

# Development Opportunity



**BERKSHIRE  
HATHAWAY**

HOMESERVICES  
C. Dan Joyner REALTORS®

COMMERCIAL DIVISION

**Excellent Redevelopment Area located at  
Hwy 25 & I 185 Interchange 21 ± Acres -  
Sold as One or individual Sites**

**J Walter Moon Blvd & Old Augusta Rd Ext**

Hope Tz Schmalzl  
Commercial Broker  
[HopeTz@JoynerCommercial.com](mailto:HopeTz@JoynerCommercial.com)  
864.630.0352

[www.JoynerCommercial.com](http://www.JoynerCommercial.com)

# Development Opportunity

J Walter Moon Blvd & Old Augusta Rd | Piedmont, SC 29673

**21± Acres Available \$250,000/Acre**

**Property can be purchased together or separate**

which include:

- Tax Map # 0593040102915 – Zoned S1  
Old Augusta Rd - 9.7 Acres
- Tax Map # 059304102920 - Zoned S1  
Old Augusta Rd - 1.0 Acres
- Tax Map # 059304102700 – Zoned R-M20  
126 Lula Grace Ln - 2.122 Acres
- Tax Map # 0593040102914 – Zoned S1  
J Walter Moon Blvd - 6.5 Acres
- Tax Map # 0593040102906 - Moon Acres Rd  
2 Acres Zoned R-1
- Water and Sewer available

Development opportunity for shopping center, multi family or other retail.

Land is located at Interchange of Hwy 25 & I 185 Toll Road.  
20,000 ± CPD cross Hwy 25 while 7500 ± CPD cross the I 185  
Toll Road daily.

Asking Price:  
**\$250,000/Acre**

Contact:

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**From Downtown Greenville take Hwy 25/Augusta Rd towards Piedmont (approx 9 miles/18 minutes). Turn left onto J Walter Moon Blvd, property will be on left and right of J Walter Moon Blvd.**

***S-1***- Services Established to provide a transition between commercial and industrial districts by allowing commercial uses which are service related and uses which involve light industry having a minimal effect of adjoining properties. The following are examples of permitted uses not limited to the following: Institutional Dry-Cleaning, Commercial and Industrial Gas Sales, Kennel (outside runs), Pest or Insect Control Business, Photo Processing (production).

***R-M2 through R-M20***- Multifamily Residential Districts Established to provide for varying population densities. Minimum lot size – No minimum lot area for single-family detached, single-family attached (townhouses, condominiums), and two-family (duplex developments) under the open space option. Minimum lot size – 7,500 sq. ft. for single-family detached and two-family (duplex developments). Minimum lot size for Multifamily dwellings – 2 acres; however, within a 2 acre multifamily development, no minimum lot size required. Density is based on a maximum number of dwelling units per acre as specified by the zoning district.

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Old Augusta Rd



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**Topographic image from Greenville county GIS** - the Greenville County Geographic Information Systems (GIS) mission is to provide accurate and timely geographic information, system access, technical assistance, and related services to meet the needs of County operations. County functions supported by GIS include real estate tax assessment, law enforcement/crime analysis, economic development, voter registration, planning and land development, emergency services, asset/work order management, and citizen access to GIS and related data via the Internet.

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### MAP LEGEND

<b>Area of Interest (AOI)</b>		Spoil Area	
Area of Interest (AOI)		Stony Spot	
<b>Soils</b>		Very Stony Spot	
Soil Map Unit Polygons		Wet Spot	
Soil Map Unit Lines		Other	
Soil Map Unit Points		Special Line Features	
<b>Special Point Features</b>		<b>Water Features</b>	
Blowout		Streams and Canals	
Borrow Pit		<b>Transportation</b>	
Clay Spot		Rails	
Closed Depression		Interstate Highways	
Gravel Pit		US Routes	
Gravelly Spot		Major Roads	
Landfill		Local Roads	
Lava Flow		<b>Background</b>	
Marsh or swamp		Aerial Photography	
Mine or Quarry			
Miscellaneous Water			
Perennial Water			
Rock Outcrop			
Saline Spot			
Sandy Spot			
Severely Eroded Spot			
Sinkhole			
Slide or Slip			
Sodic Spot			

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Greenville County, South Carolina  
 Survey Area Data: Version 11, Sep 27, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 5, 2013—Oct 20, 2013

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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## Demographic and Income Comparison Profile

J Walter Moon Blvd, Piedmont, South Carolina, 29673  
Rings: 1, 3, 5 mile radii

For Reference Use Only  
Latitude: 34.72047  
Longitude: -82.38517

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	1,231	8,511	42,523
Households	471	3,252	15,917
Families	338	2,323	11,492
Average Household Size	2.61	2.62	2.65
Owner Occupied Housing Units	302	2,284	11,293
Renter Occupied Housing Units	169	968	4,624
Median Age	34.9	35.9	35.5
<b>2016 Summary</b>			
Population	1,276	9,340	47,001
Households	483	3,518	17,309
Families	343	2,479	12,360
Average Household Size	2.64	2.65	2.70
Owner Occupied Housing Units	299	2,403	11,984
Renter Occupied Housing Units	184	1,115	5,324
Median Age	35.8	37.1	36.6
Median Household Income	\$52,559	\$47,402	\$45,060
Average Household Income	\$66,029	\$61,319	\$60,025
<b>2021 Summary</b>			
Population	1,327	10,125	51,197
Households	501	3,792	18,732
Families	354	2,652	13,302
Average Household Size	2.65	2.67	2.72
Owner Occupied Housing Units	310	2,587	12,948
Renter Occupied Housing Units	191	1,205	5,784
Median Age	35.9	38.0	37.6
Median Household Income	\$57,070	\$51,392	\$49,803
Average Household Income	\$73,424	\$67,332	\$65,353
<b>Trends: 2016-2021 Annual Rate</b>			
Population	0.79%	1.63%	1.72%
Households	0.73%	1.51%	1.59%
Families	0.63%	1.36%	1.48%
Owner Households	0.73%	1.49%	1.56%
Median Household Income	1.66%	1.63%	2.02%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

February 08, 2017



## Traffic Count Profile

J Walter Moon Blvd, Piedmont, South Carolina, 29673  
Rings: 1, 3, 5 mile radii

For Reference Use Only  
Latitude: 34.72047  
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.56	Old Augusta Rd	Antioch Church Rd (0.06 miles S)	2010	1,900
0.65	Old Grove Rd	Sterling Grove Rd (0.11 miles NW)	2010	75
0.93	Antioch Church Rd	S-23-331 (0.12 miles NE)	2003	3,300
0.93	Augusta Rd	Sterling Grove Rd (0.16 miles S)	2010	19,600
1.36	I- 185	Reedy Fork Rd (0.24 miles E)	2010	7,300
1.68	Perimeter Rd	Milledge Rd (0.18 miles SW)	2005	3,600
1.85	Sandy Springs Rd	Mimms Rd (0.16 miles SE)	2010	3,300
1.88	Augusta Rd	Bessie Rd (0.18 miles NE)	2010	14,800
1.93	Augusta Rd	Donaldson Rd (0.15 miles N)	2003	19,500
2.08	Antioch Church Rd	Fork Shoals Rd (0.31 miles NE)	2010	3,200
2.08	I- 185	Ells Country Ests (0.54 miles NW)	2010	6,900
2.20	Griffin Mill Rd	Quiet Lake Ct (0.17 miles NE)	2010	1,150
2.23	Bracken Rd	Ells Country Ests (0.59 miles W)	2010	1,200
2.25	W Georgia Rd	Mimms Rd (0.12 miles E)	2010	1,250
2.45	Augusta Rd	Beechtree Blvd (0.05 miles S)	1997	16,200
2.54	Bessie Rd	Old Gunter Rd (0.13 miles E)	2010	6,700
2.69	Donaldson Rd	Chapel Rd (0.09 miles N)	1997	5,400
2.79	Donaldson Rd	Chapel Rd (0.00 miles S)	2010	4,800
2.79	Bethuel Church Rd	Augusta Rd (0.10 miles W)	2010	175
2.90	S Fairfield Rd	Tripps Cir (0.25 miles E)	2010	500
2.91	Ashmore Bridge Rd	Tar Blvd (0.10 miles W)	2010	6,600
2.95	Garrison Rd	Reedy Fork Rd (0.22 miles E)	1997	750
3.12	Piedmont Golf Course Rd	Cromwell Blvd (0.14 miles SE)	2010	2,200
3.21	Fork Shoals Rd	Holcombe Rd (0.15 miles NW)	2010	5,200
3.33	Pecan Ter	Donaldson Rd (0.06 miles SE)	1997	3,600
3.38	Fork Shoals Rd	Standing Springs Rd (0.08 miles N)	2010	7,100
3.38	Main St	Standing Springs Rd (0.14 miles NE)	2010	1,950
3.40	White Horse Rd	White Horse Rd Exn (0.04 miles SE)	2010	6,700
3.42	Piedmont Hwy	Old Greenville Rd (0.04 miles S)	1997	6,700
3.46	Main St	Standing Springs Rd (0.04 miles E)	1997	2,500

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2016 to 1963. Over 25% of the counts were taken between 2010 and 2016 and over 77% of the counts were taken between 2000 and 2016. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2016 Kalibrate Technologies

February 08, 2017



## KEY FACTS

1,276

Population



2.64

Average Household Size

35.8

Median Age

\$52,559

Median Household Income

## BUSINESS



98

Total Businesses



2,467

Total Employees

## INCOME



\$52,559

Median Household Income



\$24,967

Per Capita Income



\$61,465

Median Net Worth

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## EDUCATION



No High School Diploma



28%

High School Graduate



27%

Some College



31%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



60%

White Collar



22%

Blue Collar



17%

Services



Unemployment Rate

## Households By Income

This area

The largest group: \$50,000 - \$74,999 (25.3%)

The smallest group: \$150,000 - \$199,999 (1.7%)

Indicator	Value	Difference	
<\$15,000	10.6%	-2.5%	
\$15,000 - \$24,999	7.9%	-4.1%	
\$25,000 - \$34,999	7.2%	-3.7%	
\$35,000 - \$49,999	20.1%	+6.4%	
\$50,000 - \$74,999	25.3%	+7.6%	
\$75,000 - \$99,999	13.7%	+2.2%	
\$100,000 - \$149,999	10.4%	-2.2%	
\$150,000 - \$199,999	1.7%	-2.9%	
\$200,000+	2.9%	-0.9%	

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