

Redevelopment Opportunity

6± Acres

Poinsett Highway, SC 29609

Five Parcels located with Frontage on Poinsett Hwy
1.5± miles from Cherrydale and Furman University

Including:

Tax Map # 0435000102201 – Zoned C-1

Tax Map # 0435000102200 - Zoned C-1

Tax Map # 0435000102600 – Zoned C-1

Tax Map # 0435000102700 – Zoned C-1

Tax Map # 0435000101100 – Zoned R-10

- Water and Sewer available
- Development opportunity for office, retail or other commercial businesses

Price Reduced:

\$1,790,000

Contact:

Hope Tz Schmalzl

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HopeTz@JoynerCommercial.com



Hope Tz Schmalzl

Commercial Broker

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**BERKSHIRE
HATHAWAY**

HOMESERVICES

C. Dan Joyner REALTORS®

COMMERCIAL DIVISION



Front View



South View



Front View



North View



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Topography Map



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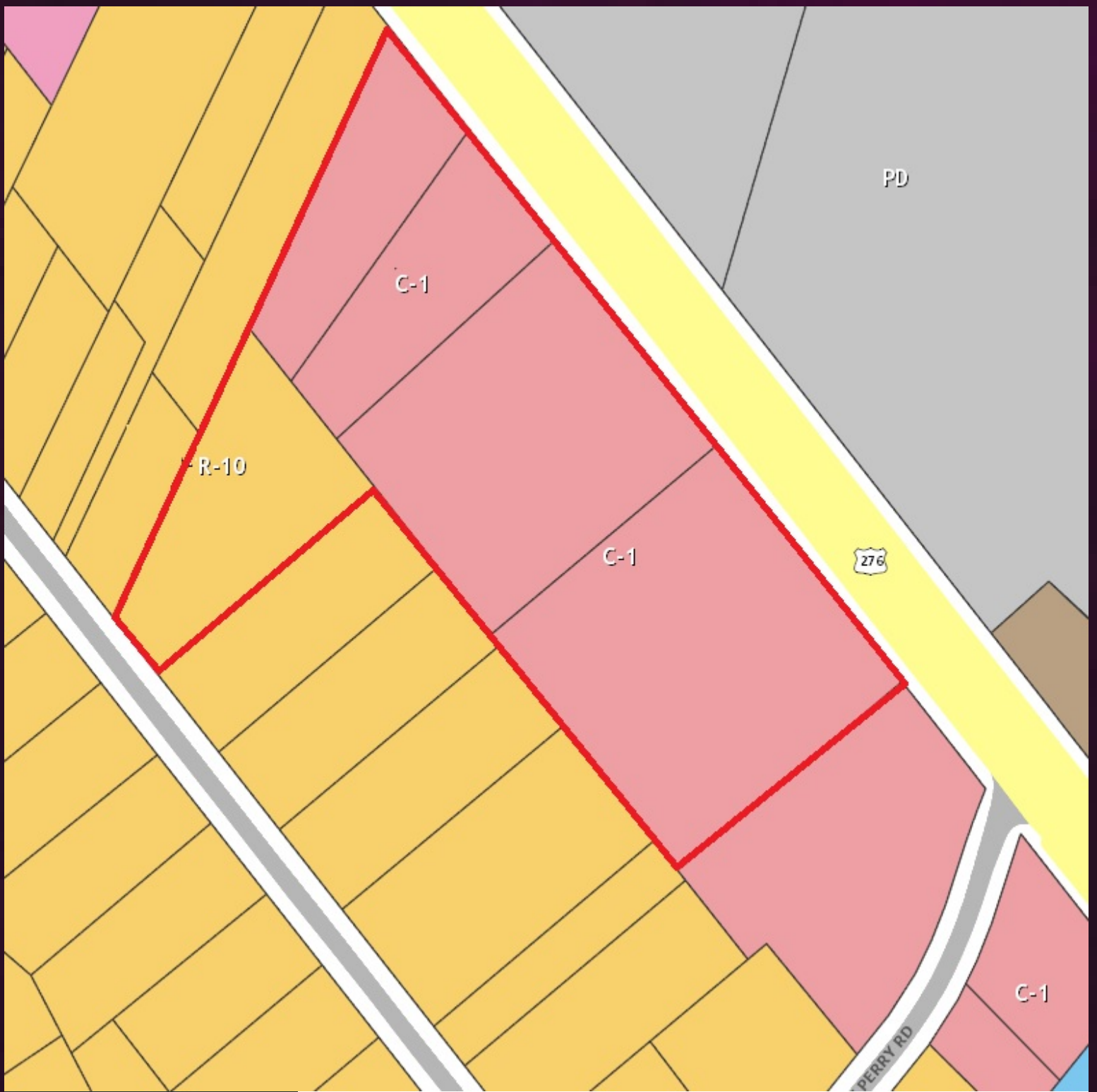
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C-1, COMMERCIAL

Established to provide commercial establishments for the convince of local residents including but not limited to the following: garden center, Laundromat, medical clinic and office uses not exceeding 75,000 sq ft. Single family and Multifamily uses are allowed as conditional uses.

R-10 DISTRICT

These districts are established as areas in which the principal use of land is for single-family dwellings, both attached (R-10, R-7.5, and R-6) and detached (all districts). Minimum lot size*:

R-20:	20,000 SQ FT	2.2 DWELLING UNITS PER ACRE	R-10:	10,000 SQ FT	4.4 DWELLING UNITS PER ACRE
R-15:	15,000 SQ FT	2.9 DWELLING UNITS PER ACRE	R-7.5:	7,500 SQ FT	5.8 DWELLING UNITS PER ACRE
R-12:	12,000 SQ FT	3.6 DWELLING UNITS PER ACRE	R-6:	6,000 SQ FT	7.2 DWELLING UNITS PER ACRE

Custom Soil Resource Report

Custom Soil Resource Report
Soil Map (Poinsett Hwy)



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Demographic and Income Comparison Profile

2801-2821 Poinsett Hwy, Greenville, South Carolina, 29609
Rings: 1, 3, 5 mile radii

For Reference Use Only
Latitude: 34.90751
Longitude: -82.42290

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	5,648	39,912	101,539
Households	2,447	15,046	39,452
Families	1,522	9,646	24,348
Average Household Size	2.31	2.47	2.38
Owner Occupied Housing Units	1,408	8,764	22,790
Renter Occupied Housing Units	1,039	6,282	16,662
Median Age	35.7	33.6	35.3
2017 Summary			
Population	6,246	43,739	111,765
Households	2,693	16,494	43,594
Families	1,654	10,407	26,357
Average Household Size	2.32	2.49	2.39
Owner Occupied Housing Units	1,556	9,512	24,785
Renter Occupied Housing Units	1,137	6,982	18,809
Median Age	36.3	35.0	36.6
Median Household Income	\$41,323	\$36,643	\$38,654
Average Household Income	\$51,816	\$51,792	\$56,593
2022 Summary			
Population	6,680	46,622	119,485
Households	2,876	17,622	46,775
Families	1,757	11,042	28,027
Average Household Size	2.32	2.49	2.39
Owner Occupied Housing Units	1,669	10,095	26,433
Renter Occupied Housing Units	1,206	7,528	20,342
Median Age	37.0	36.0	37.6
Median Household Income	\$49,042	\$40,435	\$44,546
Average Household Income	\$60,052	\$59,359	\$65,431
Trends: 2017-2022 Annual Rate			
Population	1.35%	1.28%	1.34%
Households	1.32%	1.33%	1.42%
Families	1.22%	1.19%	1.24%
Owner Households	1.41%	1.20%	1.30%
Median Household Income	3.48%	1.99%	2.88%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Traffic Count Profile

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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.39	New Perry Rd	Merry Dale Ln (0.04 miles E)	2015	1,100
0.58	Poinsett Hwy	Old Buncombe Rd (0.03 miles NW)	2015	21,300
0.83	Viewmont Dr	Old Parker Rd (0.13 miles SW)	2015	350
1.08	Poinsett Hwy	Old Buncombe Rd (0.46 miles SE)	2015	25,500
1.10	Tindal Rd	Glenmore Dr (0.01 miles NW)	2015	950
1.15	N Parker Rd	L-Pd-61 (0.01 miles SE)	2015	150
1.20	Duncan Chapel Rd	Watkins Bridge Rd (0.02 miles NW)	2015	6,000
1.39	Paris Mountain Ave	N Beacon St (0.05 miles W)	2015	300
1.39	Old Buncombe Rd	Brooks Ave (0.08 miles S)	2015	6,200
1.42	E Perry Rd	Central Ct (0.14 miles NE)	2015	550
1.44	Poinsett Hwy	Rogers Ave (0.04 miles NW)	2015	33,500
1.45	Sulphur Springs Rd	Pinsley Cir (0.11 miles E)	2015	10,800
1.45	W Blue Ridge Dr	Old Buncombe Rd (0.20 miles SW)	2015	12,800
1.49	Watkins Bridge Rd	Berea Middle School Rd (0.04 miles SW)	2015	2,600
1.51	N Franklin Rd	Berkley Ave (0.03 miles NE)	2010	1,400
1.54	State Park Rd	N Pleasantburg Dr (0.03 miles NE)	2015	34,600
1.58	Perry Rd	Interurban Ave (0.00 miles)	2015	2,300
1.62	Watkins Rd	Derwood Cir (0.08 miles NW)	2015	1,700
1.69	State Park Rd	Worley Rd (0.10 miles SW)	2015	9,500
1.77	Poinsett Hwy	Ellendale Ave (0.10 miles S)	1997	24,900
1.85	Altamont Rd	Woodhaven Dr (0.04 miles S)	2015	1,000
1.93	N Pleasantburg Dr	Furman Hall Rd (0.06 miles NW)	2015	29,300
1.97	Furman Hall Rd	Canterbury Dr (0.03 miles NE)	2015	4,000
1.99	Worley Rd	Haughty Ct (0.03 miles SE)	2015	2,100
2.00	Poinsett Hwy	Roe Ford Rd (0.21 miles N)	1997	21,700
2.15	Hunts Bridge Rd	N Oak Forest Dr (0.06 miles S)	2015	5,300
2.16	Edgemont Ave	Haynesworth Rd (0.03 miles NW)	2015	950
2.23	W Duncan Rd	N Hwy 25 Byp (0.01 miles NE)	2015	18,000
2.26	White Horse Rd	Trammell Rd (0.06 miles N)	2015	20,000
2.28	Roe Ford Rd	Old Roe Ford Rd (0.32 miles W)	2015	3,700

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2017 Kalibrate Technologies

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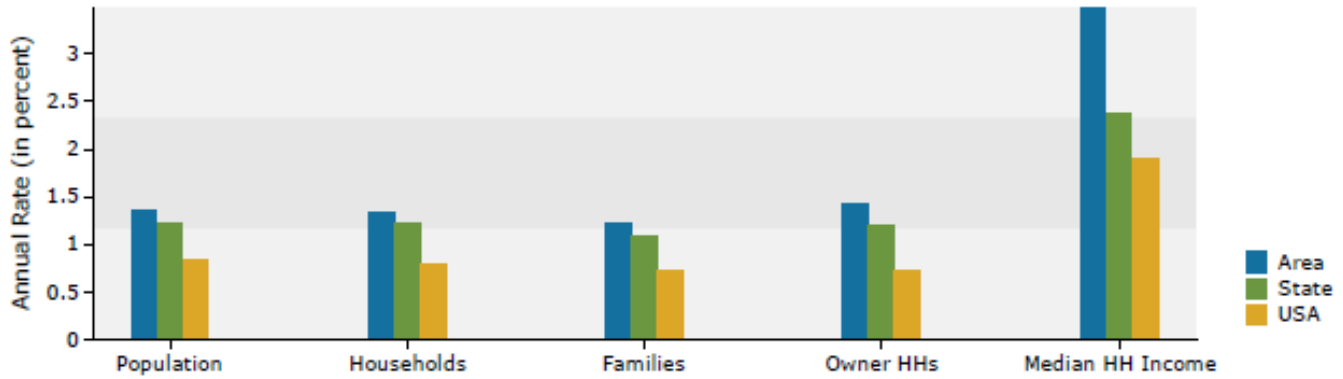
Demographic and Income Comparison Profile

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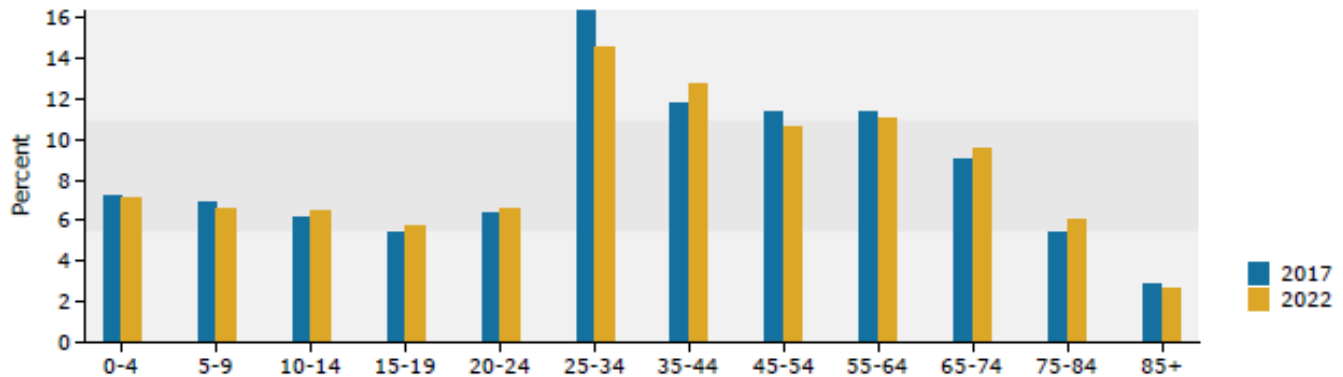
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1 mile

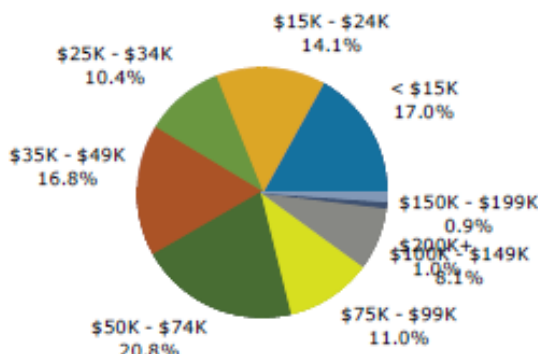
Trends 2017-2022



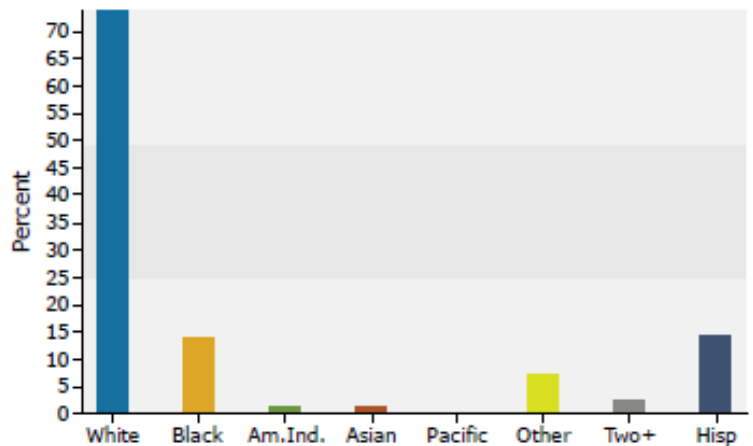
Population by Age



2017 Household Income



2017 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

the Poinsett District: It All Starts Here . . .



The community partners have come together to champion the revitalization of the Poinsett Corridor. These partners have identified the Poinsett District, the 1/4 mile stretch between Hammett Road and Gantt Street within Greenville County, as the ideal location to begin.

The Poinsett District is the passageway between Downtown Greenville, one of America's best downtown areas, and the majestic mountains. The connectivity of this area to neighboring communities and attractions, the already established diverse community of businesses, manufacturing plants, shops, residents, and the ample surrounding greenspace makes the Poinsett District a natural hub and a logical place to bring about a dramatic and immediate area impact which will spread to other parts of the Poinsett Corridor.

Design Principles: Sense of Place



Creating a sense of place for the Poinsett District provides a heightened visual experience derived from the view of the area's natural and manmade elements. The characteristics of the landscape will be strikingly distinct and offer a pleasing and most memorable visual experience. All elements of the landscape - landform, vegetation, and manmade development - will contribute to the quality of the corridor's visual environment. Everything present will be in harmony and share the intrinsic qualities of the Poinsett District.

Historic qualities will encompass the legacies of the past distinctly associated with the physical elements of the landscape, whether natural or manmade, legacies that are of historic significance and educate the viewer and stir an appreciation of the past. Design elements will celebrate these legacies while opening the door to an even brighter future, one becoming of the Poinsett District's rare urban setting with picturesque vistas.

Upon entering the Poinsett District, travellers will know they are in a special community, one that is safe, clean, and picturesque. Residents, businesses, and visitors alike will be compelled to become more acquainted with this unique community, nestled between urban bustle and natural tranquility.

[Link to Full Poinsett District Brochure](#)