Property Type:
Commercial & Residential Land with Office & Rental House

Price:
$1,995,000.00

Land Size:
(+-) 5.13 Acres
(+-) 0.50 Acres

Area Features:
Northwest Middle & Heritage
Elementary School
Ingles
Swamp Rabbit Trail

Access:
Signal Intersection @ Geer Hwy / SC-276 & Old White Horse Rd

Utilities:
Power & Water, Gas & Sewer across Rd.

Traffic Count:
16,700 vpd

Taxes:
$11,284.70
$2,969.75

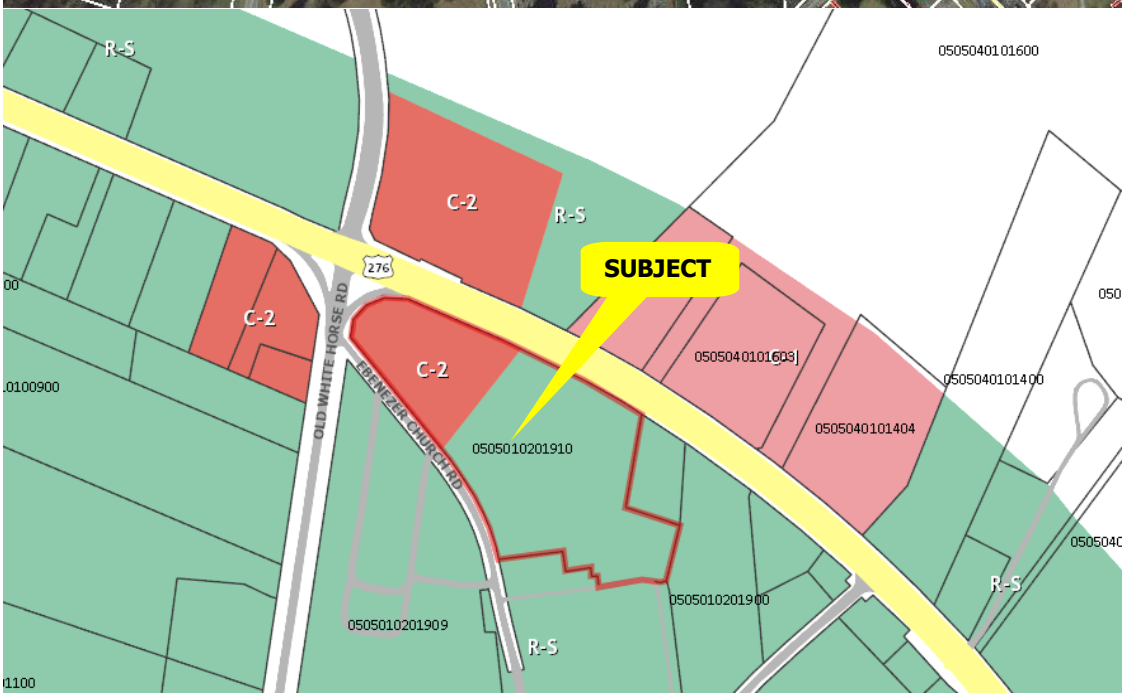
Zoning:
C-2 & R-S

Tax Map:
0505010201910
0505010202000

SHORE
M.S. SHORE COMPANY, INC.

Available for Sale
1583 & 1599 Geer Hwy., Travelers Rest, SC 29690



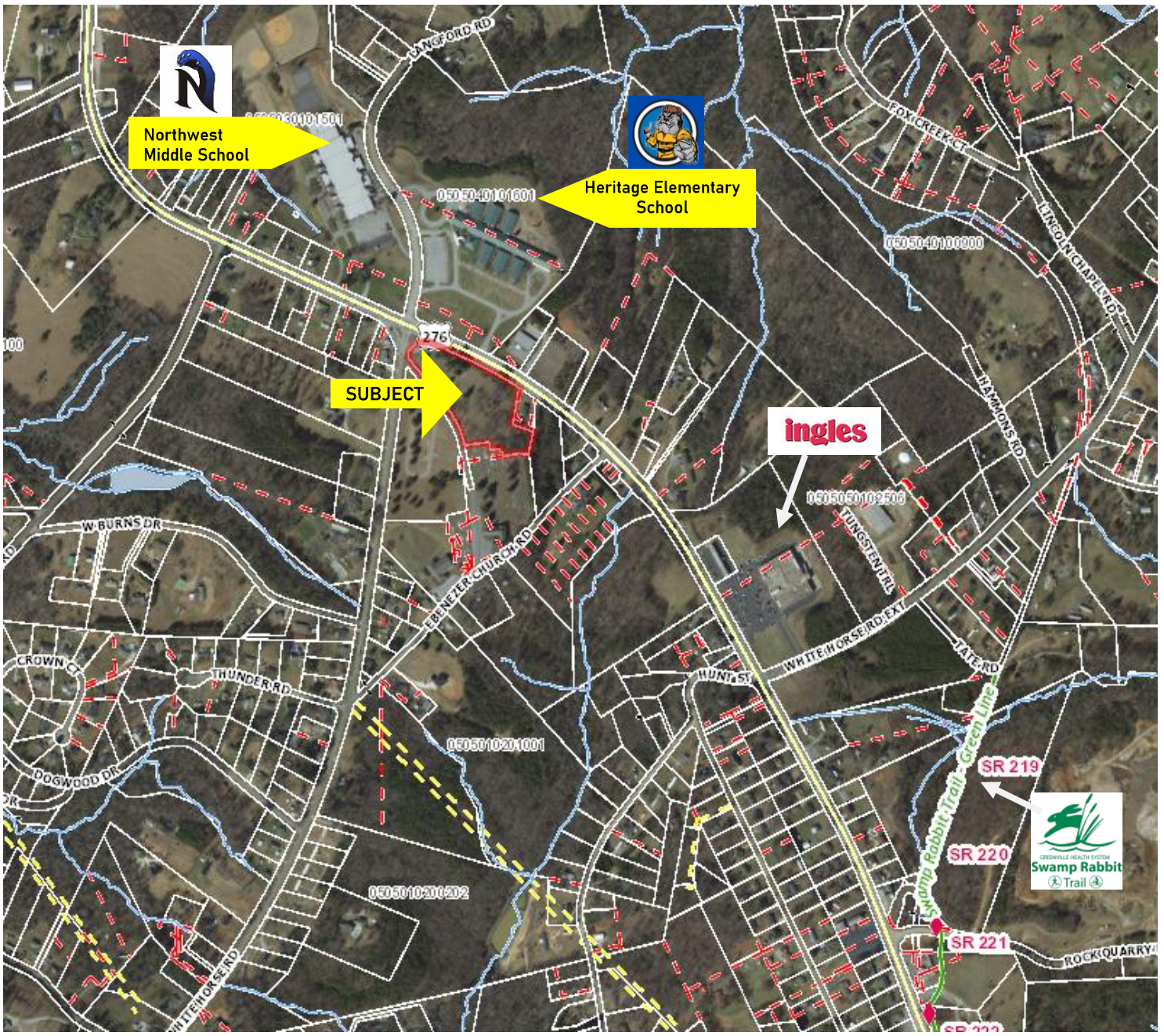


M.S. Shore Company, Inc.
904 N. Church St.
Greenville, SC 29601

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

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.

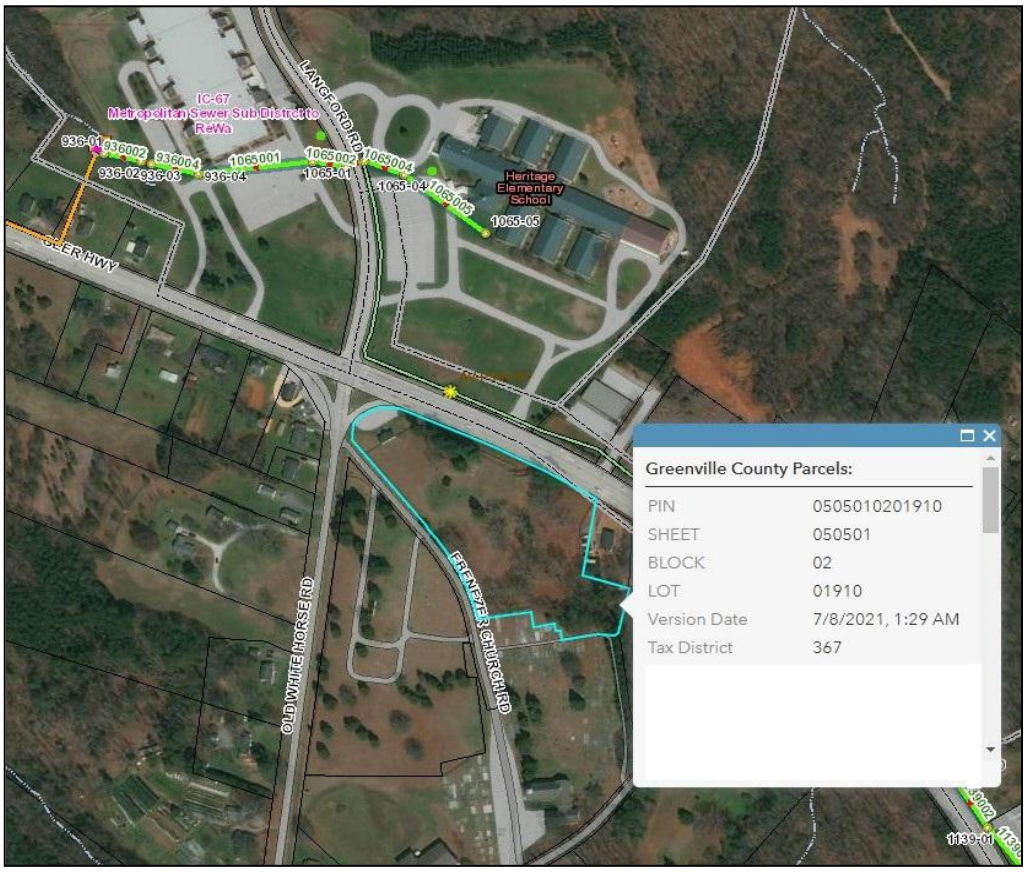
Available for Sale
1599 Acres Geer Hwy., Travelers Rest, SC 29690



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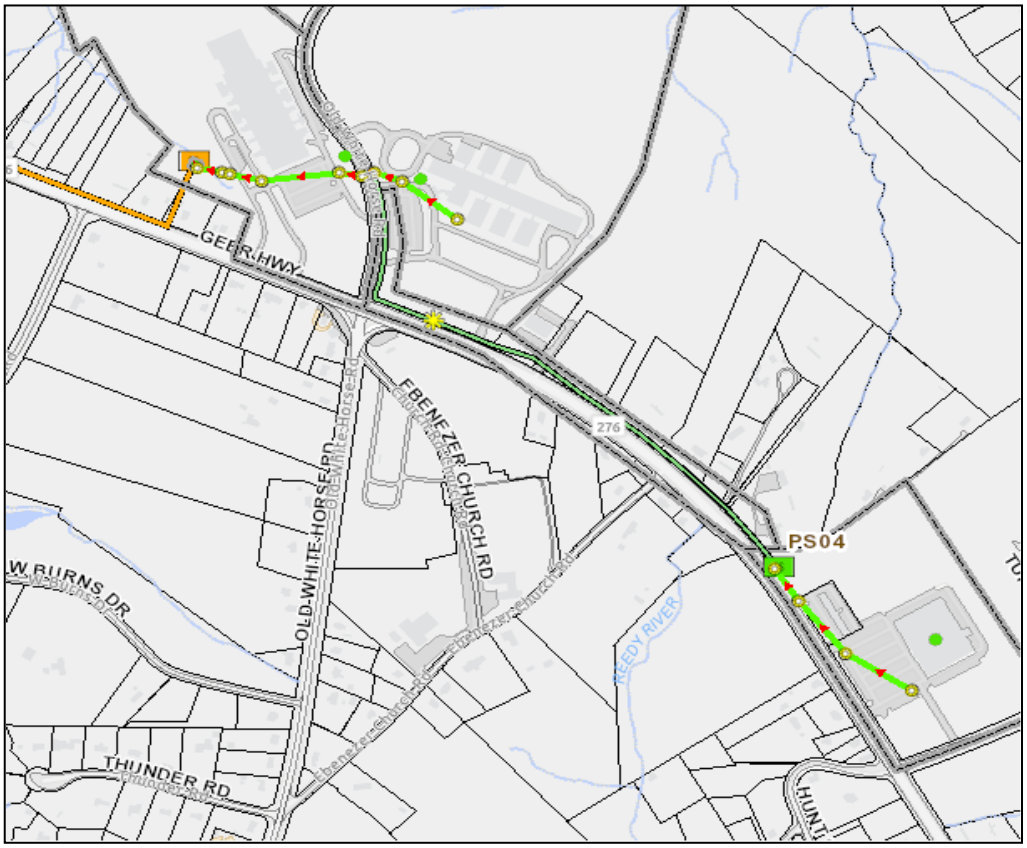
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Serviced By:

MetroConnects
Sustainable Wastewater Solutions

Metropolitan Sewer Subdistrict
120 Augusta Arbor Way
Greenville, SC 29605
Office: 864.277.4442
Fax: 864.277.4272
www.metroconnects.org



Legend

- The thin green line along Geer Hwy is a Metro force main.
- The thicker green line is the existing Metro sewer main.
- The orange square on the western limit of the Metro main is the pump station that REWA referred to.
- The orange line is the REWA force main.

Greenville Water

1599 Geer Hwy 0505010201910



8 – inch water line along Old White Horse Road.
12 – inch water line along Geer HWY.

Map Scale: 1:2257 | Map Date: 04/26/2024

Legend

Accounts_Meters
- No Meter Set
- No Account
- Meter Set

Butterfly Valves
- Open Left, CLOSED
- Open Left, Open
- Open Right, CLOSED
- Open Right, Open
- Direction Not Known

- Altitude Valves
- Air Valves
- Blow Off Valves
- Check Valves
- Flow Control Valves

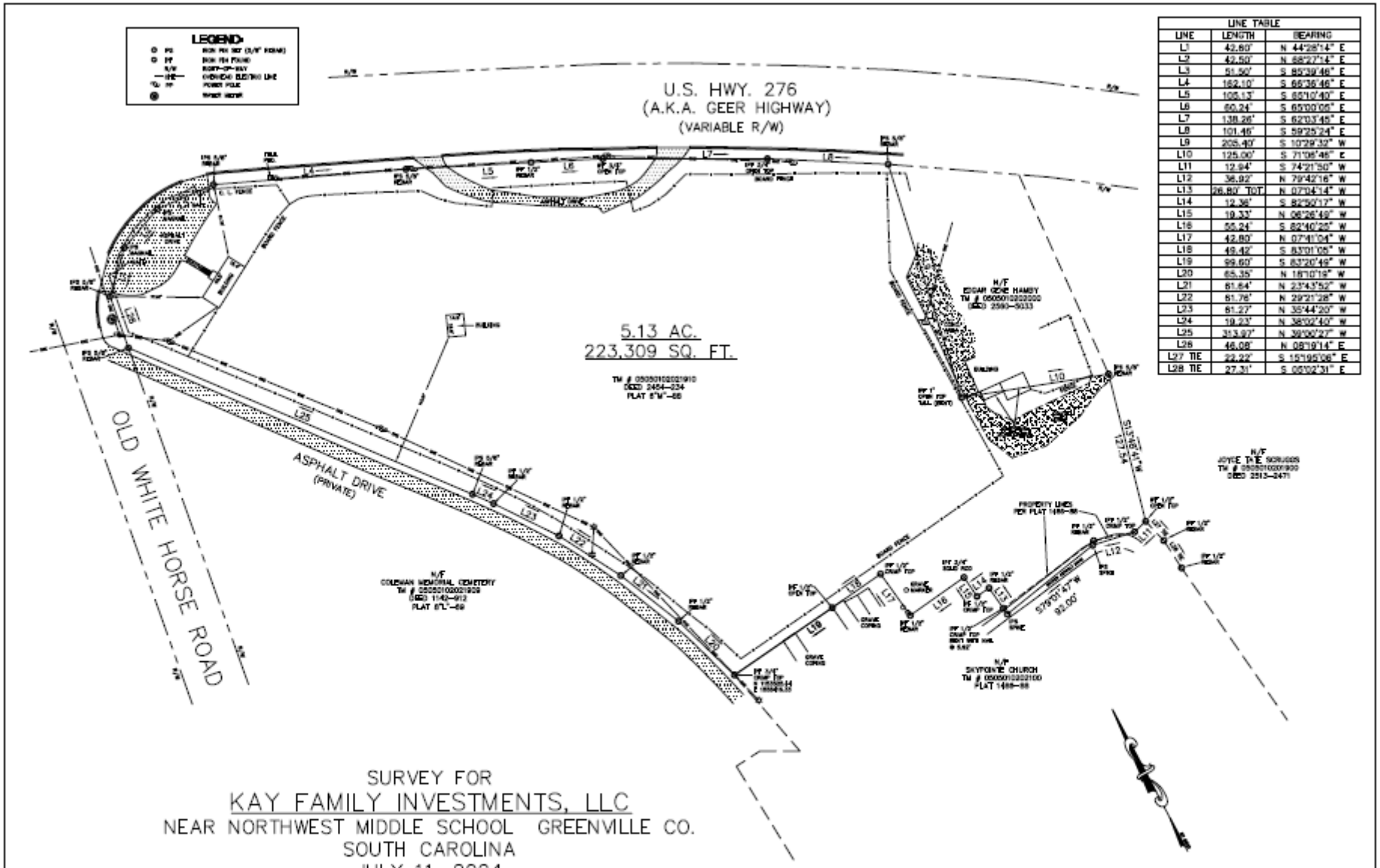
Fireline Valves
- Open Left
- Open Right
- Direction Not Known

Hydrant Valves
- Open Left
- Open Right
- Direction Not Known

Gate Valves
- Open Left, CLOSED
- Open Left, Open
- Open Right, CLOSED
- Open Right, Open
- Direction Not Known
- Pressure Reducing Valves
- Hydrant
- Address Point

Water Main
- Private
- Public
- Public (PCCP Material)
- Public (Previously Private)
- Road Centerline
- Greenville City Limit
- Greenville City Annexation Area
- Greenville County Boundary
- GW Service Area
- Parcel

This map is a user generated static output from the Greenville Water Web GIS application and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



LINE TABLE		
LINE	LENGTH	BEARING
L1	42.80'	N 44°28'14" E
L2	42.50'	N 68°27'14" E
L3	51.50'	S 85°39'46" E
L4	162.10'	S 66°36'46" E
L5	105.13'	S 65°10'40" E
L6	60.24'	S 65°00'05" E
L7	138.26'	S 62°03'45" E
L8	101.46'	S 59°25'24" E
L9	205.40'	S 10°29'32" W
L10	125.00'	S 71°06'46" E
L11	12.94'	S 74°21'50" W
L12	36.92'	N 79°42'16" W
L13	26.80' TOT	N 07°04'14" W
L14	12.36'	S 82°50'17" W
L15	19.33'	N 06°26'49" W
L16	55.24'	S 82°40'20" W
L17	42.80'	N 07°41'04" W
L18	49.42'	S 83°01'05" W
L19	99.60'	S 83°20'49" W
L20	65.35'	N 18°10'19" W
L21	61.64'	N 23°43'52" W
L22	61.76'	N 29°21'28" W
L23	61.27'	N 35°44'20" W
L24	19.23'	N 38°02'40" W
L25	313.97'	N 39°00'27" W
L26	46.08'	N 08°19'14" E
L27 TIE	22.22'	S 15°19'06" E
L28 TIE	27.31'	S 05°02'31" E

SURVEY FOR
KAY FAMILY INVESTMENTS, LLC
NEAR NORTHWEST MIDDLE SCHOOL GREENVILLE CO.
SOUTH CAROLINA
JULY 11, 2024

W.R. WILLIAMS, JR. L.S. & P.E. #7229

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

REFERENCE:
SEE PLAT OF SURVEY FOR T. E. COLEMAN, SR. ESTATE
BY CAROLINA SURVEYING CO. DATED JULY 26, 1978
RECORDED IN PLAT BOOK 6"W"- PAGE 88

SEE PLAT OF SURVEY FOR SKYPOINTE CHURCH BY AUSTIN SURVEYING, INC.
DATED MARCH 28, 2024 RECORDED IN PLAT BOOK 1486 – PAGE 88

SITE ADDRESS: 1599 GEER HWY. TRAVELERS REST, SC 29690

WRW
W.R. WILLIAMS, JR.
ENGR./SURVEYOR, INC.
15 S. MAIN STREET
TRAVELERS REST, S.C.
29690
(864) 834-7855

DWG.NO: 240078

SHORE
M.S. SHORE COMPANY, INC.













M.S. SHORE COMPANY, INC.

CREXI | Trade Area Report

Travelers Rest, SC 29690

Criteria Used for Analysis

Median Household Income	Median Age	Total Population	1st Dominant Segment
$64,353	41.8	23,685	Southern Satellites

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Rustic Outposts

Country life with older families in older homes

Urbanization

Where do people like this usually live?

Rural

Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments	Southern Satellites	Rooted Rural	Heartland Communities	Old and Newcomers	Green Acres
% of Households	4,248 (47.6%)	1,638 (18.4%)	912 (10.2%)	810 (9.1%)	664 (7.4%)
% of Greenville County	19,165 (8.7%)	2,926 (1.3%)	2,609 (1.2%)	5,170 (2.3%)	10,467 (4.7%)
Lifestyle Group	Rustic Outposts	Rustic Outposts	Cozy Country Living	Middle Ground	Cozy Country Living
Urbanization Group	Rural	Rural	Semirural	Metro Cities	Rural
Residence Type	Single Family ; Mobile Homes	Single Family ; Mobile Homes	Single Family	Single Family; Multi-Units	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	2.6	2.41	2.35	2.11	2.65
Median Age	41.2	46.2	43	40.5	44.8
Diversity Index	50.1	35.1	41.1	62.3	37.4
Median Household Income	$60,700	$53,700	$53,700	$55,400	$95,600
Median Net Worth	$163,200	$155,200	$127,100	$63,100	$346,700
Median Home Value	$201,100	$170,600	$135,700	$242,900	$329,300
Homeownership	80.9 %	82.3 %	72 %	49.3 %	88 %
Employment	Professional or Services	Professional or Services	Professional or Services	Professional or Services	Professional or Mgmnt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma	Some College No Degree	High School Diploma
Preferred Activities	Go hunting, fishing . Own a pet dog.	Do-it-yourself mentality . Go hunting, fishing.	Motorcycling, hunting, and fishing are popular . Support their local community.	Strong sense of community volunteer for charities . Food features convenience, frozen and fast food.	Pursue physical fitness vigorously, . Active in communities and social organizations.
Financial	More concerned about cost rather than brand	Avoid using the Internet for financial transactions.	Stick to community banks and low-risk investments	Price aware and coupon clippers, but open to impulse buys	Comfortable with debt, and investments.
Media	Obtain most of their information from TV	Listen to faith-based radio, gospel music	Trust TV and newspapers more than any other media	Features the Internet, listening to country music and read the paper	Provided by satellite service, radio and television
Vehicle	Own 1 or 2 vehicles likely a truck	Own, maintain cars, ATVs	Own domestic truck, SUV	View car as transportation only	Late model trucks SUVs, ATVs and motorcycles

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Travelers Rest, SC 29690: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually





Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually





Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually





Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



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

Phone (864) 235-3898
Fax (864) 235-0448
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