

±47.74 ACRE DEVELOPMENT OPPORTUNITY

1010 Old Easley Highway | Greenville, SC 29611

SALES PRICE: \$53,000/Acre



CALL FOR OFFERS DUE AUGUST 15, 2025

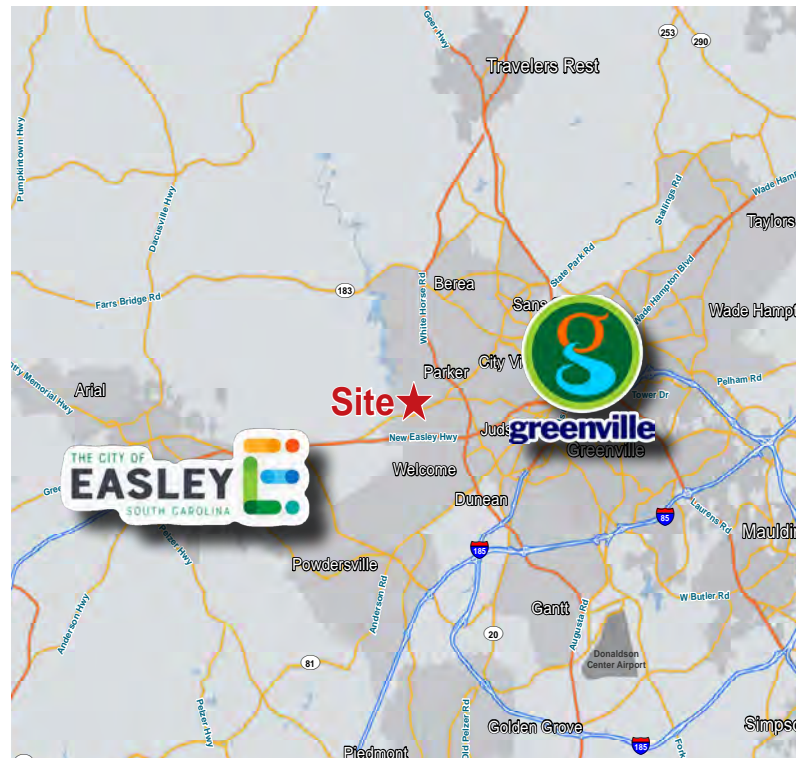
Property Features

- ±47.74 acres of land ideal for development
- Greenville Count Tax Map #0238010403200 (P/O)
- Asking Price: \$2,530,220
- ±381.67' of frontage on Old Easley Highway
- ±1,260' of frontage on Old Bent Bridge Road
- R-S zoning
- All utilities available
- Less than 1 miles from intersection of US Hwy 123 & US Hwy 25

Demographics

	3 MILE	5 MILE
2024 POPULATION	40,244	114,552
2029 PROJECTED POPULATION	42,630	122,926
2024 HOUSEHOLDS	15,481	46,864
2024 AVG HH INCOME	\$69,495	\$104,244

±3 MILES TO DOWNTOWN GREENVILLE



NAI Earle Furman

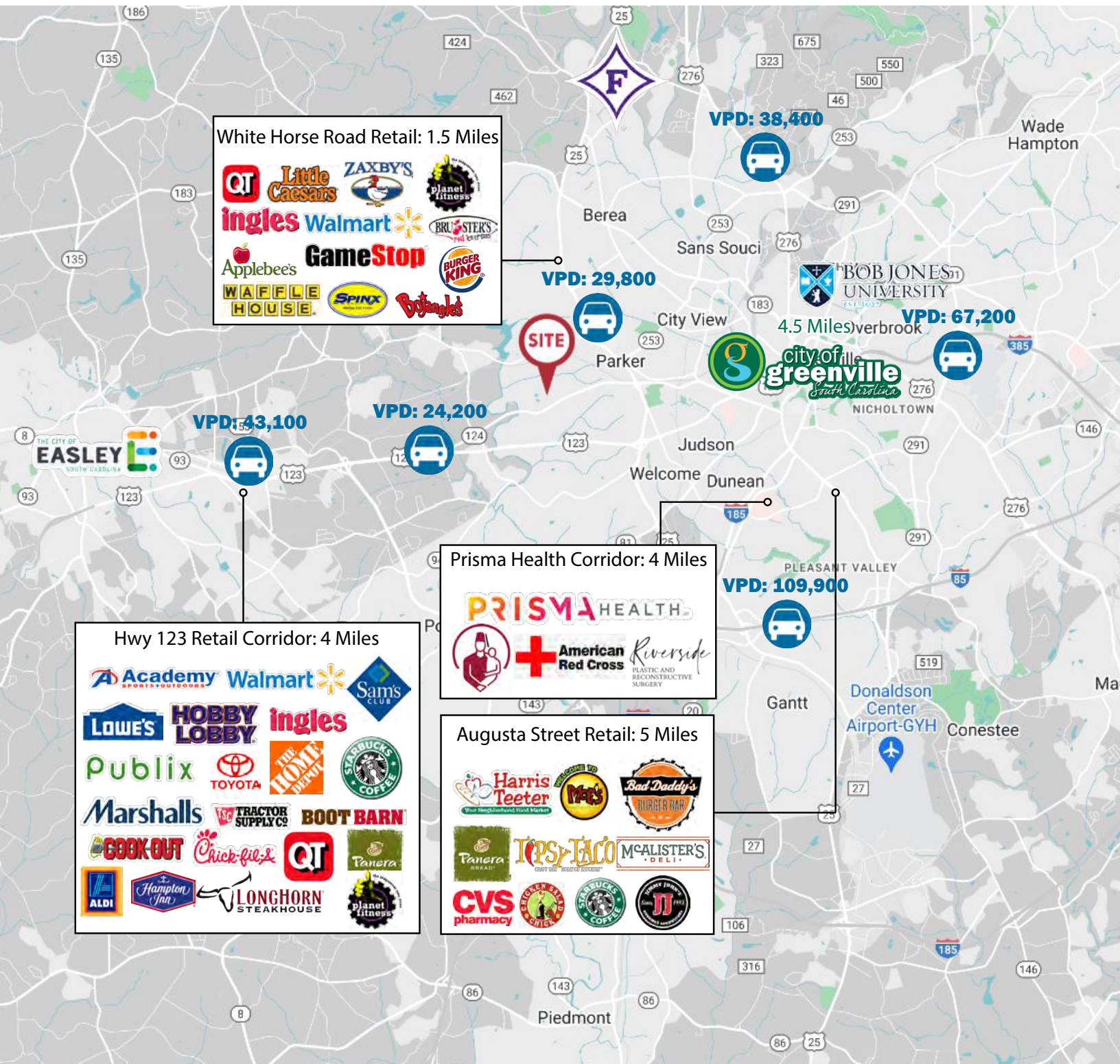
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John Etheridge
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101 E Washington St
Greenville, SC 29601
huffcreekproperties.com

PROPERTY LOCATION

1010 Old Easley Highway | Greenville, SC 29611



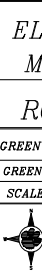
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PROPERTY PHOTOS

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MAP SET

1010 Old Easley Highway | Greenville, SC 29611

Aerial



2005 Infrared



Topographical Map



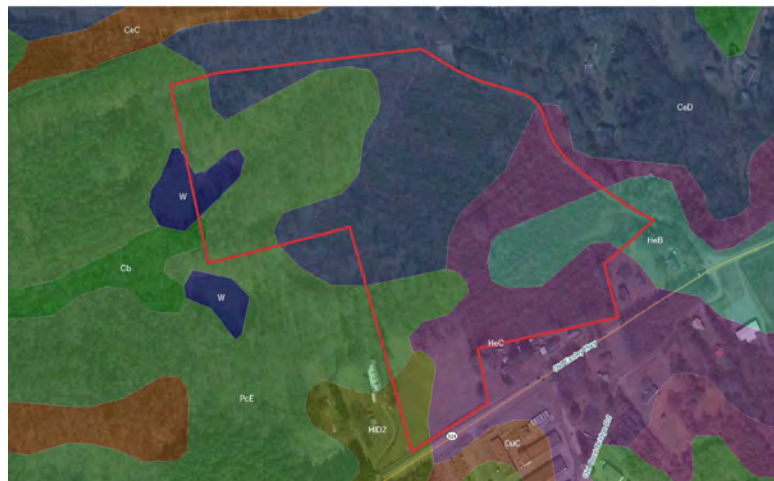
FEMA Flood Zones



National Wetlands Inv.



Soil Survey



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DEAL STRUCTURE

1010 Old Easley Highway | Greenville, SC 29611

CALL FOR OFFERS FORMAT

The detail requirements set forth in the Call for Offers Format are recommended. Failure by any Proposer to respond to a specific requirement may result in disqualification. The Seller reserves the right to accept or reject any or all proposals. Offerors are reminded that proposals will be considered exactly as submitted. Points of clarification will be solicited from proposers at the discretion of the Seller.

All costs incurred by the Proposer associated with RFP preparations and subsequent interviews and/or negotiations, which may or may not lead to execution of an agreement, shall be borne entirely and exclusively by the proposer.

The purpose of the Proposal is to demonstrate the technical capabilities, professional qualifications, past project experience, and knowledge within this industry. Proposal must address all of the points outlined herein as required.

1. **Transmittal Letter** – A transmittal letter must be submitted with a proposal which shall include:
 - a. The RFP subject - 1010 Old Easley Hwy Project
 - b. Name of the firm/person responding, including mailing address, email address, telephone number, and name of contact person.
 - c. Name of person or persons authorized to make representations on behalf of the consultant, binding the firm to a contract.
2. **Qualifications and Experience**
 - a. Identify the primary members of the development team and their roles for this project
 - b. Provide an overview of their experience.
 - c. Include developer staff as well as any consultants having key roles in the designing or marketing of this project.
 - d. Provide a brief list of previously completed projects which are comparable to this project.
 - e. Provide any supporting material which may be helpful in illustrating the firm's capabilities relative to this project.
3. **Project Summary** – A written narrative of the proposed development. This narrative should describe sufficient detail of the overall scope of the project. The summary should include the following:
 - a. Describe and explain the concept of the development for the site, its surrounding context and the market it will serve.
 - b. Identify with clarity the time frame within which the proposed project would be started and completed and demonstrate the capacity to provide full performance in the time frame.
 - c. Identify any proposed public-private partnership arrangements and the expected role of each party.
 - d. Explain approach to resolve impact concerns with local government permitting authorities and utility providers
 - e. Describe formal assurances to be provided to the Seller for full performance by the developer in the design, construction, and implementation of the project plans, such as contractual obligations, insurance policies, performance bonds, etc.

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4. Financial Responsibility

- a. Provide a list of financial and project references. Include name, address, position, telephone number and a brief description of relationship.
- b. Provide evidence of financial capability to complete project.

5. Purchase Price

- a. Provide a purchase proposal. Include the land price, the assumption made to justify the price, and the time needed for planning, design, permitting, and closing.

EVALUATION OF PROPOSALS

The Sellers will evaluate proposals based on the factors outlined within this RFP and the evaluation criteria, which shall be applied to all eligible, proposals in selecting the successful developer. The Sellers reserve the right to disqualify any proposal for, but not limited to, person or persons it deems as non-responsive and/or non-responsible. The Sellers reserve the right to make such investigations to the qualifications of the proposer as it deems appropriate.

All offers must be submitted by August 15, 2025

Showings for pre-qualified buyers by appointment only.