

# Lwood's Farm

Lakewood Drive  
Mauldin, South Carolina



# EXECUTIVE SUMMARY

*In 2014 Mauldin was named one of the Top 5 places  
to live in South Carolina by movoto.com*



For additional information please contact:

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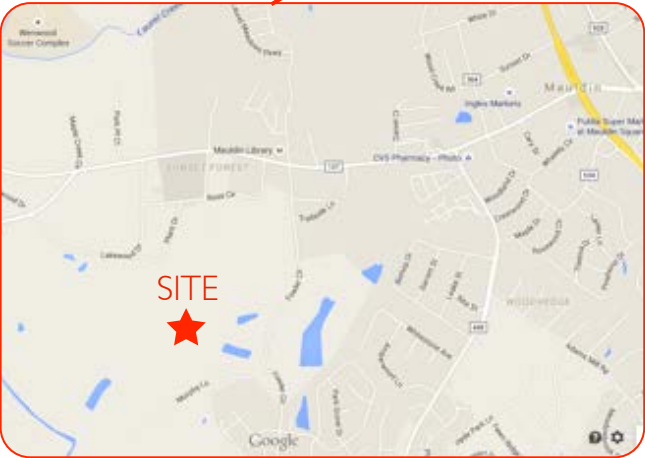
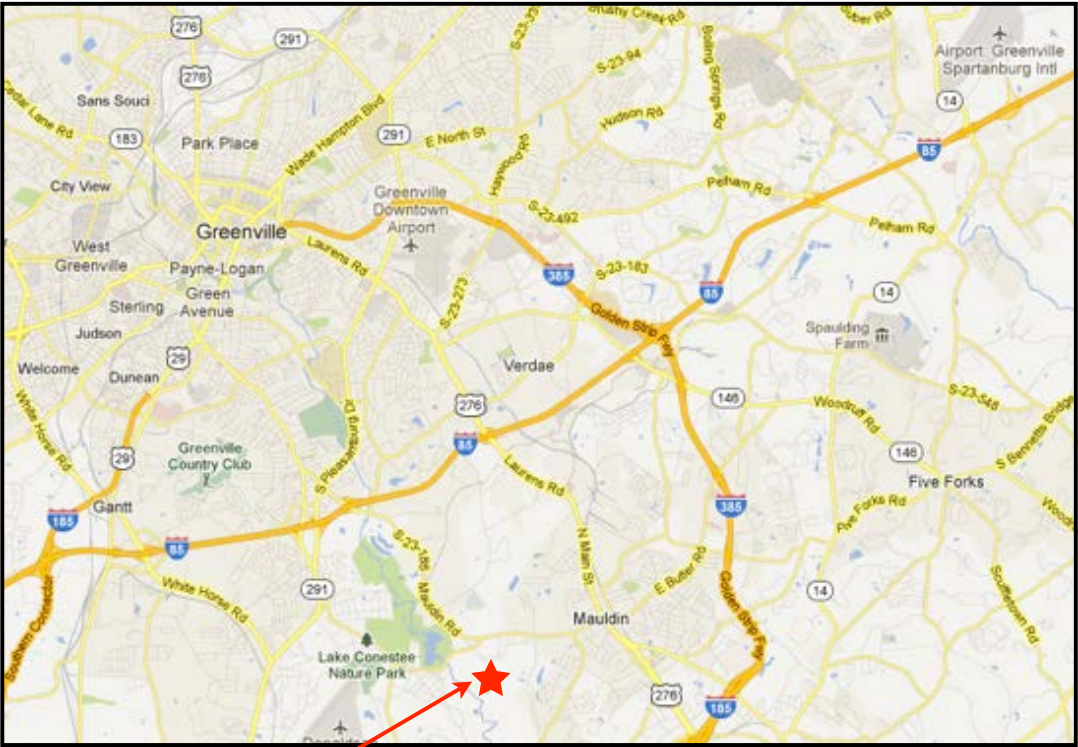
40 W. Broad St. Suite 500  
Greenville, SC 29601  
[www.windsoroughtry.com](http://www.windsoroughtry.com)

PROPERTY:	+/- 135 Acres
ADDRESS:	Lakewood Drive
CITY:	Currently just outside city limits of Mauldin
STATE:	South Carolina
COUNTY:	Greenville
ZONING:	RS - Can be Re-zoned/Annexed into City of Mauldin
UTILITIES:	All Utilities Available
TRAFFIC COUNTS:	
Mauldin Road	19,743 VPD
DEMOGRAPHICS - 3 mile Radius	
Population	34,468
Avg. Household Income	\$65,041
No. of Households	14,774
FEATURES	Within 2 miles of Grocery, Pharmacy and Restaurants. Within 1 mile of two public parks. 2,100 Ft frontage on Reedy River +/- 2.5 acre pond
PRICE:	\$20,000 per Acre

**A Premier Residential Development Site:**

# STREET MAP

The site is located just south of West Butler Road near the intersection of West Butler Rd. and Lakewood Drive adjacent to the city limits of Mauldin, South Carolina. I-85 and I-385 interstates are easily accessible, via full access interchanges at Mauldin Rd and East Butler Rd within a few miles of the site. Downtown Greenville, Woodruff Road shopping, ICAR, Donaldson Center, and GHS Hospital are all within +/- 10 minutes of the site.

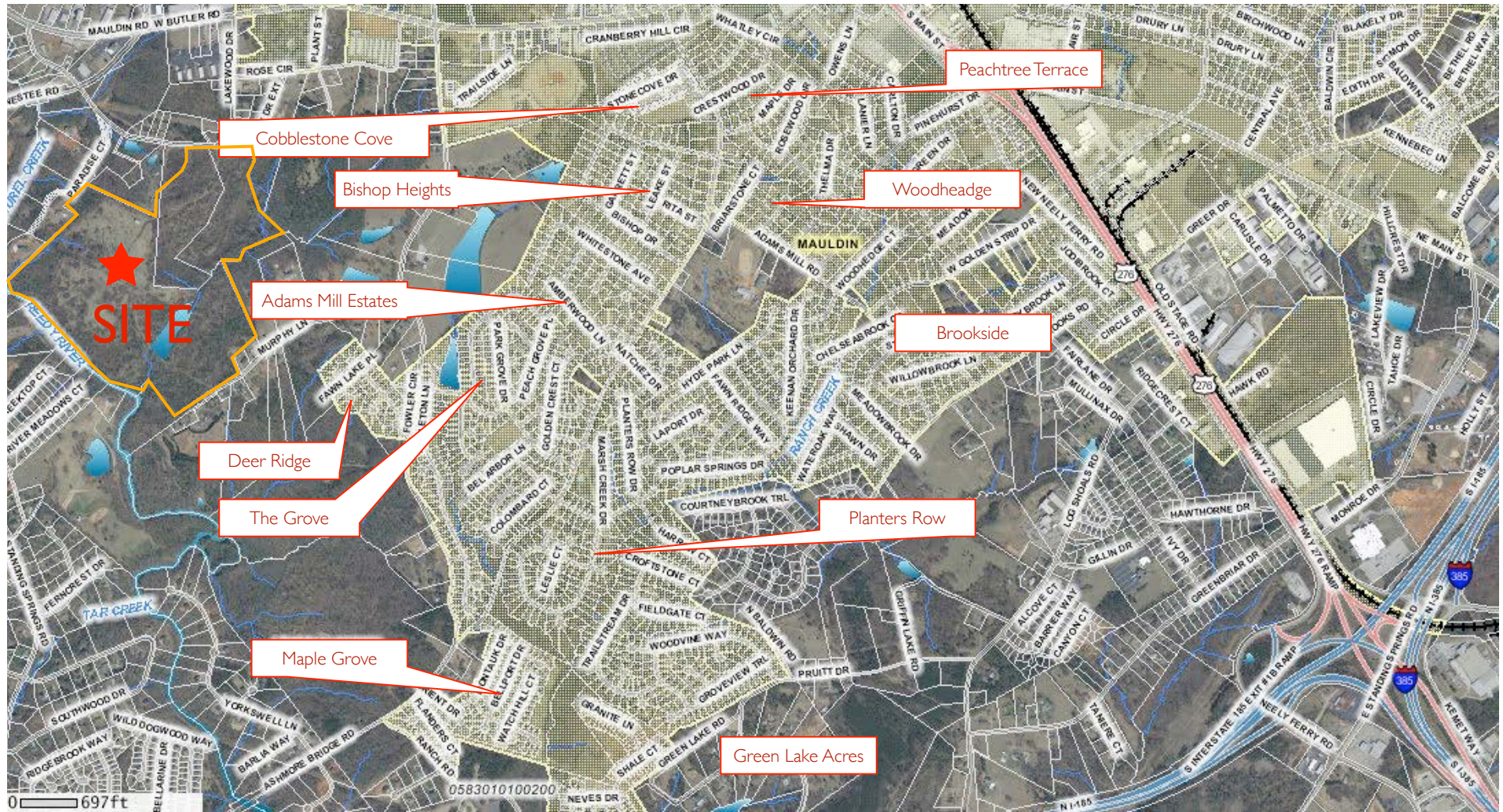


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# AREA SUBDIVISIONS



# GIS MAP



Additional +/- 10 Acres currently for sale that could be purchased for additional entrance.

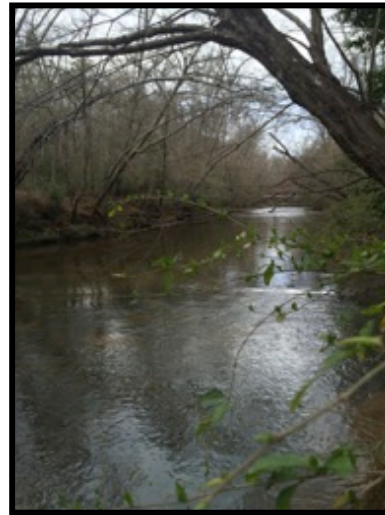
# FEATURES



Approximately 2,100 feet of frontage along the Reedy River borders the site to the southwest. The shoals create a tranquil setting, ideal for public open space containing picnic shelters and walking trails, a coveted amenity of any residential development.



# FEATURES



*The site contains a +/- 2.5 acre pond, adding to the natural setting and amenities of a residential development.*





# FEATURES

## Consetee Park



- Five (5) Baseball / Softball Diamonds
- Former Greenville Braves Baseball Stadium
- Home to Greenville Little League
- Playground
- Dog Park
- Corporate Picnic Shelter (200 seat capacity)
- Six miles of Nature Trails
- Entrance to Consetee Nature Park 100 yds away

*Two public parks are located within 1 mile of the site.*

## Mauldin Sunset Park



- Four (4) Baseball / Softball Diamonds
- Two (2) Picnic Shelters
- 1/2 Court Basketball (Outdoor)
- Playground
- Restrooms
- Concession Stand
- Batting Cage
- Press Box
- Walking Trail
- Miracle League Field
- Two (2) Multi-Purpose Fields



Located within 1.5 miles of the site



## FEATURES

Lake Conestee Nature Park consists of approximately 400 acres of beautiful natural habitat on the Reedy River just 6 miles south of downtown Greenville, South Carolina. The park contains both hardwood and evergreen forest, extensive wetlands, 3 miles of the Reedy River, and a rich diversity of wildlife habitat. Deer, raccoon, beaver, fox, river otter, and various small mammals inhabit the park, along with numerous species of reptiles and amphibians. Over 190 bird species have been reported by the Greenville County Bird Club. The park has been designated as an Important Bird Area of Global Significance by the National Audubon Society.

Lake Conestee Nature Park currently offers approximately three miles of natural surface trails, two miles of paved trails and almost 2,000 linear feet of boardwalks. Future trail plans include an extension of the Swamp Rabbit Trail along the Reedy River to I-85.

