
Total Population	1,272	4,878	11,093
Average HH Income	\$70,552	\$72,483	\$70,460

Presented by

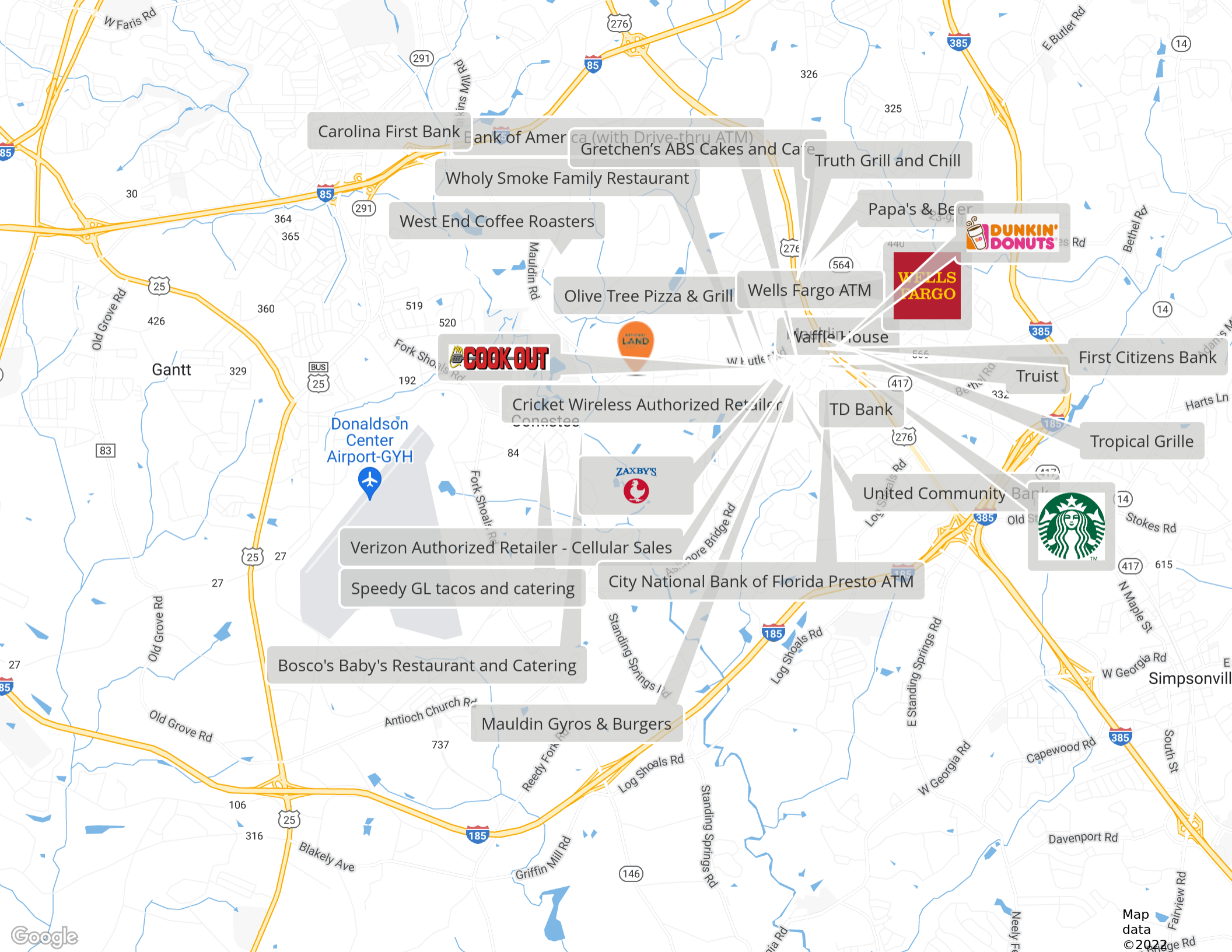
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NATIONAL LAND
REALTY



Carolina First Bank

Bank of America (with Drive-thru ATM)

Gretchen's ABS Cakes and Cafe

Truth Grill and Chill

Wholy Smoke Family Restaurant

West End Coffee Roasters

Papa's & Beer



Olive Tree Pizza & Grill

Wells Fargo ATM



Vaffler House

First Citizens Bank

Cricket Wireless Authorized Retailer

TD Bank

Truist

Tropical Grille

Donaldson Center Airport-GYH

Zaxby's



United Community Bank



Verizon Authorized Retailer - Cellular Sales

Speedy GL tacos and catering

City National Bank of Florida Presto ATM

Bosco's Baby's Restaurant and Catering

Mauldin Gyros & Burgers

W Butler Road Development Site

W Butler Road Greenville, SC 29607



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Property Highlights

- Water, Sewer (Metro), Electricity Available

Offering Summary

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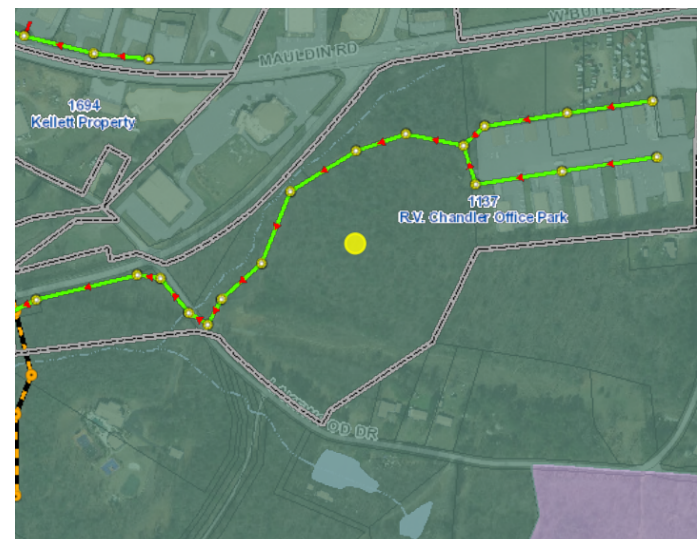
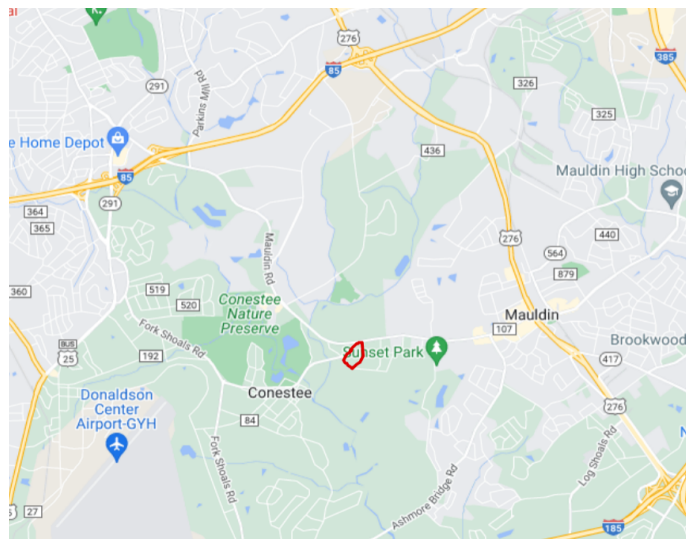
W Butler Road Development Site

W Butler Road Greenville, SC 29607



Bullets Headline

- Water, Sewer (Metro), Electricity Available
- Zoned R-S
- Significant Road Frontage
- Located at a High Traffic Intersection
- 25,500 CPD on W Butler Road 5,500 CPD on



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