

Woodruff Road Land

3672 WOODRUFF RD & 913 LEE VAUGHN RD, SIMPSONVILLE, SC 29681

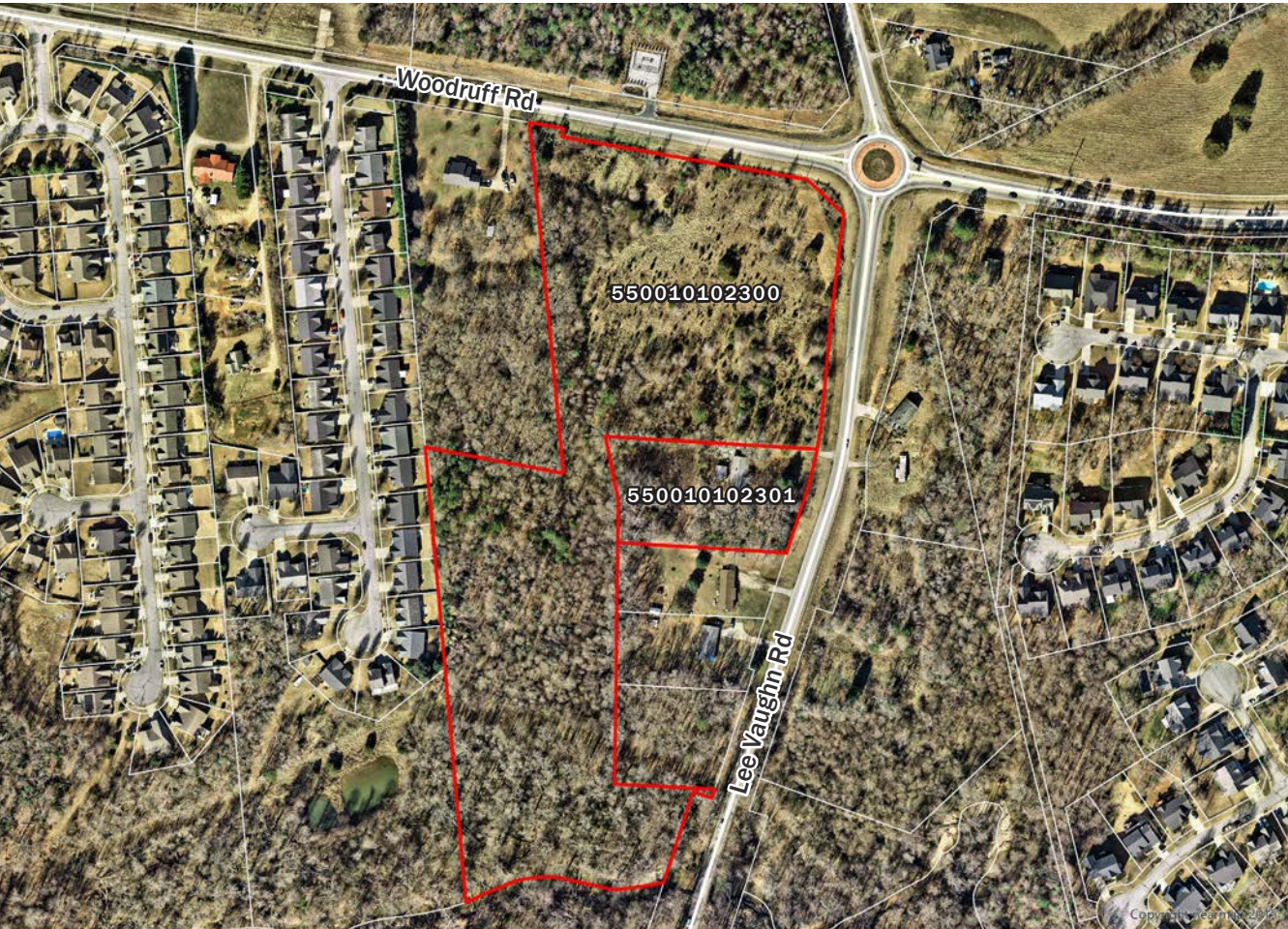


Land

FOR
Sale

SIZE
±15.92 AC

PRICE
Call for Pricing



Overview

Located at the SW corner of Woodruff Rd and Lee Vaughn Rd in a fast growing area east of Greenville, SC

Surrounded by both established and newer residential communities; has excellent access to employment, entertainment and retail services

Parcel ID: 0550010102300 & 0550010102301

Entitlements: Per CZ-2015-25; approved for a ±57,510 retail center, gas station, and public space

Zoned: PD - Planned Development

Seller may sell subject to rezoning

3.3 miles to Five Forks with major retailers Lowes, Publix, and Food Lion nearby

6.9 miles to I-385 via Woodruff Rd

±15.92 Acres For Sale



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Site Topo & Floodplain

Property Specifications

Access to Utilities

Sewer: Existing easement runs along the southern end of the property.

Water: 12" Water Line in both Woodruff Rd and Lee Vaughn Rd.

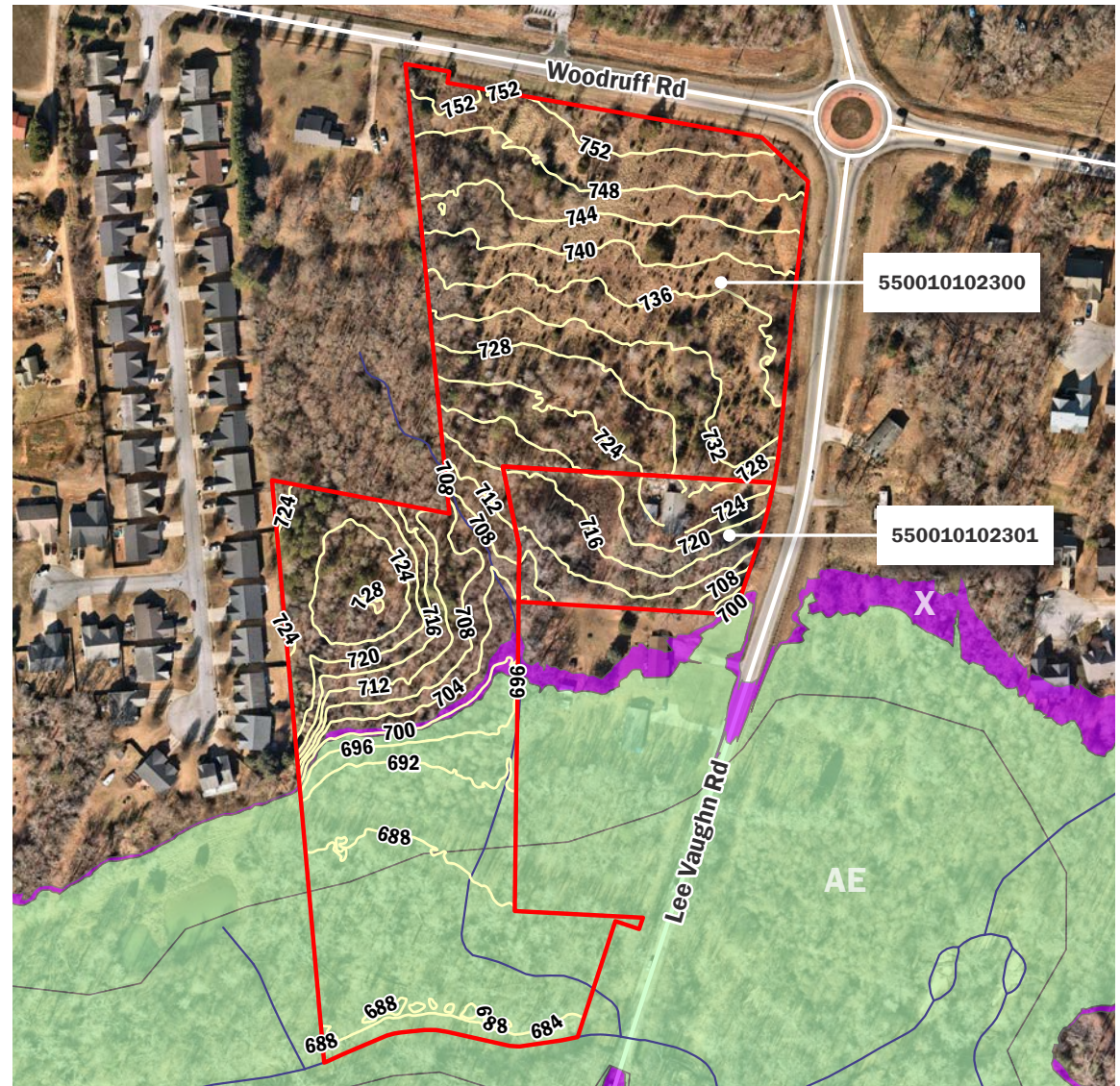
Flood Impact

Major floodway encumbers the southern portion of the property.

This area is identified in the CZ-2015-25 as the area to be dedicated to Greenville County.

Net Usable Acreage

±11 Acres, outside of flood impact area.



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Property Overview

Demographics

Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	8,008	27,817	69,605
Growth Rate	2.10%	1.29%	1.08%
Avg. HH Income	\$147,798	\$144,532	\$144,846

Traffic Count

Source: SCDOT

	AADT
Woodruff Rd	14,200 (2024)
Lee Vaughn Rd	8,900 (2024)



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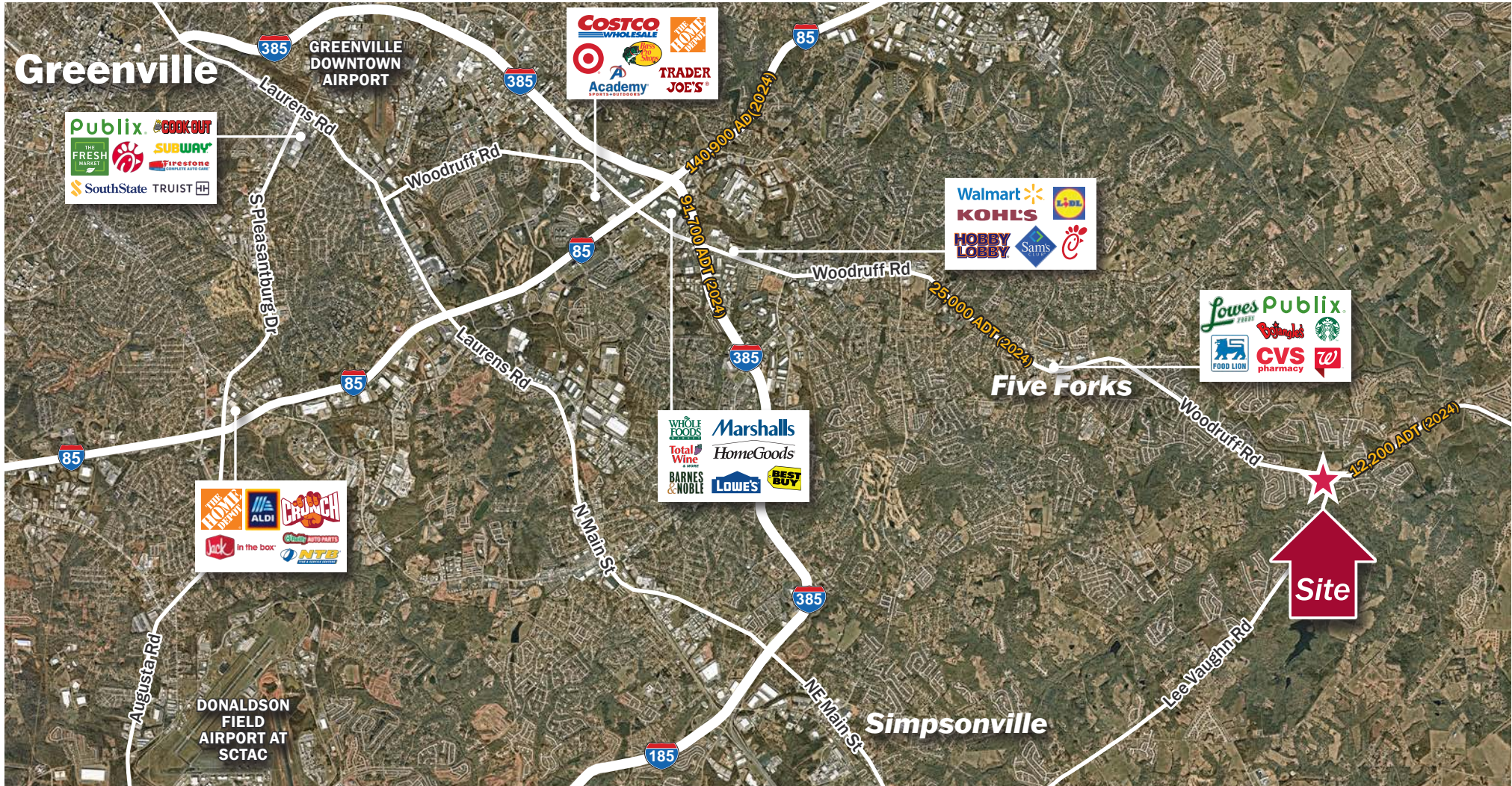
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Market Aerial



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Residential Aerial



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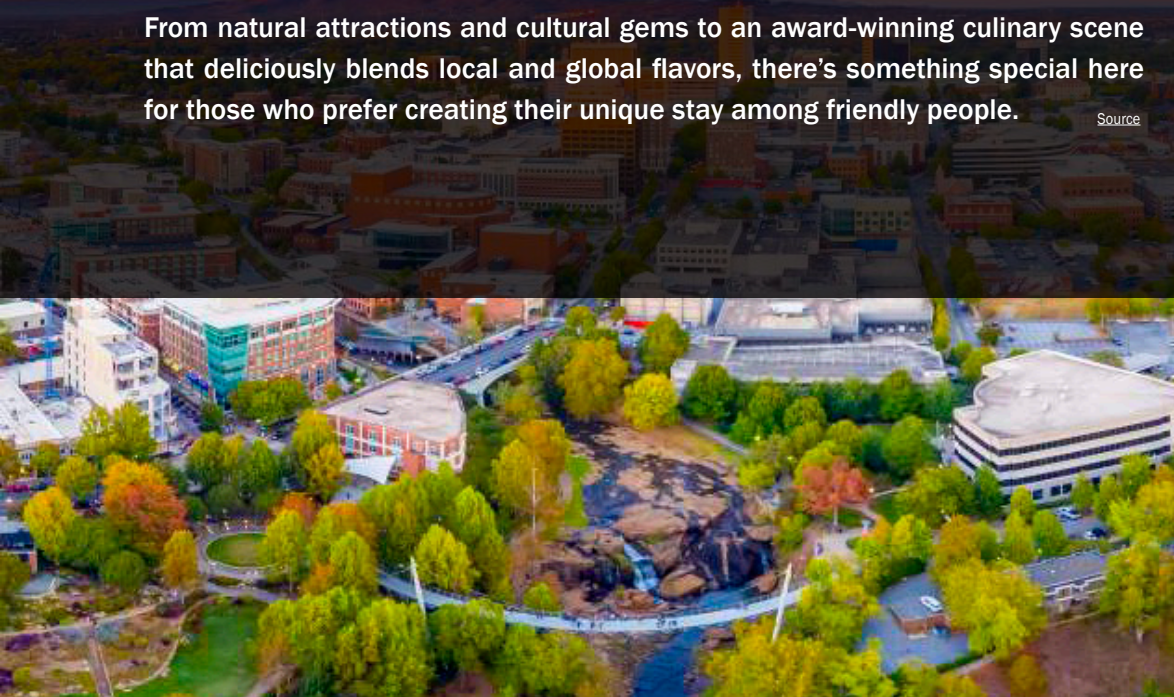
Market Overview

Greenville Market

Greenville, South Carolina is a warm, inviting, down-to-earth place where waterfalls grace the city center, mountain views fill the horizon with endless panoramas, and a remarkably cosmopolitan craft food and beverage scene delights every palate. You'll find all this and more wrapped in comfort and ease and tied with a bow of genuine Southern hospitality.

From natural attractions and cultural gems to an award-winning culinary scene that deliciously blends local and global flavors, there's something special here for those who prefer creating their unique stay among friendly people.

Source



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contact

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