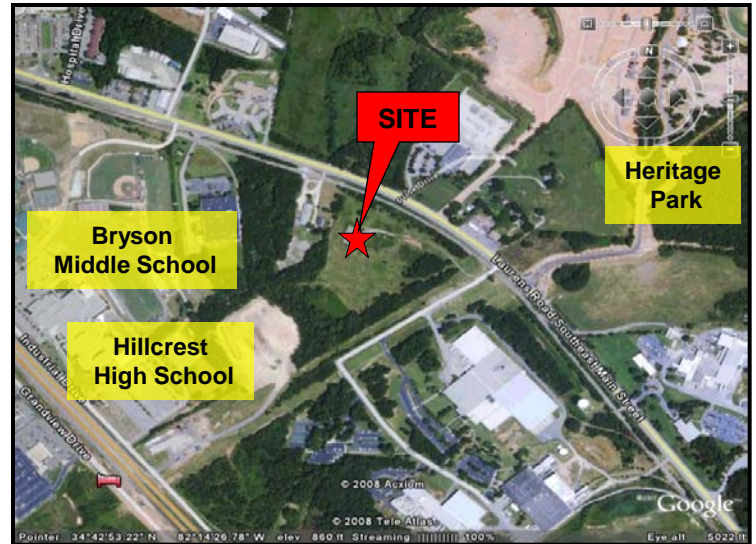


# Simpsonville Development Opportunity

## 21+/- Acres (Will Subdivide)

**MAJOR PRICE REDUCTION**



### PROPERTY FEATURES

- SIZE:** 21+/- Acres
- ZONING:** I-1 (Industrial), downward rezoning should be straight forward
- SUBDIVIDE:** Owner will subdivide
- PRICING:** ~~\$100,000/Acre~~ **Now \$60,000/Acre**
- TAX ID:** 03230101200
- COMMENTS:** Adjacent to Heritage Park and Hillcrest High School, close proximity to I-385, rail access, all utilities, potential access to I-385 Frontage Road.

**Leif Busby**

[lbusby@windsor-aughtry.com](mailto:lbusby@windsor-aughtry.com)

**CONTACT**

864-271-9855 OR 800-487-8241

**Andy Parnell**

[aparnell@windsor-aughtry.com](mailto:aparnell@windsor-aughtry.com)



No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals.

864-271-9855 / PO BOX 16449 / GREENVILLE, SC 29606-7449

