

AUGUSTA RD @ W. GEORGIA RD  
PIEDMONT, SC

# LAND FOR SALE



## PROPERTY FEATURES

- +/- 9.7 AC
- Rezoned to C-3 - Greenville County
- Tax Map # 060202010200
- Excellent Topography
- Signalized corner of Augusta Road (18,600 VPD) and W. Georgia Road (1,450 VPD)
- +1500 ft. of road frontage

- Price:
  - Total Site +/- 9.7 Acres - \$1,650,000
  - Corner Lot +/- 2.5 Acres - \$850,000



**Ben Goforth**

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**Leif Busby**

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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. William J. Alexander, IV - Broker In Charge





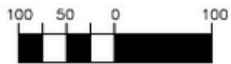
## CONCEPT PLAN



**blueWATER**  
civil design  
bluewater civil design, llc  
718 Leavelle Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com

### site data

jurisdiction: Greenville County  
tax map no.: 0602020102000  
zoning: C-3  
parcel area: 9.75± acres



scale: 1" = 100'

COMMERCIAL  
PIEDMONT, SC

STUDY PLAN

**SP-1**



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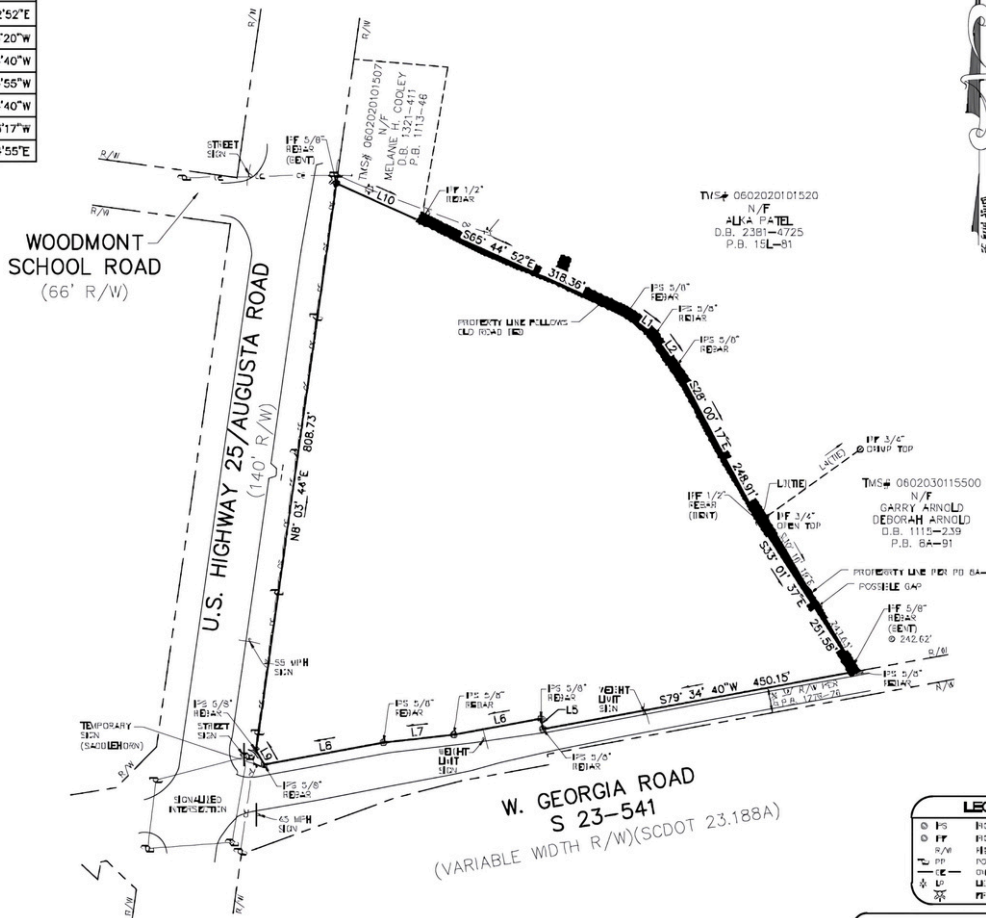
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# LAND FOR SALE OR BUILT TO SUIT

## SURVEY

Line #	Length	Direction
L1	49.53	S52°40'16"E
L2	53.76	S35°23'10"E
L3(ME)	11.73	N53°30'06"E
L4(ME)	164.20	N54°22'52"E
L5	15.00	N10°25'20"W
L6	125.00	S79°34'40"W
L7	100.24	S83°34'55"W
L8	171.33	S79°34'40"W
L9	23.14	N29°53'17"W
L10	131.42	S65°44'55"E



### SURVEYOR'S NOTES:

1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY INFORMATION WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD QUALITY FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND NO OTHER EXCEPT THE REQUIREMENTS FOR A PLAT AS SET FORTH AS SET FORTH IN THE PROVISIONS OF THE SOUTH CAROLINA SURVEYING ACT, THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED HAZARDOUS AREA.

2. THE SURVEYOR'S "CERTIFICATE" OR "CERTIFICATION" AS SET FORTH HAS BEEN OBTAINED TO BE AN EXERCISE OF PROFESSIONAL JUDGMENT OF THE SURVEYOR, BASED UPON THE BEST AVAILABLE INFORMATION AND BELIEF, AS SUCH DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

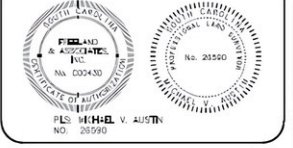
### LAND AREA:

42,106 SQ.FT.  
9.67 ACRES



FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE, SC 29609  
TEL: (864) 271-1024 FAX: (864) 233-8315  
EMAIL: info@freeland-associates.com

DRAWN BY:	PATY (C) 06/20/2015
REF. PLAT BOOK:	N/A
REF. (E) BOOK:	160-1684
TAX MAP:	0602020102000
DATE OF SURVEY:	06-20-2015
DATE OF DRAIN:	06-20-2015
DRAWING NO.:	79685
DATE OF LAST REVISION:	



STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY

BOUNDARY SURVEY  
FOR  
WAC AUGWA, LLC

SITE ADDRESS:  
AUGUSTA ROAD & W. GEORGIA ROAD  
PIEDMONT, SC 29673

### LEGEND

- PS BORN IN SET
- IF BORN IN FOUND
- R/W RIGHT-OF-WAY
- PP POWER POLE
- CE CEMENT ELECTRIC LINE
- UP LIGHT POLE
- XX FEE EASEMENT

THIS PLAT IS NOT A SUBSTITUTION AS SET FORTH IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, SECTION 10.

NOTICE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 46-29-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL SIGNATURE AND DATE. PRIOR FURNISHING OF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED. IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.



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STAY CONNECTED