

47 Pete Hollis Boulevard Greenville, SC 29601

Land For Sale | Excellent Redevelopment Opportunity

Property Type	Land, Office, Restaurant, Retail
Status	Sold
Property ID	5225
Sale Price	\$1,000,000
Acreage	+/- 1.62 Acre(s)
Zoning	RDV
County	Greenville
Tax Map	0021000101001, 0021000101000, 0021000101200, 0021000101201

AGENT CONTACT



MARK RATCHFORD, MAI

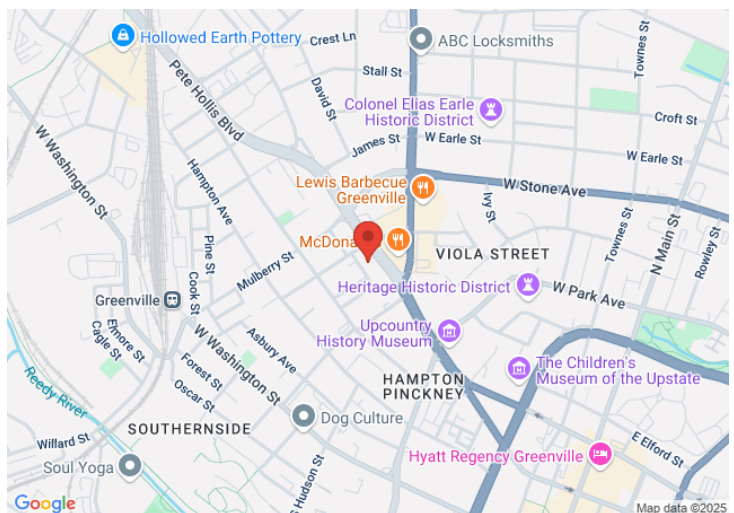
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PROPERTY FEATURES

- Corner Site with Excellent Access
- Walking Distance to Downtown Greenville
- Perfect Location for a Mixed Use Commercial Project
- Located on the Periphery of Downtown Greenville's CBD
- Adjacent to Hampton Pinckney Historic District and the Heritage Green Museum Complex
- Level Topography and High Traffic Counts
- See Adjacent Lot (under Related Properties) to form a combined +/- 1.87 Acreage



All information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. It is also subject to change without notice.

340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

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CONCEPT MIXED USE SITE PLAN

- 20,000 sf 2-story office building
- 4,200 sf office/retail free standing
- 14 units townhome—park under

TBM
NORTHERN FLANGE BOLT
ON FIRE HYDRANT
ELEV.=984.02'
(NAVD 88)

ECHOLS STREET

PETE HOLLIS BOULEVARD
(FORMERLY BUNCOMBE STREET)
(WHEEL MARK 4-6)

BUILDING—2 STORY
20,000 SF

EXISTING BUILDING

WINN STREET 12' AL
(WINN'S ALLEY)

ISON STREET

The site plan illustrates a mixed-use development. A large rectangular area is designated for a "BUILDING—2 STORY 20,000 SF". To its left, there's a section labeled "STACED TRAILING UNDER ALL UNITS" and another smaller building footprint. The plan includes several parking lots with individual spaces numbered (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14). There are also designated "GREENSPACE" areas. The site is bounded by Echols Street to the north, Pete Hollis Boulevard (formerly Buncombe Street) to the east, Winn Street 12' Al (Winn's Alley) to the south, and Ison Street to the west. A utility marker indicates a TBM Northern Flange Bolt on Fire Hydrant at elevation 984.02' (NAVD 88). Various setbacks and dimensions are noted throughout the plan.

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