



Available for Sale

9.49 ac., White Horse Rd. & Ashe Dr., Greenville, SC

Property Type:

Commercial Building &
Land & Residential
Multi-Family Land

Price:

\$2,999,000.00

Land Size:

9.49 Acres

Area Features:

Wal-Mart
Dollar Tree
Aldi
Zaxby's
Walgreens
QuikTrip
Planet Fitness

Access:

456.6 ft. of Frontage
on White Horse Rd.

Utilities:

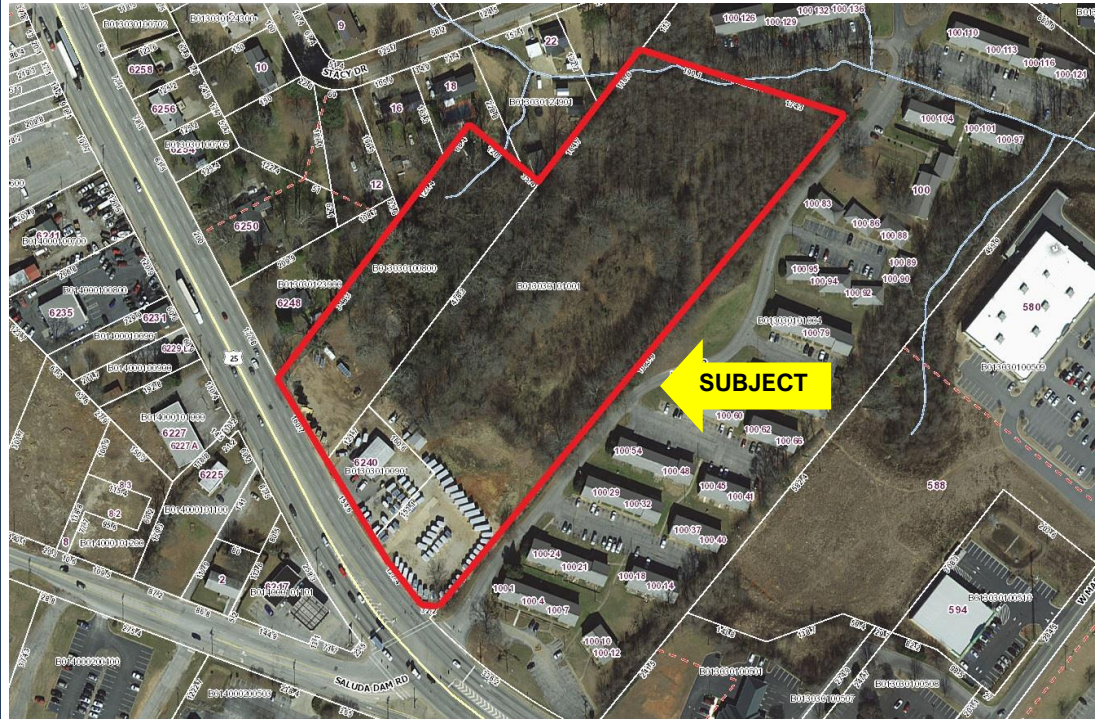
Duke Energy
Greenville Water
PNG
ReWa

Zoning:

C-3 & R-M20
Greenville County

Tax Map #'s:

B013030100800
B013030101001
B013030100901



M.S. Shore Company, Inc.
904 N. Church St.
Greenville, SC 29601

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 conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

Phone (864) 235-3898
Fax (864) 235-0448
msshore@msshore.com

Zoning Map



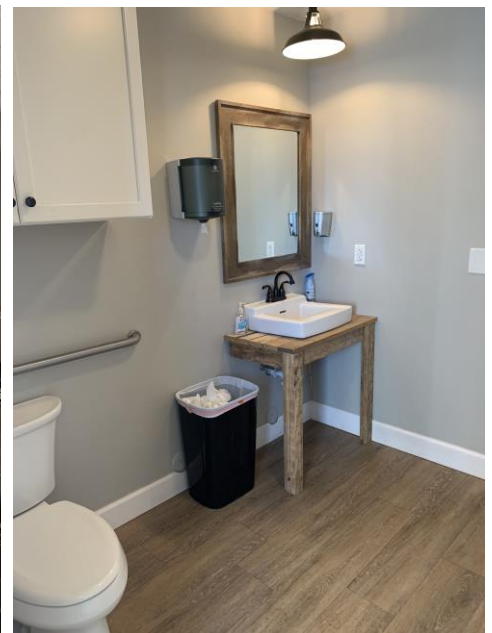
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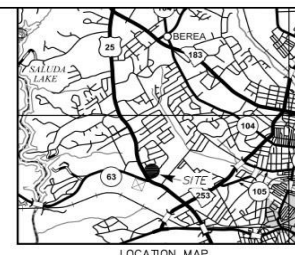
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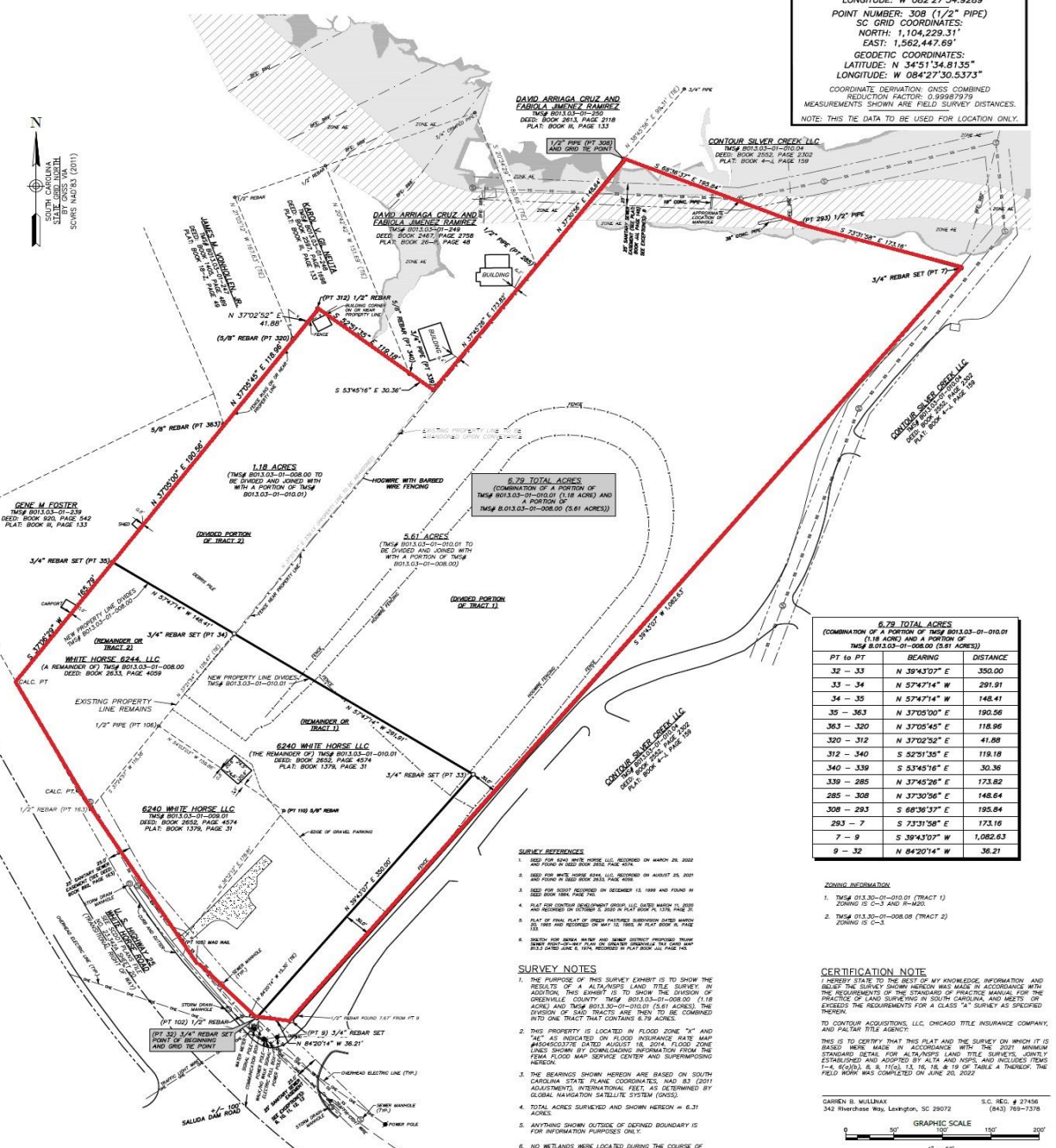
EXCEPTIONS
 SCHEDULE B OF THE POLICY OF POLICIES ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OF ATTACHING TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPERTY INCURRED A LIABILITY FOR VALUE OF THE RECORDS OF THE ESTATE OR INTEREST ON MORTGAGE RECORDS IN THIS COUNTY.
- RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCUMBRANCE, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- TAXES AND ASSESSMENTS FOR THE YEAR 2022, AND SUBSEQUENT YEARS, WHICH ARE A LIEN ARE NOT SET OUT AND PAYABLE.
- THE COMPANY INSURES THE INSURED AS TO THE LOCATION OF THE BOUNDARY LINES OF THE LAND, BUT DOES NOT INSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE AMOUNT OF ACREAGE CONTAINED HEREIN.
- AS TO TRACT 1:
 MATTERS OF SURVEY SHOWN ON THAT CERTAIN ALTA/NSPS SURVEY FOR CONTOUR DEVELOPMENT, LLC DATED MARCH 11, 2022, PREPARED BY 30 LAND SURVEYING AND RECORDED OCTOBER 5, 2020 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK 1376, PAGE 33, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING (OTHER LOCATIONS ARE SHOWN HEREIN):
 a. UNDERGROUND UTILITY LINES;
 b. SANITARY SEWER LINE;
 c. SANITARY SEWER EASEMENT;
 d. STORM DRAIN EASEMENT; AND
 e. FENCING.

- RIGHT OF WAY GRANTED TO BEREA PUBLIC SERVICE COMMISSION FROM CONSTANCE W. TALLEY BY INSTRUMENT DATED JANUARY 1, 2009 AND RECORDED MARCH 6, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY SOUTH CAROLINA IN DEED BOOK 1944, PAGE 1548. (ITS LOCATION IS SHOWN HEREIN)
- RIGHT OF WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY FROM C. W. ACKER BY INSTRUMENT DATED JULY 6, 1972 AND RECORDED JULY 14, 1972 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 948, PAGE 88. (ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- RIGHT OF WAY GRANTED TO BEREA PUBLIC SERVICE DISTRICT COMMISSION FROM C. W. TALLEY BY INSTRUMENT DATED JUNE 11, 1970 AND RECORDED JUNE 12, 1970 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 893, PAGE 203. (ITS LOCATION IS SHOWN HEREIN)
- AS TO TRACT 2:
 RIGHT OF WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY FROM C. W. ACKER BY INSTRUMENT DATED JULY 6, 1972 AND RECORDED JULY 14, 1972 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 948, PAGE 88. (ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- RIGHT OF WAY GRANTED TO BEREA PUBLIC SERVICE DISTRICT COMMISSION FROM BRIAN B. MALDROFF AND GOSWAMI A. MALDROFF BY INSTRUMENT DATED MARCH 2, 2001, AND RECORDED MAY 8, 2001 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 1933, PAGE 1771. (ITS LOCATION IS SHOWN HEREIN)
- RIGHT OF WAY TO BEREA PUBLIC SERVICE DISTRICT COMMISSION FROM C. W. ACKER BY INSTRUMENT DATED JUNE 3, 1970 AND RECORDED JUNE 16, 1970 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 892, PAGE 142. (ITS LOCATION IS SHOWN HEREIN)
- EASEMENT GRANTED TO SHAW HOMER COMPANY FROM C. W. ACKER BY INSTRUMENT DATED JULY 25, 1947 AND RECORDED AUGUST 19, 1947 IN THE OFFICE OF THE REGISTER OF DEEDS OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 190, PAGE 451. (ITS LOCATION CANNOT BE DETERMINED BY THE RECORD DOCUMENT)



GEODETIC AND SC STATE GRID POINT DATA
 HORIZONTAL DATUM: NAD83 (2011)
 POINT NUMBER: 32 (3/4" REBAR SET)
 SC GRID COORDINATES:
 NORTH: 1,103,279.65'
 EAST: 1,562,068.29'
 GEODETIC COORDINATES:
 LATITUDE: N 34°51'25.3685"
 LONGITUDE: W 082°27'34.9289"
 POINT NUMBER: 30B (1/2" PIPE)
 SC GRID COORDINATES:
 NORTH: 1,104,229.31'
 EAST: 1,562,447.69'
 GEODETIC COORDINATES:
 LATITUDE: N 34°51'34.8135"
 LONGITUDE: W 084°27'30.5373"
 COORDINATE DERIVATION: GNSS COMBINED
 REDUCTION FACTOR: 0.99987979
 MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.
 NOTE: THIS THE DATA TO BE USED FOR LOCATION ONLY.



6.79 TOTAL ACRES
 (COMBINATION OF A PORTION OF TRACT 1 (1.18 ACRES) AND A PORTION OF TRACT 2 (5.61 ACRES))
 TRACT # 8013.03-01-008.00

PT TO PT	BEARING	DISTANCE
32 - 33	N 39°43'07" E	350.00
33 - 34	N 57°47'14" W	291.01
34 - 35	N 57°47'14" W	148.41
35 - 363	N 37°05'00" E	190.56
363 - 320	N 37°05'45" E	118.96
320 - 312	N 37°02'52" E	41.88
312 - 340	S 52°31'35" E	119.18
340 - 339	S 53°45'16" E	30.38
339 - 285	N 37°45'26" E	173.82
285 - 308	N 37°30'56" E	148.64
308 - 293	S 66°36'37" E	195.84
293 - 7	S 73°31'58" E	173.16
7 - 9	S 39°43'07" W	1,082.63
9 - 32	N 84°20'14" W	36.21

- SURVEY REFERENCES**
- DEED FOR 6240 WHITE HORSE LLC RECORDED ON MARCH 28, 2022
 - DEED FOR 6240 WHITE HORSE LLC RECORDED ON AUGUST 29, 2021
 - DEED FOR 6240 WHITE HORSE LLC RECORDED ON DECEMBER 11, 1989 AND FOUND IN DEED BOOK 2813, PAGE 2118
 - PLAT FOR CONTOUR DEVELOPMENT, LLC (ALTA/NSPS) DATED MARCH 11, 2022 AND RECORDED ON OCTOBER 5, 2020 IN PLAT BOOK 1376, PAGE 33
 - PLAT FOR 6240 WHITE HORSE LLC (ALTA/NSPS) DATED MARCH 11, 2022 AND RECORDED ON MARCH 11, 2022 IN PLAT BOOK 1376, PAGE 33
 - DEED FOR BEREA PUBLIC SERVICE DISTRICT COMMISSION FROM BRIAN B. MALDROFF AND GOSWAMI A. MALDROFF BY INSTRUMENT DATED MARCH 2, 2001, AND RECORDED MAY 8, 2001 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 1933, PAGE 1771

- SURVEY NOTES**
- THE PURPOSE OF THIS SURVEY EXHIBIT IS TO SHOW THE RESULTS OF A ALTA/NSPS LAND TITLE SURVEY. IN ADDITION, THIS EXHIBIT IS TO SHOW THE DIVISION OF GREENVILLE COUNTY TRACT # 8013.03-01-008.00 (1.18 ACRES) AND TRACT # 8013.03-01-008.00 (5.61 ACRES). THE DIVISION OF SAID TRACTS ARE THEN TO BE COMBINED INTO ONE TRACT THAT CONTAINS 6.79 ACRES.
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AND "AE" AS INDICATED ON FLOOD INSURANCE RATE MAP AND/OR OTHER DATED BY THE FEDERAL FLOOD ZONE LINES SHOWN BY DOWNLOADING INFORMATION FROM THE FEDERAL FLOOD MAP SERVICE CENTER AND SUPERIMPOSING THEREON.
 - THE BEARINGS SHOWN HEREIN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATES AND 83 (2011) ADJUSTMENTS INTERNATIONAL FEET, AS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
 - TOTAL ACRES SURVEYED AND SHOWN HEREIN IS 6.31 ACRES.
 - ANYTHING SHOWN OUTSIDE OF DEFINED BOUNDARY IS FOR INFORMATION PURPOSES ONLY.
 - NO METLANDS WERE LOCATED DURING THE COURSE OF THIS SURVEY.

ZONING INFORMATION

- TRACT # 8013.03-01-010.01 (TRACT 1)
 ZONING IS C-3 AND R-800.
- TRACT # 8013.03-01-008.00 (TRACT 2)
 ZONING IS C-3.

CERTIFICATION NOTE
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD PRACTICE MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
 TO CONTAIN ACQUISITIONS, LLC, CHICAGO TITLE INSURANCE COMPANY, AND PALM TRAIL TITLE AGENCY.
 THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2007 MINIMUM STANDARD PRACTICE MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND INCLUDES THE FOLLOWING: B. 9, (1)(c), 1.3, 1.6, 1.8, 1.9 OF TABLE A THEREIN; THE FIELD WORK WAS COMPLETED ON JUNE 20, 2022.

GABRIEL B. WULLMAY, S.C. REG. # 37408
 342 Riverchase Way, Lexington, SC 29072
 (843) 789-7378
 GRAPHIC SCALE
 0 50' 100' 150' 200'
 1" = 50'

DATE SURVEYED
 JULY 19, 2022

DRAWING FILENAME
 CONT0322A4.dwg

PROJECT NUMBER
 COMT0322



ALTA/NSPS LAND TITLE SURVEY
 AND SUBDIVISION PLAT FOR
Partial Survey
 Approx. 9.49 Acres Outlined in Red
 PROPERTY LOCATION IS 6240 AND 6244 WHITE HORSE ROAD
 GREENVILLE COUNTY, NEAR CITY OF GREENVILLE, SOUTH CAROLINA

GEL Engineering LLC
 a member of the GEL GROUP INC.
 ENVIRONMENTAL • ENGINEERING • SURVEYING
 342 Riverchase Way
 Lexington, South Carolina, 29072
 Telephone: 803.986.4724
 www.gel.com