

## **+/- 3.4 ACRES COMMERCIAL SITE**

**Woodruff Rd.  
Greenville, SC 29607**

**Presented By**

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# **+/- 3.4 ACRES COMMERCIAL SITE**

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**THE OFFERING**

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Asset Marketing Brokers, Inc. is pleased to announce for sale or lease a +/- 3.40 acre site located on Woodruff Rd. in Greenville, South Carolina. The property is for sale for \$1,800,000. Any triple net lease and/or build-to-suit will be negotiated on a case-by case basis.

The property consists of two tracts:

Tract 1: +/- 3.25 acres - Lying on the South side of Woodruff Rd.

Tract 2: +/- 0.15 acres – Lying on the North side of Woodruff Rd.

This property benefits greatly from the high traffic count and visibility on Woodruff Road.

Woodruff Road Frontage: Tract 1: +/- 247 feet

Tract 2: +/- 210 feet

Site dimensions are included on the Survey later in this presentation.

**OWNERSHIP**

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The property is owned by Quality 3, LLC. Two of the members of Quality 3, LLC are also SC real estate brokers.

**LEGAL DESCRIPTION**

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The current deed is recorded in the Greenville Register of Deeds office:

**DB: 2196, Page(s) 56-59**

Copies of the tax map and deed are included later in this binder.

## **TOPOGRAPHY / DETENTION POND**

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Tract 1 is essentially flat cleared and graded with a municipal sewer line installed on site. A substantial portion of Tract 1's storm water is currently handled by an offsite detention pond (see engineering plan by "MDE Engineering, Inc." included in the Survey chapter). A mutually acceptable maintenance agreement must be negotiated with the adjoining property owner, TGC, LLC prior to closing for the use of said detention pond. TGC, LLC is the same principals as Seller. Tract 2 is unimproved.

## **LOCATION & VISIBILITY**

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This is the last large parcel located on Woodruff Road between I-385 and SC-14. Woodruff Road is a high traffic five lane road, including a center turn lane. The site has excellent visibility and exposure on Woodruff Road in both directions. Major retailers and restaurants are located close by. Refer to the Area Retailer's Map at the end of this chapter.

Key distances:

- +/- ½ mile to SC-14
- +/- 1.5 miles to I-385
- +/- 2 miles to I-85
- +/- 5.5 miles to Greenville/Spartanburg International Airport
- +/- 7 miles to downtown Greenville, SC

## **TRAFFIC COUNT**

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The latest SC Department of Transportation traffic count available was taken in 2009 just west of the subject site. The count on Woodruff Rd. was 34,200 cars per day. This information was obtained from the SC DOT. See traffic count map enclosed.

## **ZONING**

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Tract 1 of the subject property is zoned C-2, commercial district. This district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents. Tract 2 of the subject property is zoned C-1, convenience commercial district. A copy of the Zoning Ordinance is included later in this binder which defines the allowed uses and restrictions for these two zones.

The complete Greenville County Zoning Ordinance can be viewed on line at <http://www.greenvillecounty.org/gcpc/ordinances.asp>

## **FIRE DISTRICT**

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The subject property is served by the Mauldin Fire Department, station #2, located at 300 Rocky Creek Rd., which is approximately 6/10 miles from the subject property.

## **SIGN ORDINANCE**

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The maximum signage allowed in Greenville County is 225 square feet for any one particular tax map parcel. Tract 1 qualifies for this maximum allowable signage. Approximately 22 frontage feet of Tract 1 was utilized by TGC, LLC in acquiring their sign permit, which leaves Tract 1 with  $\approx$  225 ft of qualified front footage on Woodruff Road to use in calculating the maximum allowable signage. (The current sign ordinance allows 1 square foot per foot of road frontage).

For further details, refer to the enclosed sign ordinance or view the sign ordinance online at <http://www.greenvillecounty.org/gcpc/ordinances.asp>

## **UTILITIES**

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### **Sewer:**

Sewer service to the site is provided in the manner detailed below:

- (1) Metropolitan Sewer Sub district Commission, located at 103 Lydia Street (864-277-4442). This group owns the existing sewer lines. Robert Arms is the contact person. To get sewer to this site, the inadequate sewer line owned by Metropolitan Sewer Sub district had to be upgraded. The Seller has installed an approved sewer line to the property being sold. A deed reflecting this sewer easement has been recorded.
- (2) Western Carolina Regional Sewer Authority (WCRSA) is responsible for treating the sewage. They are located at 561 Mauldin Rd. in Greenville and can be reached at 864-299-0260. WCRSA is due a one time New-Account Permit Fee that is based on the meter size. WCRSA will calculate the impact fee for the Subject Property based upon the proposed development of the site that will be paid by the Buyer. Seller has already pre-paid a substantial portion of the impact fee for the property being sold. This fee was paid assuming that a large restaurant user would need servicing.
- (3) The Greenville Water System bills for the sewage treatment. For contact information see "Water" below.

### **Natural Gas:**

The natural gas supplier is Piedmont Natural Gas, located at 201 W. McBee Ave. According to Mr. Bruce Wood (864-233-7966) of Piedmont Natural Gas, two major gas lines (12" and 10") run along the north side of Woodruff Road, which could be used to supply Tract 1. See the natural gas map enclosed in the Utilities chapter of this presentation for more details.

**Water:**

Water is supplied by the Greenville Water System located at 407 W. Broad Street (864-241-6000). A 24" water main line runs along the south side of Woodruff Rd. See the water map enclosed in the Utilities chapter of this presentation for more details.

**Electricity:**

Laurens Electric Cooperative, Inc. located at 2254 Hwy 14 in Laurens is the service supplier. Chris Miers is the contact person and can be reached by phone @ 864-683-1665 or by email [customercare@laurenslectric.com](mailto:customercare@laurenslectric.com).

## **DEED RESTRICTIONS**

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**Restrictive Covenants:**

- (1) No mini-warehouse use will be allowed unless sold to an entity controlled by TGC, LLC or one of its members, Trudy Parker, Greg Justus or Christos Fotinos.
- (2) Owner(s) will retain a twenty-five (25') foot wide sewer easement in favor of TGC, LLC along the western boundary of the +/-3.25 acre parcel owned by Quality 3, LLC to the northernmost sewer manhole and extending beyond said manhole 12.5 feet.
- (3) TGC, LLC will retain a blanket ingress/egress easement across the property of Quality 3, LLC to Woodruff Road.
- (4) TGC, LLC will retain architectural and landscape approval on the +/-3.25 acre parcel (Tract 1) owned by Quality 3, LLC.

Refer to the Deed enclosed later in this presentation for further details.

## **EASEMENTS**

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**(1) Easement for Underground Power Lines**

A 5' x 5'2" easement was granted to Laurens Electric Cooperative, Inc. in order to provide electric service. This area is located on the subject site from the power pole ( at the northwest corner of Tract #1) extending westward to the TGC, LLC eastern property line boundary. This easement is recorded in DB 2196 page 60.

**(2) Dedication and Conveyance of Sanitary Sewer Line and Easement**

A 25' easement has been granted to Metropolitan Sewer Sub district in order to provide sewer service. The centerline of this easement is the sewer line. This easement is recorded in the Register of Deeds office.

Refer to the Easement chapter in this presentation for further details on the above listed easements.

# Area Retailer's Map



# Aerial

## /- 3.4 Acres Woodruff Rd Site



**Disclaimer:** This map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

**Map Scale**  
1 inch = 100 feet