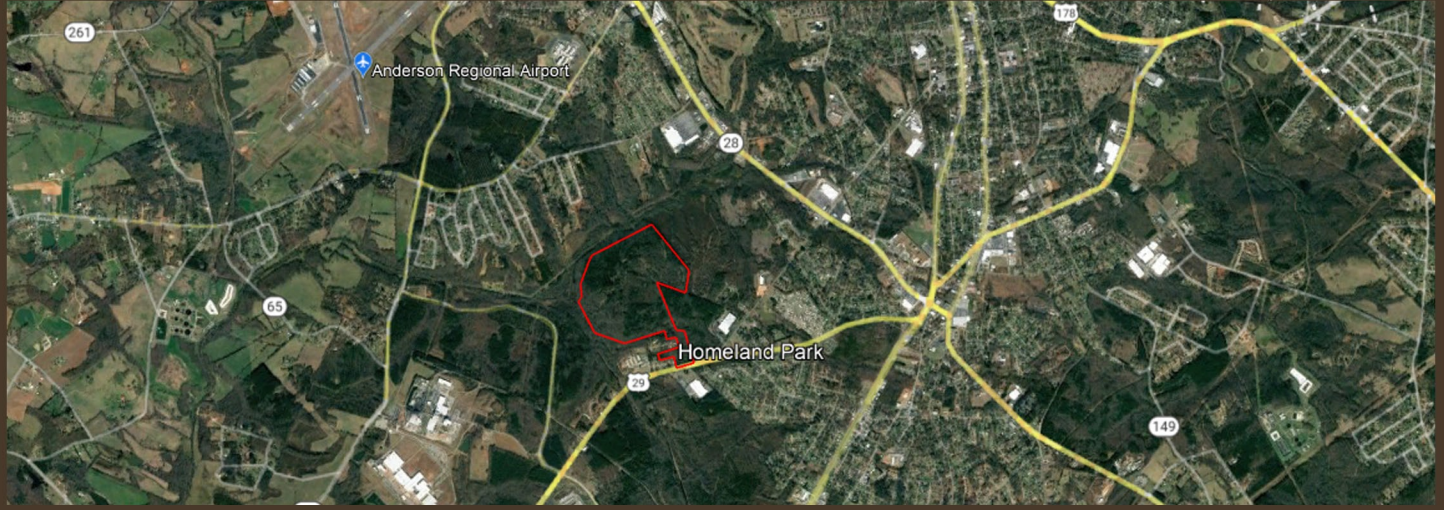


LAND FOR SALE +/-196.46 ACRES

ANDERSON COUNTY, SOUTH CAROLINA



COMMENTS

This opportunity consists of +/-196.46 acres in close proximity to multiple major manufacturing facilities. The Subject Property is located in Anderson County, South Carolina (Greenville, SC Metropolitan Area) and has excellent access to the Cities of Anderson and Greenville as well as immediate access to Highway 29 which leads to Interstates 85 and 185. The Property has gentle and rolling topography, making many residential and industrial uses possible. All utilities are available subject to independent verification of access. Sanitary Sewer locations are shown on the attached survey.

LOCATION: The Subject Property is located on the northwest side of Highway 29 with Pennell Road to the northeast. The Property has road frontage in multiple locations as follows:

+/-534 feet on Highway 29

+/-880 feet and +/-1,759 feet on Pennell Road (Double Road Frontage)

Lakewood Drive (residential street in Cool Springs S/D) terminates at the Property Line

Evergreen Drive (residential street in Cool Springs S/D) terminates at the Property Line

SIZE: +/-196.46 Acres

ZONING AND POSSIBLE USES: Possible Uses likely include Residential of multiple product types and price points or Industrial. The Subject Property is shown as "Not Zoned" on the Anderson County Zoning Map. The Anderson County Future Land Use Map calls for Residential on the Property. Industrial/Manufacturing uses are also likely possible, as there are existing Industrial Manufacturing facilities in close proximity to the site.

ASKING PRICE: \$60,000.00 per acre



PRESENTED BY:

Matt Allen

Email:

mallen@allensouthernproperties.com

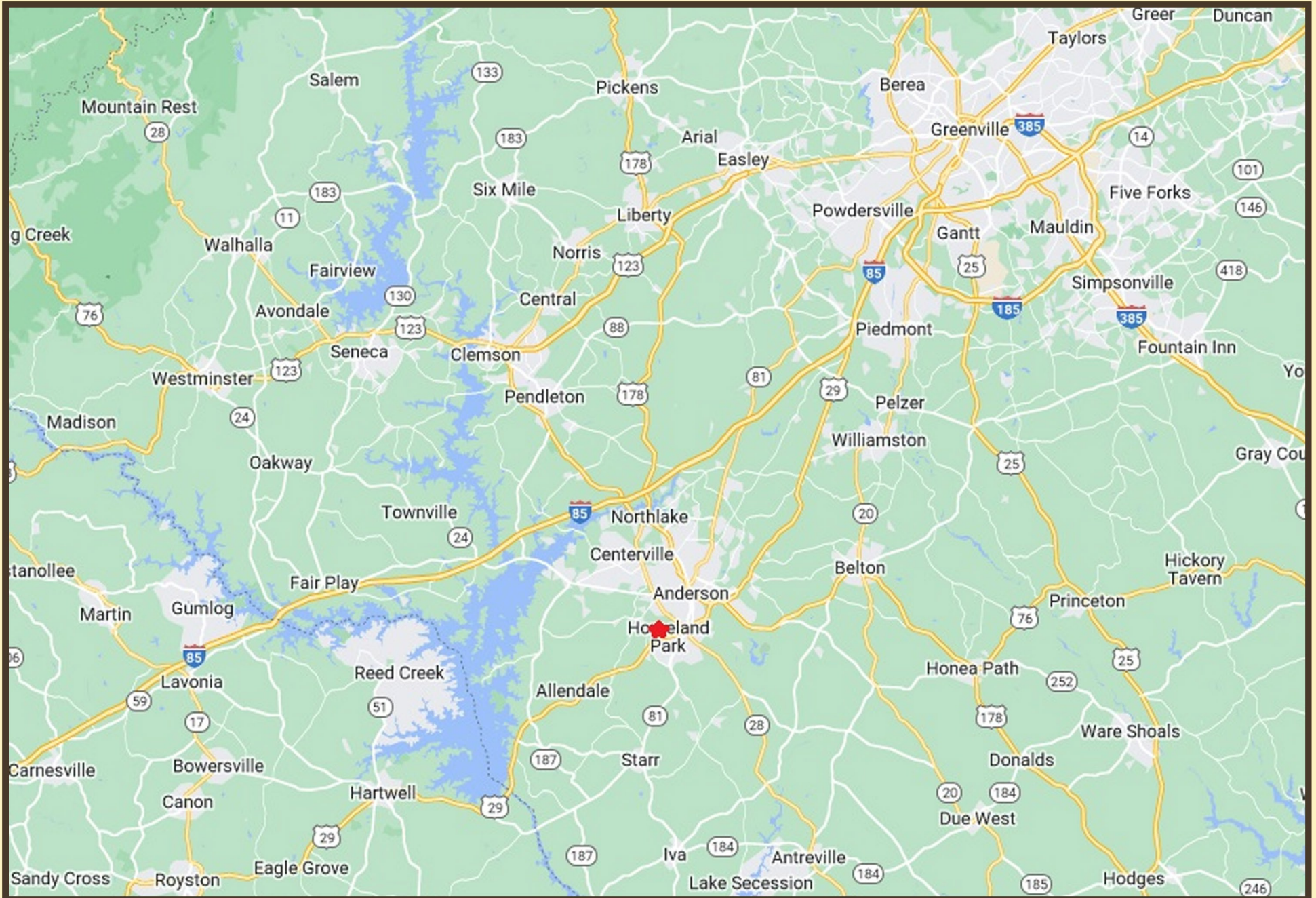
Phone: (678) 873-8125

Allen Southern Properties, Ltd.

www.allensouthernproperties.com

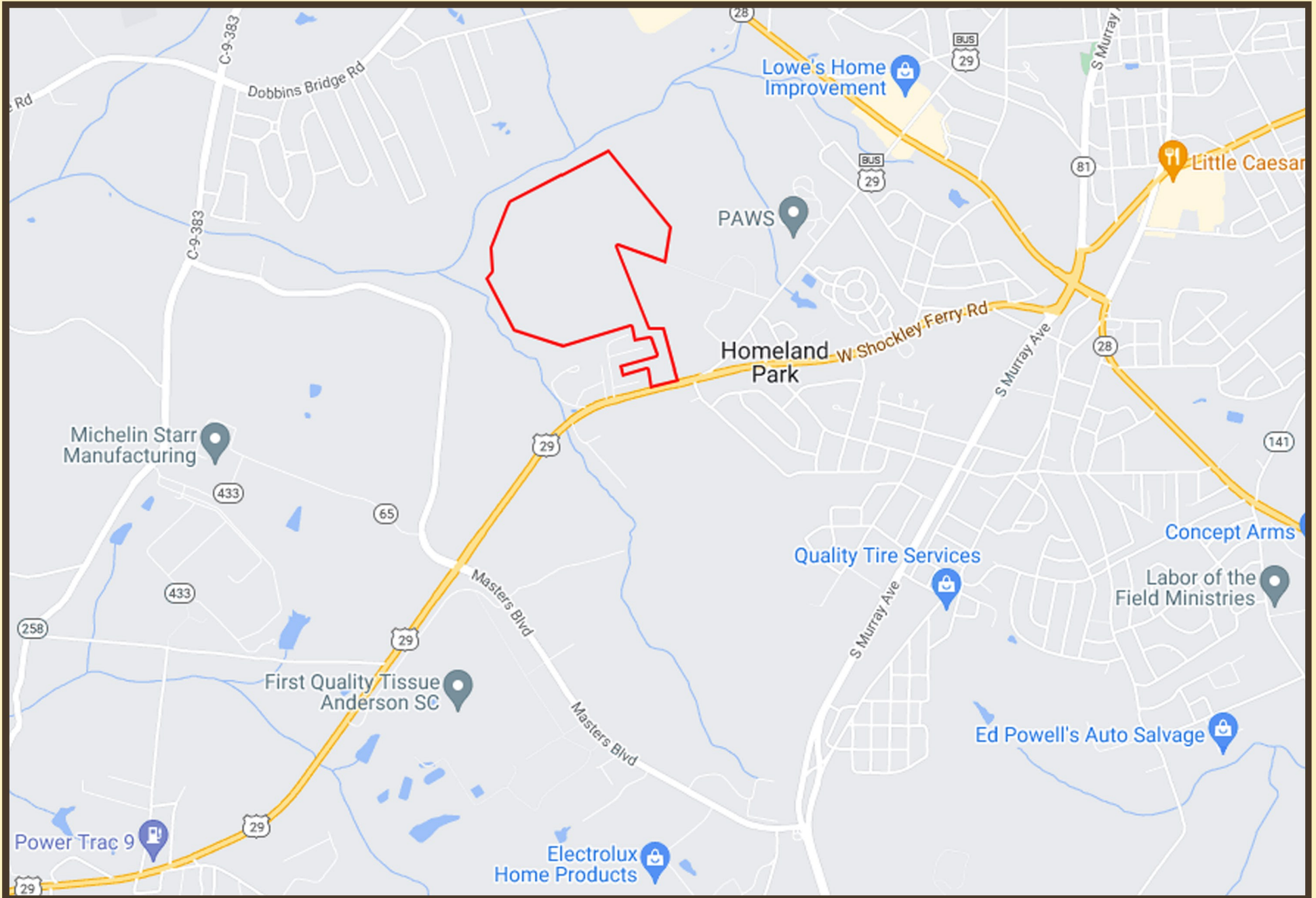


LOCATION MAP 1



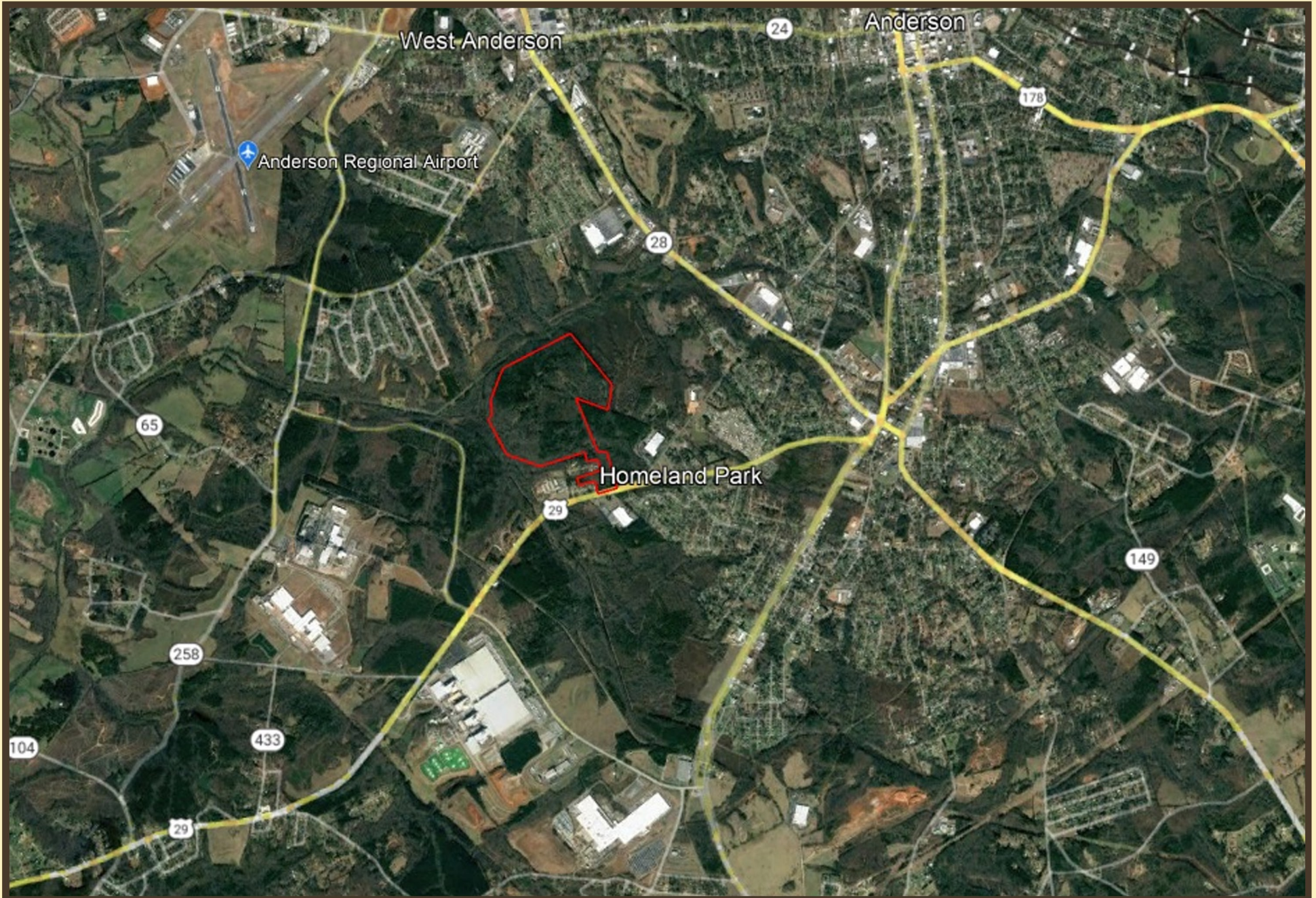
Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but can not guarantee that it's correct

LOCATION MAP 2



Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but can not guarantee that it's correct

AERIAL MAP 1

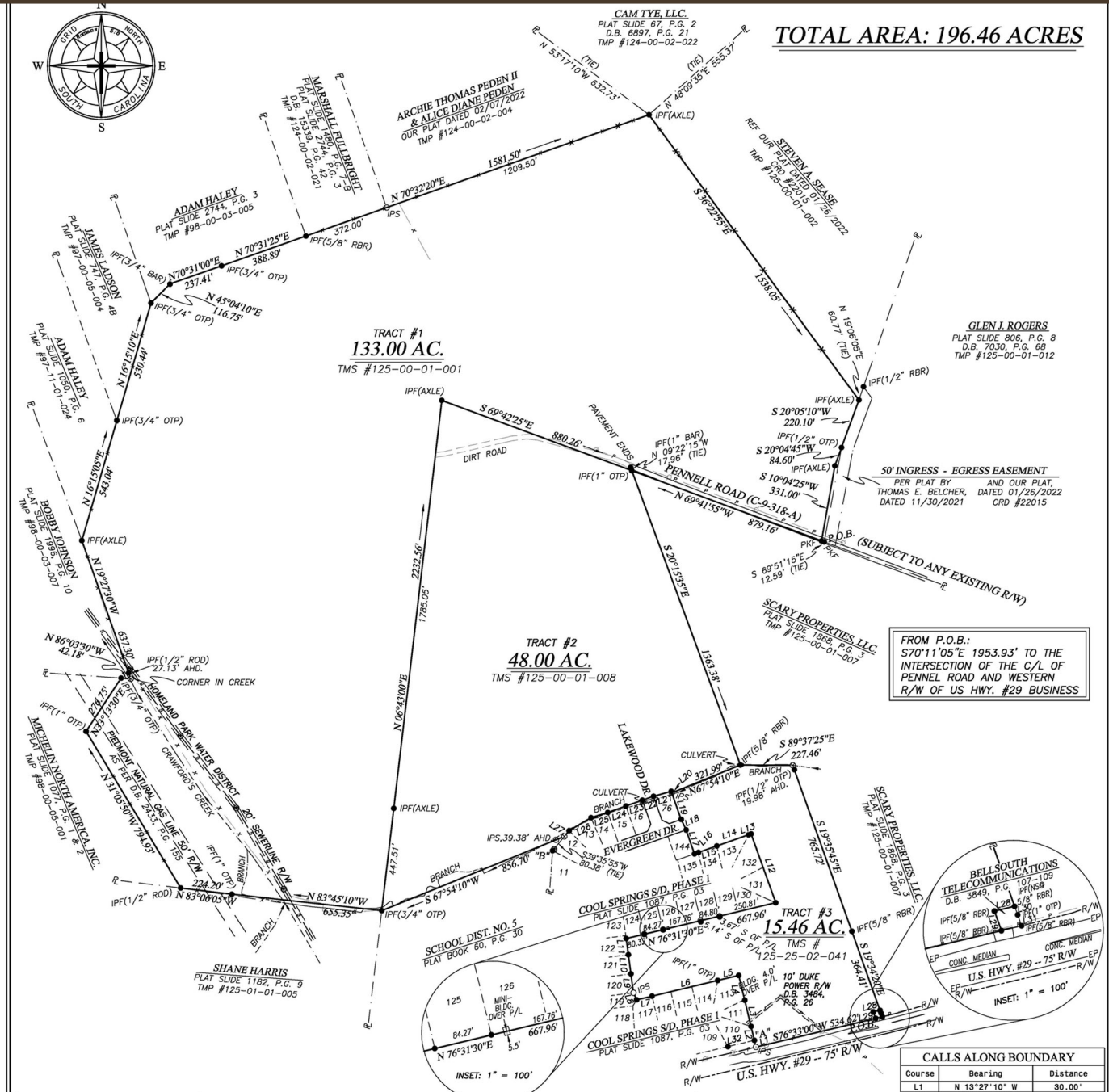


AERIAL MAP 2

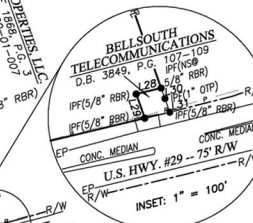


SURVEY

TOTAL AREA: 196.46 ACRES



FROM P.O.B.:
S70°11'05"E 1953.93' TO THE
INTERSECTION OF THE C/L OF
PENNELL ROAD AND WESTERN
R/W OF US HWY. #29 BUSINESS



CALLS ALONG BOUNDARY

Course	Bearing	Distance
L1	N 13°27'10" W	30.00'
L2	N 13°27'10" W	62.08'
L3	N 13°28'50" W	117.14'
L4	N 13°38'40" W	111.00'
L5	S 76°29'35" W	94.02'
L6	S 76°31'40" W	289.21'
L7	S 76°38'20" W	68.99'
L8	N 23°59'50" W	33.64'
L9	N 07°37'10" W	82.90'
L10	N 07°37'10" W	83.98'
L11	N 07°42'05" W	71.09'
L12	N 19°38'35" W	317.47'
L13	S 70°34'35" W	11.59'
L14	S 70°34'40" W	146.64'
L15	S 70°32'40" W	84.40'
L16	S 70°33'55" W	18.20'
L17	N 19°21'35" W	110.20'
L18	N 25°09'35" W	50.27'
L19	N 19°27'50" W	122.67'
L20	N 19°27'50" W	7.14'
L21	S 74°08'55" W	80.14'
L22	S 70°39'10" W	51.16'
L23	S 70°31'35" W	75.98'
L24	S 70°31'00" W	83.84'
L25	S 72°41'25" W	76.11'
L26	S 59°20'25" W	110.15'
L27	S 39°35'55" W	32.83'
L28	S 39°35'55" W	32.83'

NOTE:
PINS FOUND FROM "A" TO "B"
ARE 3/4" CRIMPED TOP PIPES,
UNLESS OTHERWISE NOTED.

NOTES:
1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
SEAL AND SIGNATURE OF SURVEYOR.
2) SURVEYOR HAS MADE NO INVESTIGATION OR
INDEPENDENT SEARCH FOR EASEMENTS OF
RECORD, ENCUMBRANCES, RESTRICTIVE
COVENANTS, OWNERSHIP TITLE EVIDENCE,
OR ANY OTHER FACTS THAT AN ACCURATE AND
CURRENT TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE
IN ACCORDANCE WITH THE REQUIREMENTS OF THE MIN. STANDARDS
MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA
AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B"
SURVEY AS SPECIFIED THEREIN. THIS PROPERTY DOES NOT
ENCROACH ON ADJOINING PROPERTY AND ADJOINING PROPERTY DOES
NOT ENCROACH ON THIS PROPERTY (EXCEPT AS SHOWN). THIS
PROPERTY IS SUBJECT TO ANY EASEMENTS & RESTRICTIONS ON
RECORD.

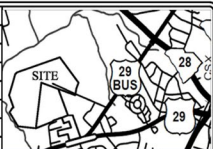
- SUBJECT REFERENCE:**
- P.B. 12, P.G. 62
 - P.S. 834, P.G. 2
 - D.B. 5196, P.G. 198
 - D.B. 2786, P.G. 3
 - D.B. 2786, P.G. 6

TOWNSHIP: VARENNES
COUNTY: ANDERSON
CITY: N/A

SURVEY FOR:
360-23, LLC.

STATE: SOUTH CAROLINA
PLAT DATE: 05/05/2022
FIELD DATE: 04/20/2022

SCALE: 1" = 300'
CRD FILE: 22100
DWG FILE: 22100
PARTY CHIEF: WSB
DRAWN BY: WCB



- LEGEND:**
- = POINT ONLY
 - = IRON PIN SET
 - = IRON PIN FOUND
 - = IRON PIN FOUND
 - IPF = 1/2" REBAR SET
 - IPF = IRON PIN FOUND
 - IRF = IRON PIN FOUND
 - CRP = CRIMP TOP PIPE FND.
 - OTF = OPEN TOP PIPE FND.
 - CMF = CONCRETE MONUMENT FND.
 - GMF = GRANITE MONUMENT FND.
 - ANF = ANGLE IRON FOUND
 - SPK = RAILROAD SPIKE SET
 - PK = PK NAIL SET
 - O/S = OFFSET
 - PROPR. LINE = PROPERTY LINE

BAUKNIGHT
S ASSOCIATES, INC. LAND SURVEYING
W. SLATE BAUKNIGHT
GA RLS #2534 SC RLS #20471
C.O.A.#: S000502



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