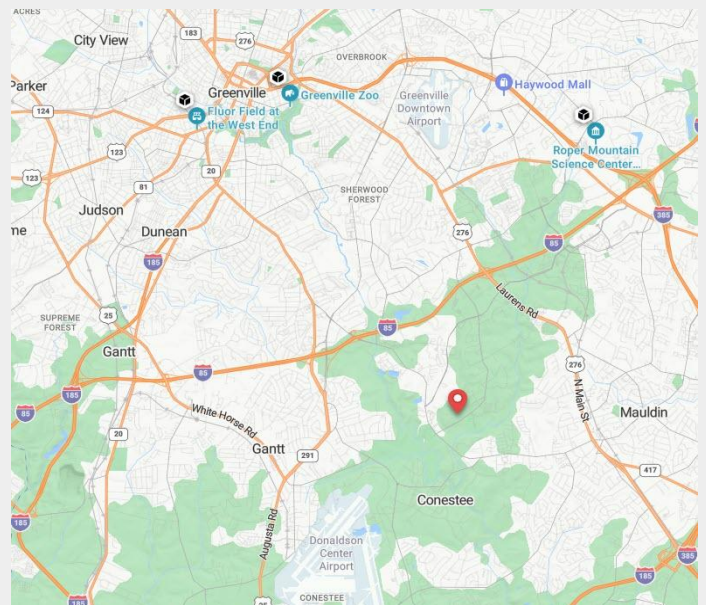


DEVELOPMENT OPPORTUNITY



Offering Summary

Price	CALL FOR OFFERS - Due April 19th, 2024
Acreage	+/- 66 AC
County	Greenville
Utilities	Sewer & Water Available
Tax Map #	M012030100104
Zoning	IX (City of Greenville)



Gary Kirby | 864-650-5556 | Gary@kdsproperties.com
Mark Masaschi, CCIM | 864-380-2614 | mark@kdsproperties.com

Property Highlights

Centrally located in the Upstate between Charlotte and Atlanta, with convenient road access to I-85

Flexible IX zoning allows for a variety of uses including: Multi-Family, Residential and Light Industrial

Suitable for a master plan development

Proximity to Conestee Nature Preserve, Greenville County Sports Recreation Complex, Swamp Rabbit Trail Extension and The Clemson University International Center for Automotive Research (CU-ICAR)

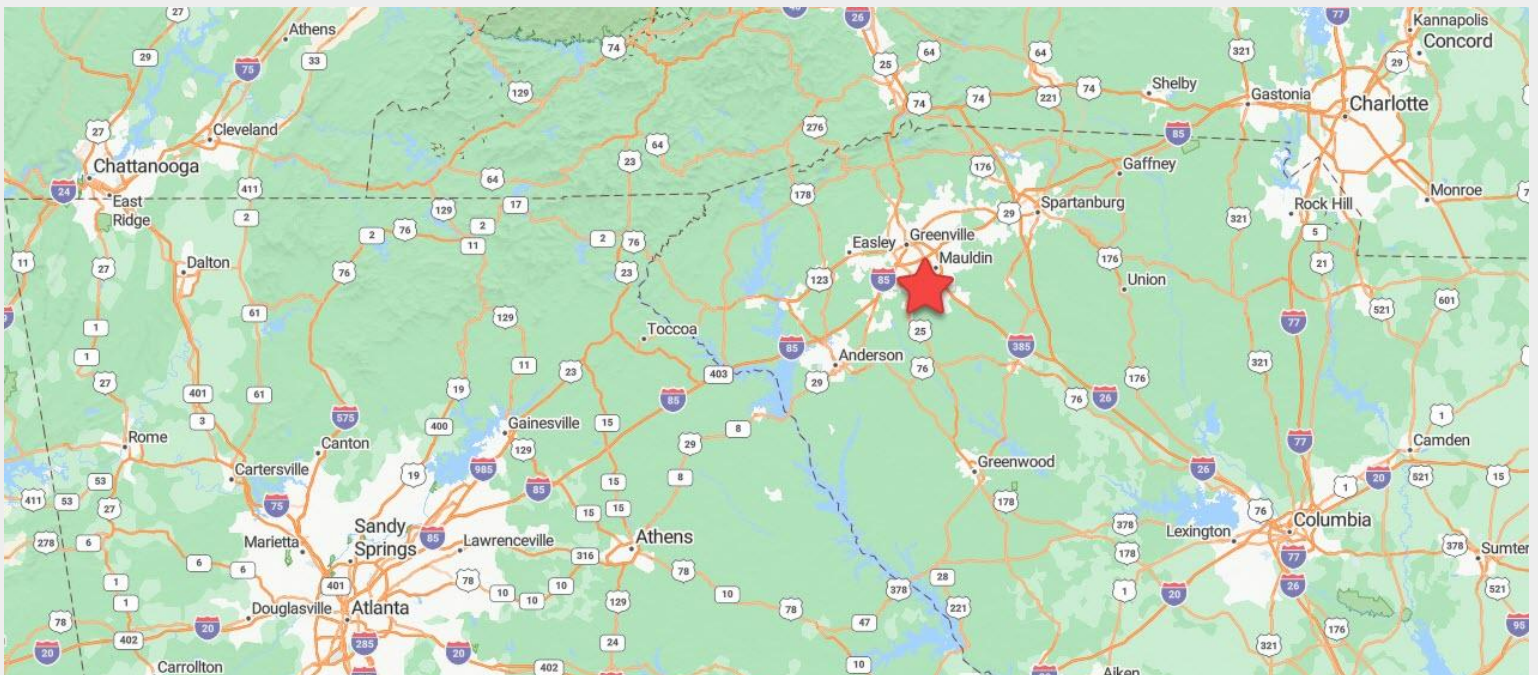
Award winning public and private schools within a 3-mile radius: Christ Church Episcopal School, JL Mann, St. Joseph's Catholic School

Offer Terms

Property will be sold via a Call for Offers process. Send offers to Gary Kirby (email) by 5pm on April 19th, 2024. Please submit qualifying details with offer including: principles of the acquiring entity, plans for development, source of funding, and portfolio examples of similar projects developed.

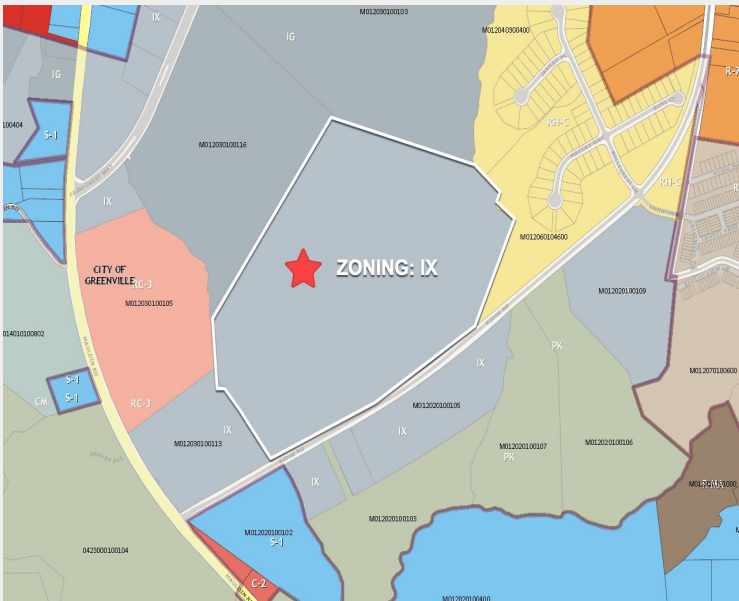
Regional Map

145 Miles to Atlanta | 138 Miles to Charlotte



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Zoning Information

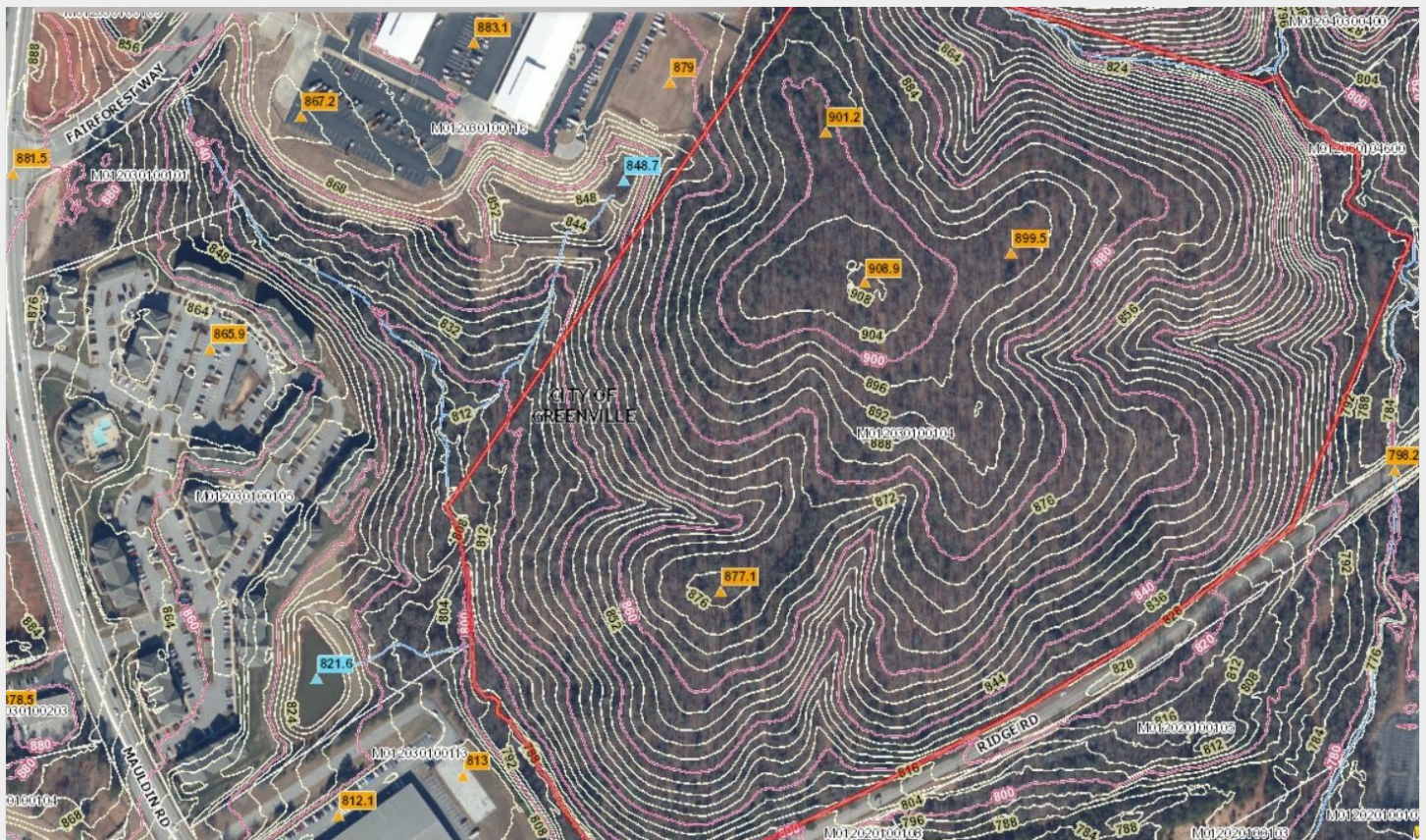
Zoned IX - Industrial Flex

Allowed Uses:

- Residential including single-family and multi-family
- Light industrial
- Ancillary Commercial Properties

Greenville, SC Zoning:

<https://www.greenvillesc.gov/DocumentCenter/View/23242/Table-of-Uses-PDF>



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Property Information

Situated in the heart of the upstate of South Carolina, lies one of the last remaining large infill tracts in the City of Greenville, and a rare opportunity for development. With close proximity to top schools, Greenville County Sports Recreation Complex, and downtown Greenville, this tract is ideal for a master plan community. However, this +/- 66 acre tract, characterized by flexible IX zoning, opens avenues for light industrial opportunities as well. Ridge Road offers convenient access to the I-85 corridor, connecting Charlotte and Atlanta to the Upstate's growing manufacturing industry. In fact, just 3 miles away from this parcel is the Clemson University International Center for Automotive Research, the nation's only graduate department of Automotive Engineering.



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+/- 66 AC
RIDGE ROAD

Located Nearby:

1

Conestee Park and Nature Preserve

4

JL Mann High School

7

Ridge Park Subdivision

2

Lead Academy

5

St. Joseph's Catholic School

8

Stanley Martin Homes at Parkland

3

Christ Church Episcopal School

6

Clemson ICAR

9

Wenwood Soccer Complex

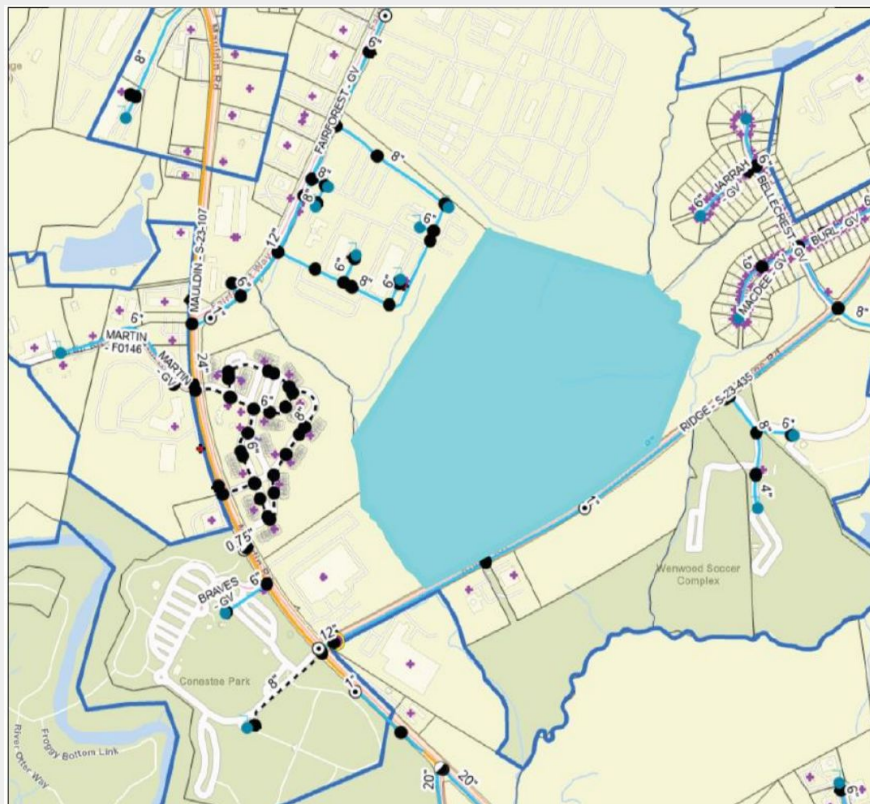
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Sewer Lines



Water Lines



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