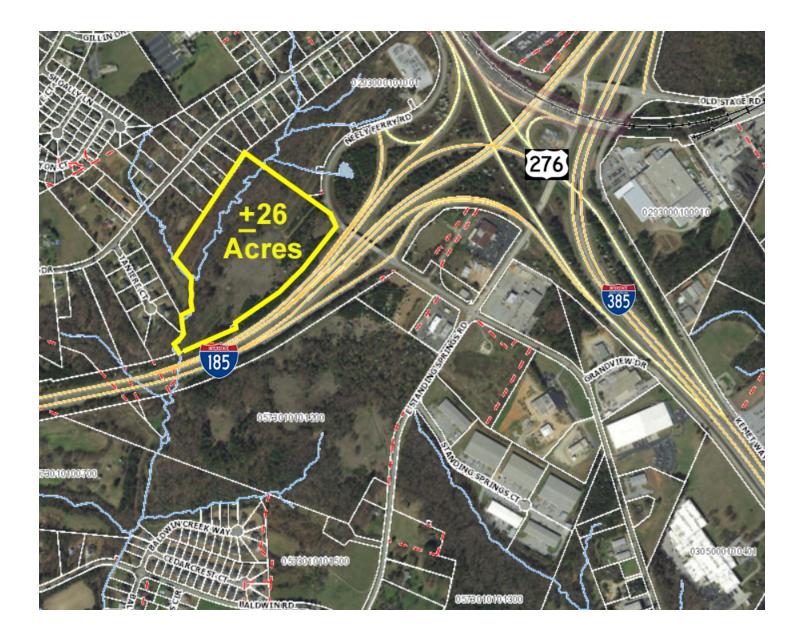
I-185 & NEELY FERRY RD.

I-185 & Neely Ferry Rd. Simpsonville, SC 29680



AVAILABLE +/-26 ACRES ZONED I-1 SALE PRICE \$39,500/ACRE

George Zimmerman, CCIM 864 250 6822



©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

I-185 & NEELY FERRY RD.

I-185 & Neely Ferry Rd. Simpsonville, SC 29680





OFFERING SUMMARY

Sale Price:	\$39,500 / Acre		
Lot Size:	+/-26 Acres		
Price / Acre:	\$39,500		
Zoning:	I-1 Industrial		

PROPERTY HIGHLIGHTS

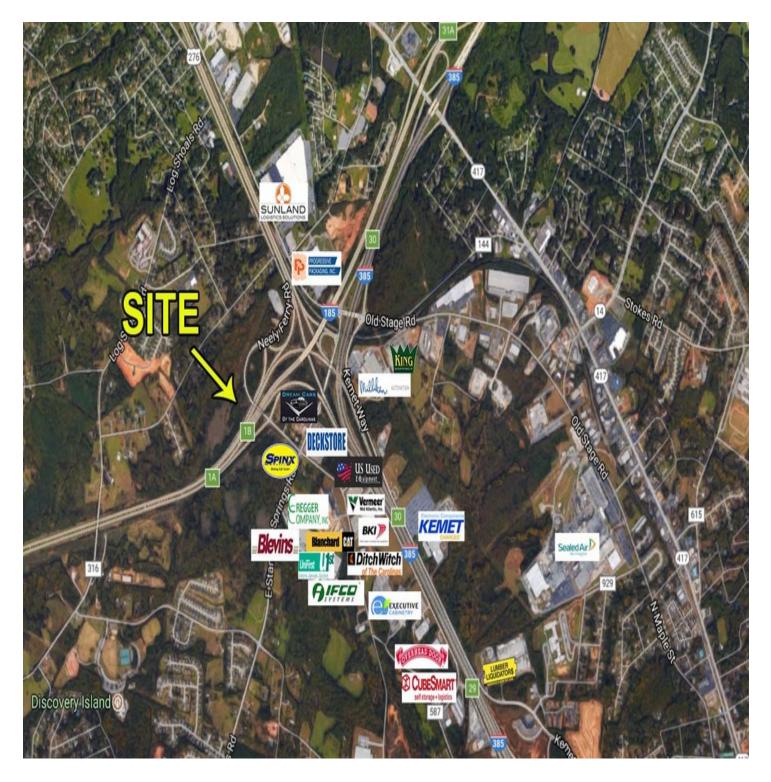
- · All utilities available
- · Excellent site with road frontage on the Southern Connector
- 2021 Traffic Count: 26,500 VPD (US Hwy. 276)
- Greenville County Tax Map No.: 0573010101200

George Zimmerman, CCIM 864 250 6822



I-185 & NEELY FERRY RD.

I-185 & Neely Ferry Rd. Simpsonville, SC 29680

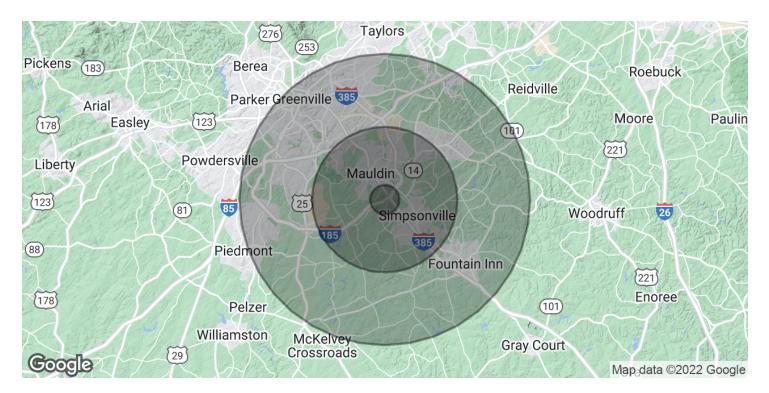


George Zimmerman, CCIM 864 250 6822



I-185 & NEELY FERRY RD.

I-185 & Neely Ferry Rd. Simpsonville, SC 29680



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,972	91,237	282,554
Average Age	38.2	37.2	37.2
Average Age (Male)	36.2	36.1	35.7
Average Age (Female)	39.2	38.1	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,188	35,508	111,522
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$55,743	\$71,422	\$74,341
Average House Value	\$165,679	\$188,295	\$236,326

* Demographic data derived from 2020 ACS - US Census



George Zimmerman, CCIM 864 250 6822