

- +/- 2.114 acres of land available for redevelopment in booming West Greenville
- Located in the heart of Pendleton art district and walking distance to all things Village of West Greenville & Swamp Rabbit Trail
- Directly across the street from Woodside Mill
- Not in City Limits
- Site has been Rezoned to RM-20 and is now approved for 44 units with surface level parking
- No parking garage needed
- Sanitary sewer, water, electrical, and gas available on site
- Site is 100% impervious, therefore a detention pond is not required
- Greenville County Tax Map #: 0126001000101

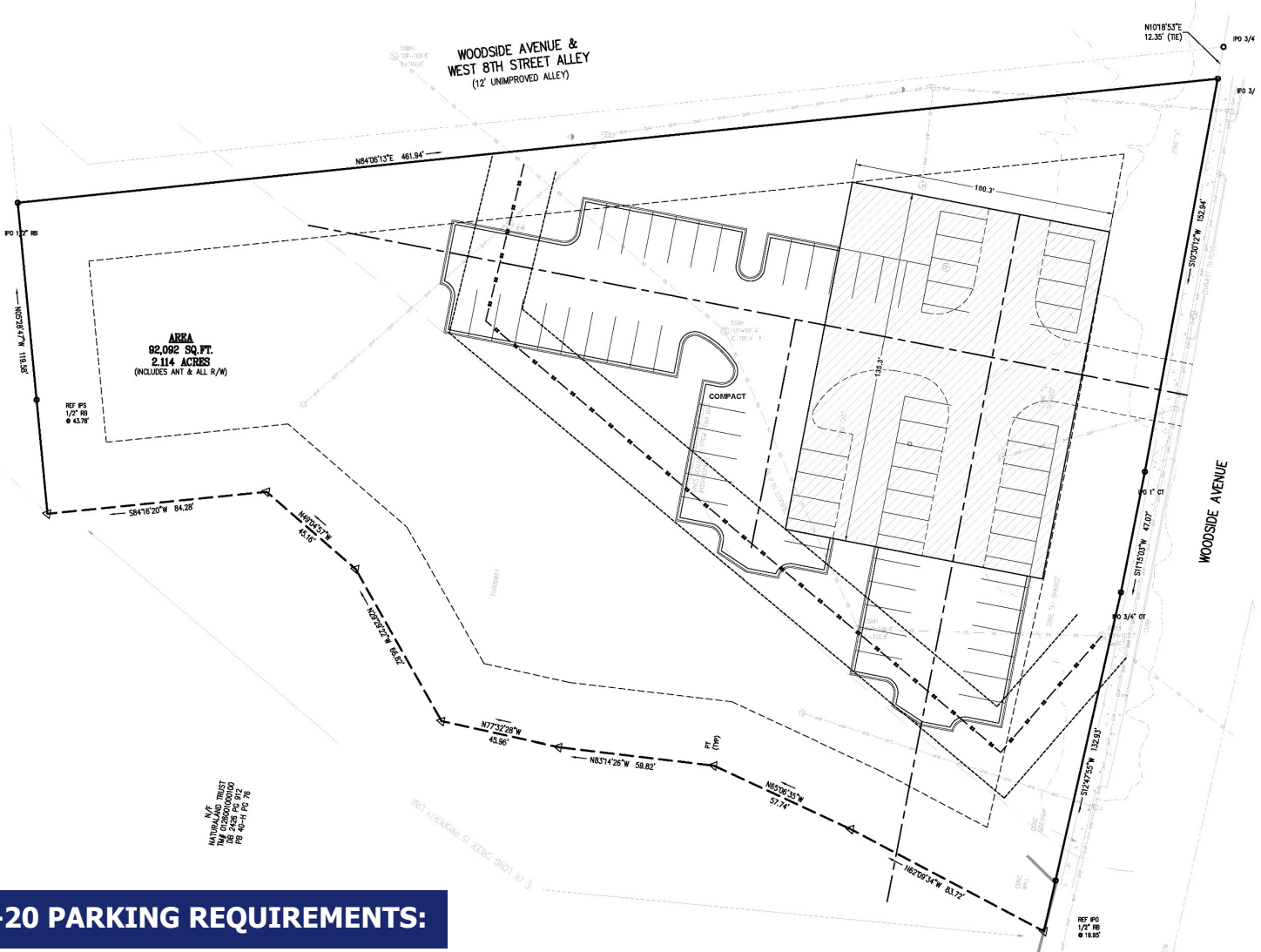
EXCELLENT REDEVELOPMENT OPPORTUNITY WEST GREENVILLE MINUTES FROM DOWNTOWN GREENVILLE



FOR SALE:
\$2,500,000

POTENTIAL SITE LAYOUT – BY SITE DESIGN, INC.

- Plan below shows an entrance which lines up with 7th street, goes under the building through the parking deck and provides additional parking in the rear; total parking: 69 spaces.
- The site plan shows an approximately 13,500 sf building footprint.
- With the driveway coming under the building, the ground floor parking level needs to be tall enough to accommodate a fire truck
- This layout with 69 parking spots would allow for up to:
 - 30 Units - (30) 3-bedroom units **or**
 - 42 Units - (12) 3-bedroom, (17) 2-bedroom and (13) 1-bedroom



RM-20 PARKING REQUIREMENTS:

- 1 SPACE / 1-BEDROOM UNIT
- 1.5 SPACE / 2-BEDROOM UNIT
- 2 SPACE / 3+BEDROOM UNIT
- PLUS 10% VISITOR SPACES



SPENCER/HINES P R O P E R T I E S

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
500 E. North St. | Suite F | Greenville, SC 29601

REDEVELOPMENT LAND FOR SALE

+/- 2.114 acres

825 WOODSIDE AVE
GREENVILLE, SC

SITE PHOTOGRAPHY



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