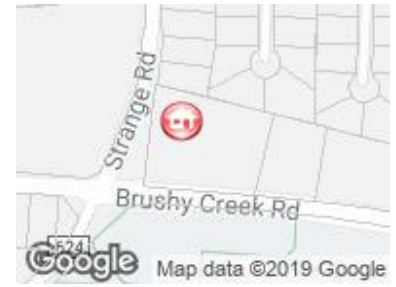


ALL FIELDS DETAIL



MLS # 1389003
Class Lots/Land
Type Acreage
Area 021
Subdivision None
Listing Price \$250,000
Address 1305 Brushy Creek Road
City Taylors
State SC
Zip 29687
Status Active
Sale/Rent For Sale

Type Property Other - See Remarks
Lot Size/Acreage 2 - 5 Acres



DIRECTIONS

Directions Property located at the corner of Brushy Creek Road and Strange Road in Taylors, across from Eastside High School.

GENERAL

County	Greenville	Showing	Call Specified Appointment Center
Tax ID Number	0538.04-01-014.00	Contact # for Appts	800-746-9464
Approx # of Acres	2.52	Enable Schedule-It (Y/N)	No
Price Per Acre	\$99,206.35	Agent	Nichole Desko - Cell: 864-843-5919
Elementary School	Brushy Creek	Agent License ID	88712
Middle School	Northwood	Listing Office 1	Meares Property Advisors Inc. - Main: 864-947-2000
High School	Eastside	Brokerage License ID	23129
Associated Document Count	3	Listing Agent 2	Darron Meares - Cell: 864-444-5361
Picture Count	24	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
Geocode Quality	Exact Match	Days On Market	1
IDX Include	Y	Cumulative DOM	1
VOW Include	Yes	Agent Hit Count	36
VOW Address	Yes	Client Hit Count	7
VOW Comment	Yes	Original Price	\$250,000
VOW AVM	Yes	BA	4%
Status Date	4/3/2019	SA	0%
HotSheet Date	4/3/2019	TB	4%
Update Date	4/3/2019	Listing Type	Exclusive Right to Sell
Update Date	4/3/2019 12:18 AM	Bonus	N
		Variable Rate Com	N
		Listing Date	4/2/2019
		Input Date	4/3/2019 12:18 AM
		Price Date	4/3/2019
		Input Date	4/3/2019 12:18 AM

FEATURES

PROP DESCRIPTION	RESTRICTIONS	SHOWING	MISCELLANEOUS
Open	No Restrictions	Appointment Only	None
LOCATION	WATER	Vacant	ON INTERNET
Corner	Public Available	Show Anytime	Yes
ROAD FRONTAGE	SEWER	SPECIAL FINANCES	ADDITIONAL FEES
County Road	Public Available	None	None
TOPOGRAPHY	AMENITIES INCLUDE	DOCS ON FILE	
Level	None	Appraisal	
COVENANTS		Plat/Survey	
None			

FINANCIAL

Total Taxes	\$4,751.27	Tax Year	2018
Tax Rate(4%/6%)	6%	Rollback Taxes	No
In City	N	HOA (Y/N)	N
Short Sale (Y/N)	N	Foreclosure (Y/N)	N
Auction (Y/N)	Y		

MEMBER REMARKS

Member Remarks PLEASE READ! This is an AUCTION, price is a PLACEHOLDER. Full auction terms available at www.MPA-SC.com. Call/text Darron Meares (864-642-2196) or Nichole Desko (864-843-5919) for information or questions.

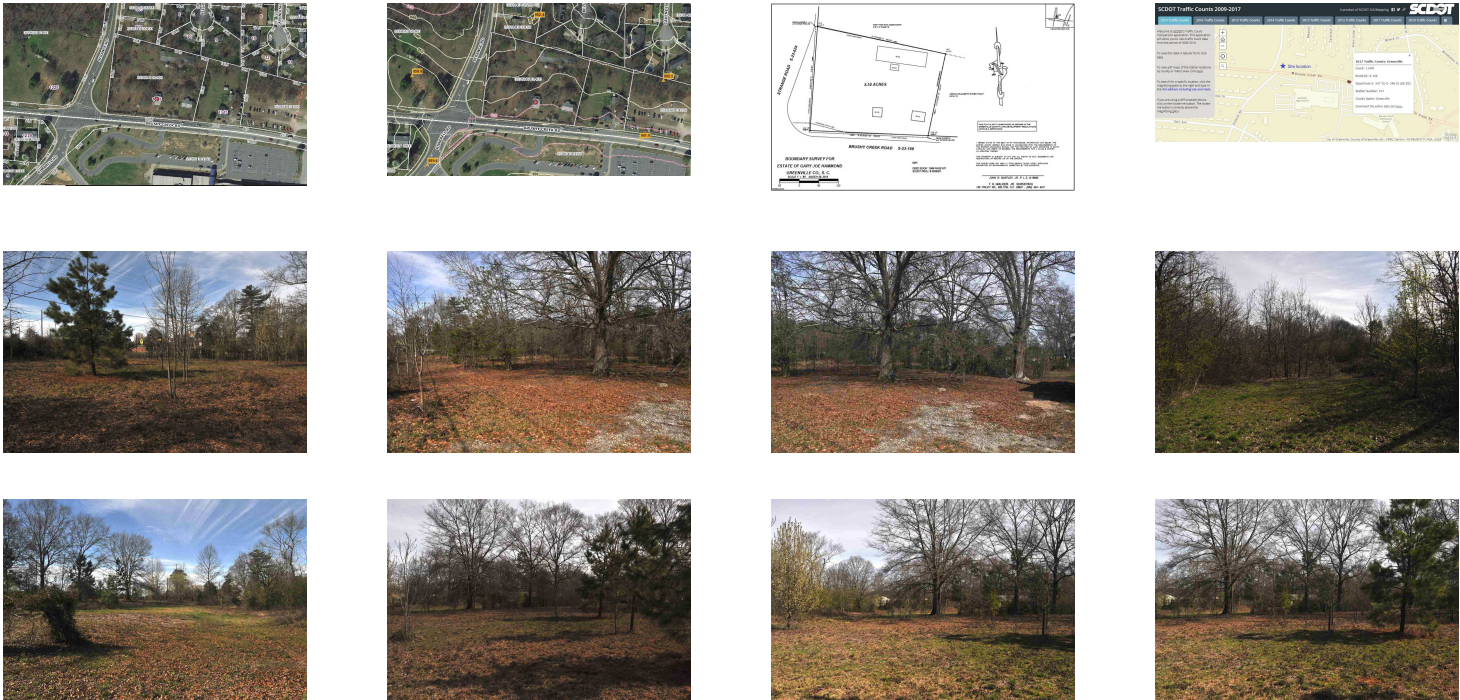
REMARKS

Remarks *****THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will be offered at public auction on Thursday, April 25 at 12:00 p.m. – come to the auction and bid YOUR price! Contact our agent for more information about the auction process or to make a pre-auction offer. We pay participating brokers that bring buyers to closing.***** Brushy Creek Road investment opportunity! Approximately 2.52 acres of level land located at the corner of Brushy Creek Road and Strange Road in Taylors, across from Eastside High School. A traffic signaled corner with ±363 feet of road frontage on Brushy Creek and ±320 feet of road frontage on Strange Road creates an ideal location for office, retail, or multi-family development. SCDOT reports a 2017 traffic count of 11,400 vehicles. Currently zoned R-15, an appraisal completed in November 2018 states, “conversations with Greenville County Zoning administrator, Kristopher Kurjiaka, confirmed that the subject is a likely candidate for rezoning to a more favorable development zoning, such as O-D or POD for office, due to existing rezoning that has already occurred on Brushy Creek Road. However, Mr. Kurjiaka says that rezoning to R-M, or residential multi-family, would be most palatable to County Council.” Also noted in the appraisal, “Due to the increased traffic, a second access point for ingress and egress is desirable. Conversations with Seth Kiser, with the Greenville County office of SCDOT, said that this could be a possibility. A rezoning of the site for multi-family use, and improved access, are both legally permissible and physically possible.” No value being given to buildings on site.

SYNDICATION REMARKS

Syndication Remarks *****THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will be offered at public auction on Thursday, April 25 at 12:00 p.m. – come to the auction and bid YOUR price! Contact our agent for more information about the auction process or to make a pre-auction offer. We pay participating brokers that bring buyers to closing.***** Brushy Creek Road investment opportunity! Approximately 2.52 acres of level land located at the corner of Brushy Creek Road and Strange Road in Taylors, across from Eastside High School. A traffic signaled corner with ±363 feet of road frontage on Brushy Creek and ±320 feet of road frontage on Strange Road creates an ideal location for office, retail, or multi-family development. SCDOT reports a 2017 traffic count of 11,400 vehicles. Currently zoned R-15, an appraisal completed in November 2018 states, “conversations with Greenville County Zoning administrator, Kristopher Kurjiaka, confirmed that the subject is a likely candidate for rezoning to a more favorable development zoning, such as O-D or POD for office, due to existing rezoning that has already occurred on Brushy Creek Road. However, Mr. Kurjiaka says that rezoning to R-M, or residential multi-family, would be most palatable to County Council.” Also noted in the appraisal, “Due to the increased traffic, a second access point for ingress and egress is desirable. Conversations with Seth Kiser, with the Greenville County office of SCDOT, said that this could be a possibility. A rezoning of the site for multi-family use, and improved access, are both legally permissible and physically possible.” No value being given to buildings on site. Contact Darron Meares (864-642-2196) or Nichole Desko (864-843-5919) for more information.

ADDITIONAL PICTURES





DISCLAIMER

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