



TORO RUN SUBDIVISION

PELHAM RD
GREENVILLE, SC 29615

Michael Lee
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1 PROPERTY INFORMATION

909 Pelham Rd
Greenville, SC 29615

Property Summary



OFFERING SUMMARY

Sale Price:	\$115,000 - \$130,000
Lot Size:	2.5 Acres
Zoning:	R-20
Market:	Greenville County
Traffic Count:	25,000
Price / SF:	\$4.04

PROPERTY OVERVIEW

Accelerate Realty, in partnership with SVN Blackstream, is pleased to present the opportunity to purchase parcels in the luxury residential gated community of the highly desirable Pelham Road corridor in Greenville. With a total of four parcels, there is an opportunity for an individual or a custom home builder to purchase. This privately gated subdivision is located within Greenville County and is only five minutes from Woodruff Road and Downtown Greenville. This subdivision is close to numerous amenities, including walking distance to the PRISMA Medical campus, various shopping centers, and a variety of restaurants and other shops.

PROPERTY HIGHLIGHTS

- Steps from Patewood/PRISMA Medical campus
- AT&T Fiber, Piedmont Natural Gas, Underground Utilities
- Gated Subdivision with minimal HOA responsibilities in a highly desirable location near Downtown, Haywood Mall, and Woodruff Rd

Property Description



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LOCATION OVERVIEW

Gated community steps from PRISMA Medical Campus. It is ideally located within Greenville County to access downtown Greenville, Haywood Mall, and the retail located off Woodruff Road.

Complete Highlights

SALE HIGHLIGHTS

- Gated Subdivision with minimal HOA responsibilities
- Steps from Patewood/PRISMA Medical campus
- AT&T Fiber onsite
- Piedmont Natural Gas
- Underground Utilities
- Highly desirable location near Downtown, Haywood Mall, and Woodruff Rd
- New Homes Selling for greater than \$210/SF
- Option to Subordinate land to the development
- Discount on multiple purchases

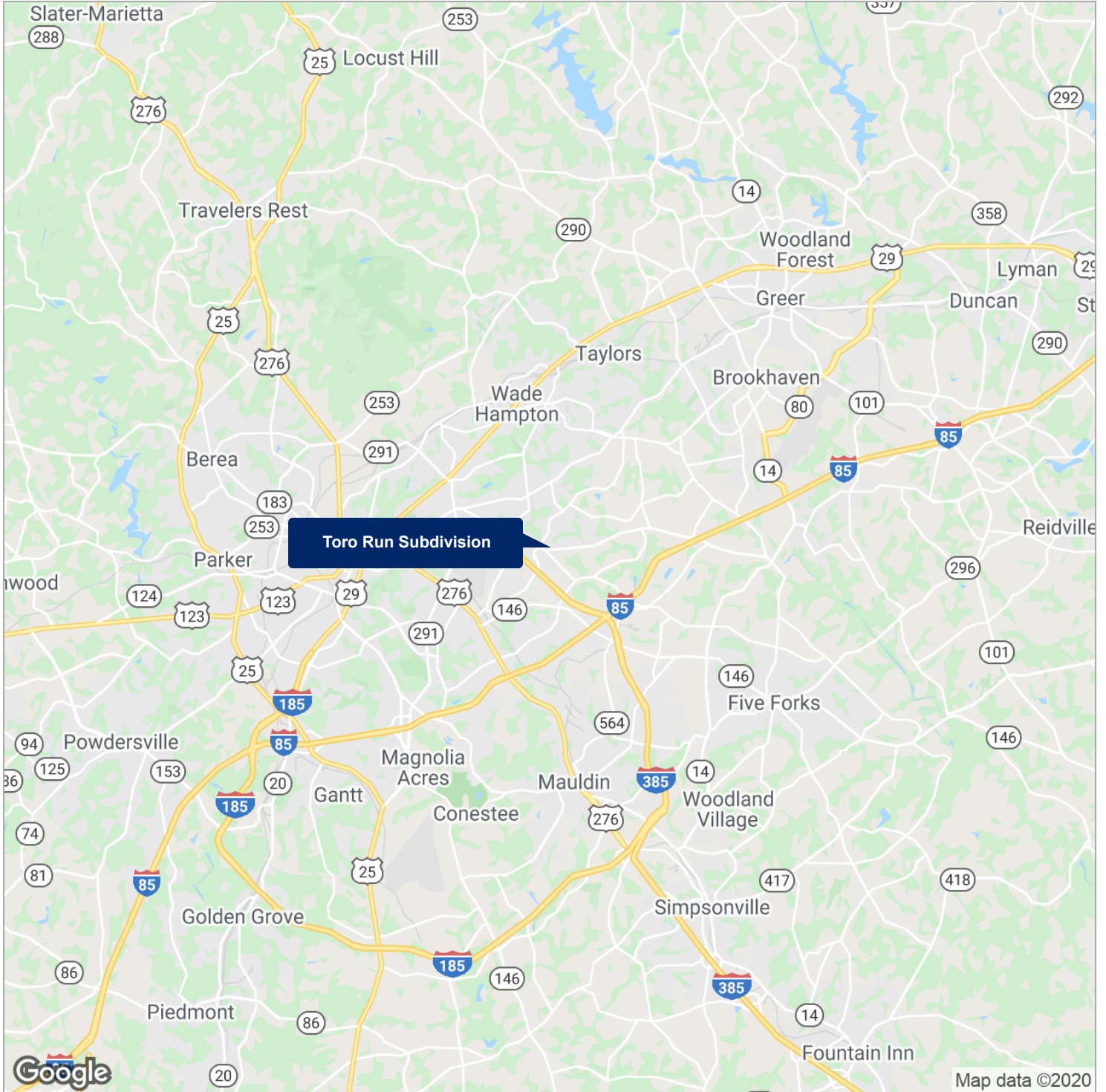


Additional Photos

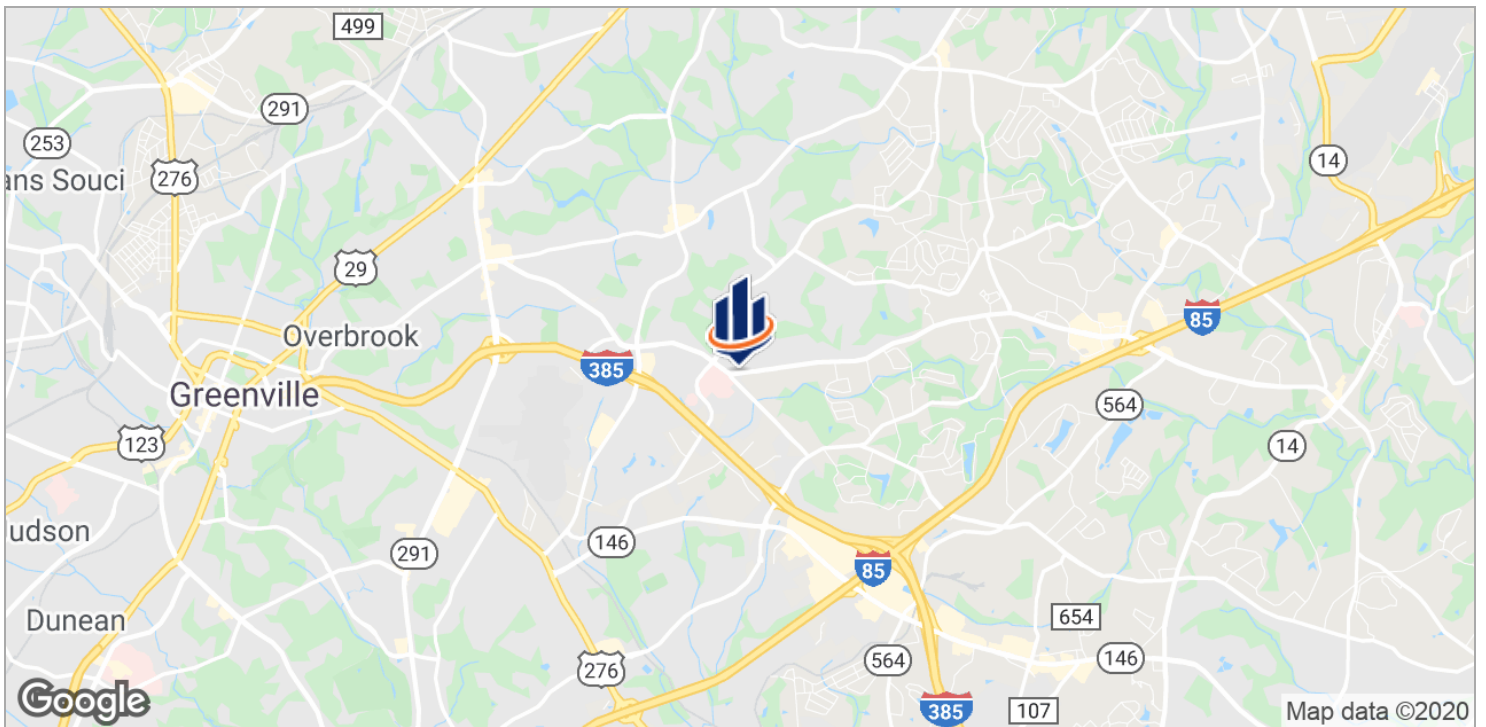
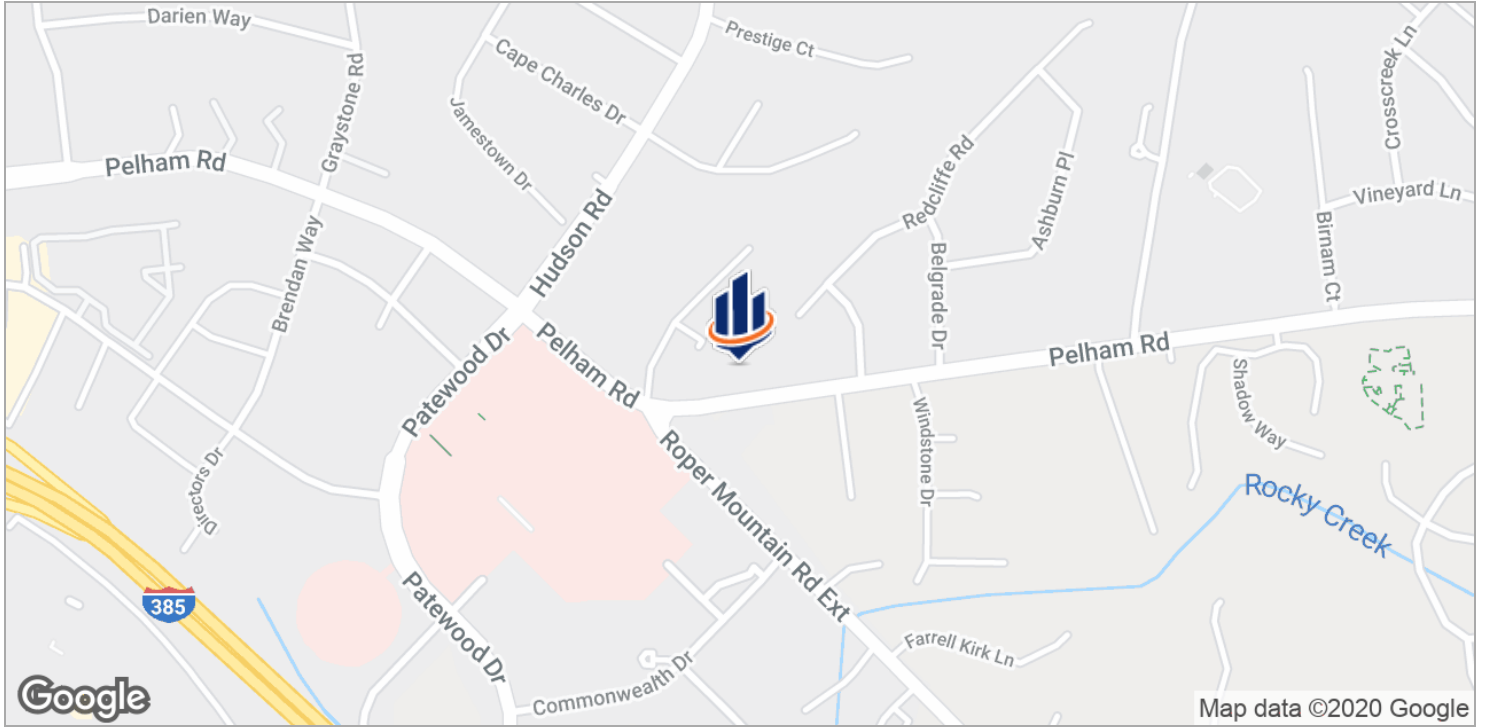


2 LOCATION INFORMATION

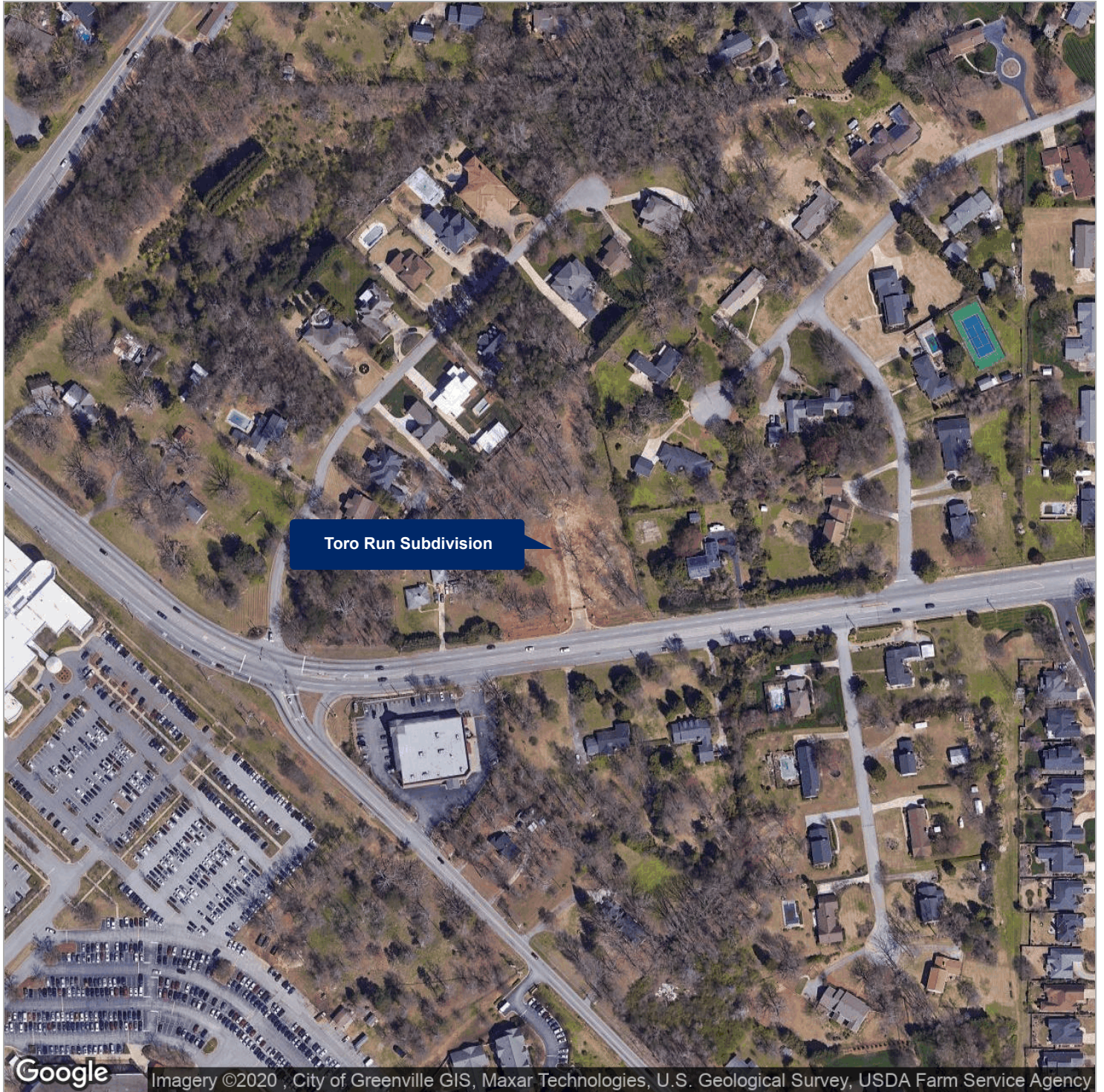
Regional Map



Location Maps



Aerial Map



Site Plan



3 ADVISOR BIOS

Advisor Bio



MICHAEL LEE

Associate Advisor

michael.lee@svn.com

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PROFESSIONAL BACKGROUND

Before partnering with SVN | BlackStream, Michael has enjoyed serving his community in several career capacities including the Marine Corps, Financial Consulting, Banking, Property Management, and Real Estate Development and Investments. Always focused on honor and integrity at the core of values, he has earned a Masters in Real Estate Development and various distinguished honors and awards throughout his extensive career. In relation to his background, Michael focuses on SFR and Multifamily portfolios as well as acting as the President for his Property Management company, PMI Accelerate, that manages assets under four distinct pillars: Short Term, Long Term, HOA, and Commercial. PMI Accelerate holds at the core of its business ethics as always providing professionalism and transparency to every client.

Michael continues to feed his passion for giving back to the community by contributing to several philanthropies and community service programs. He is currently active with Rebuild Upstate, Habitat for Humanities, PUSH America, Greenville Woodworkers Guild, Senior Action, and several Real Estate and Financial education groups around the Greenville community.

EDUCATION

Masters in Real Estate Development
Bachelor in Finance with a Minor in Accounting
Certificate in Commercial Real Estate Due Diligence

MEMBERSHIPS

REIA, LIHTC Council, Multifamily Council, SFR Council, ULI, Woodworkers Guild

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