

FOR SALE

AT THE INTERSECTION OF ARLINGTON ROAD
(HWY 357) AND RACING ROAD

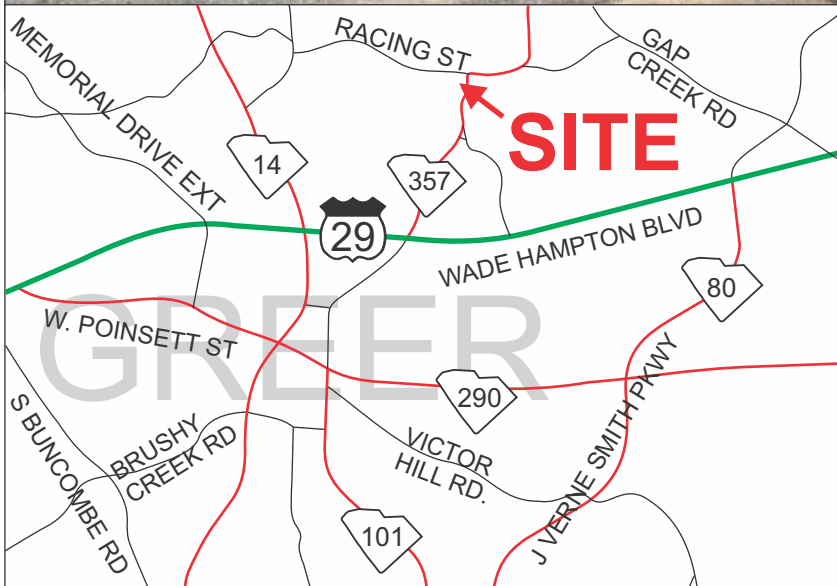
699 ARLINGTON RD & 2207 RACING RD, GREER

0.45+- ACRE PRIME REDEVELOPMENT SITE
ACROSS FROM APALACHE MILL LOFTS



699 ARLINGTON RD - TAX MAP 9-03-03-004.00
2207 RACING RD - TAX MAP 9-03-03-002.00

2024 TRAFFIC COUNT:
9,400 VPD



- PUBLIC WATER
- SEPTIC SYSTEM
- ZONED PZO IN SPARTANBURG COUNTY. NOT IN CITY LIMITS

\$425,000

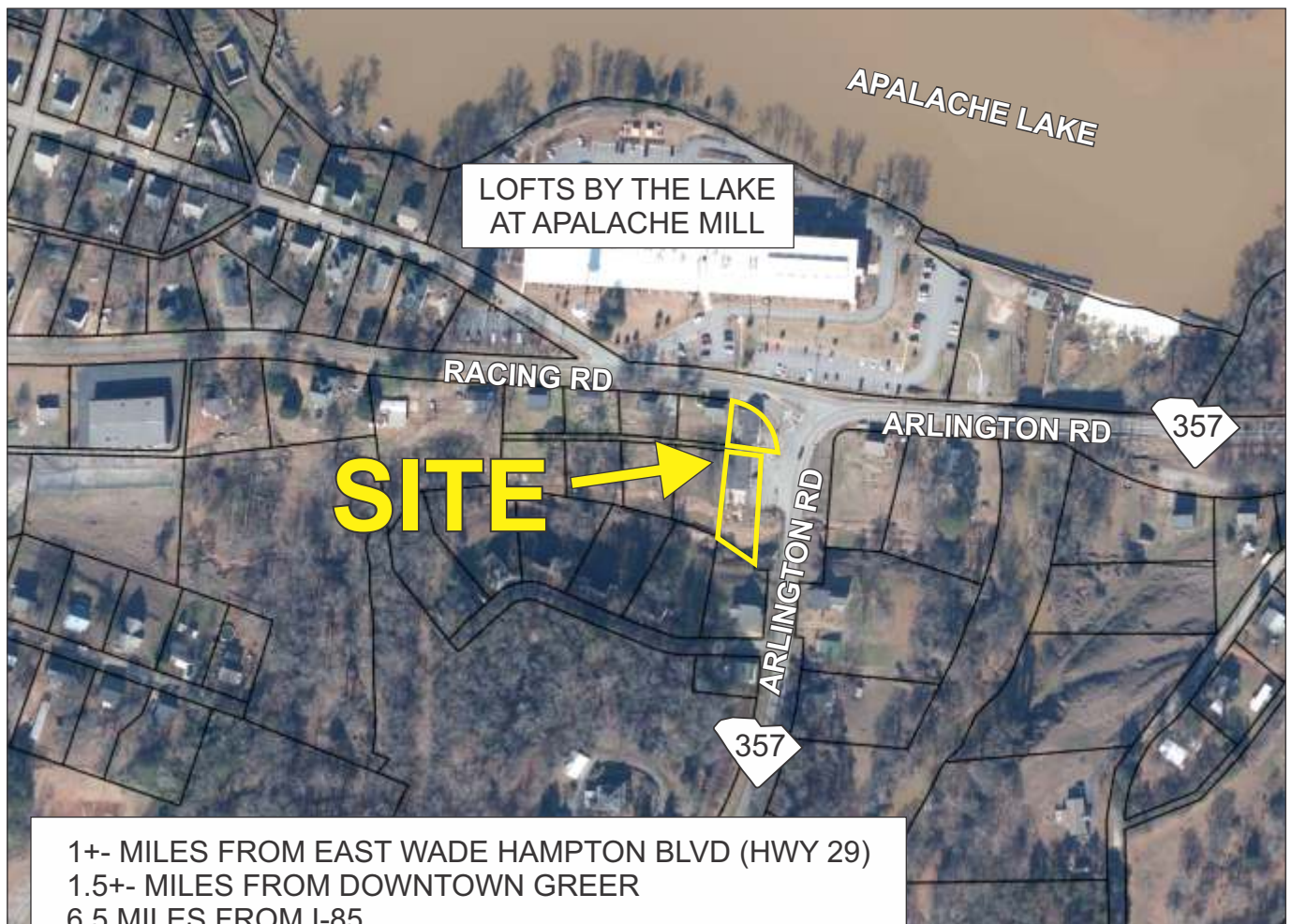
FOR MORE INFORMATION CONTACT
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This dual-parcel offering in Greer, SC, presents a rare redevelopment opportunity in one of the Upstate's fastest-growing submarkets. Located across from the Apalache Mill Lofts and within an emerging residential corridor, the 0.36± acre site sees approximately 9,500 vehicles per day (SCDOT) and is just 1.5 miles from Downtown Greer. With increasing development pressure in the area, the property is well-positioned for retail, mixed-use, office, or live/work conversions. The properties are currently condemned and the current owner has initiated phased improvements. Pricing will escalate with continued renovations.