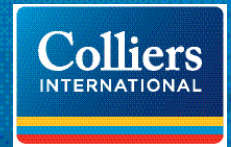
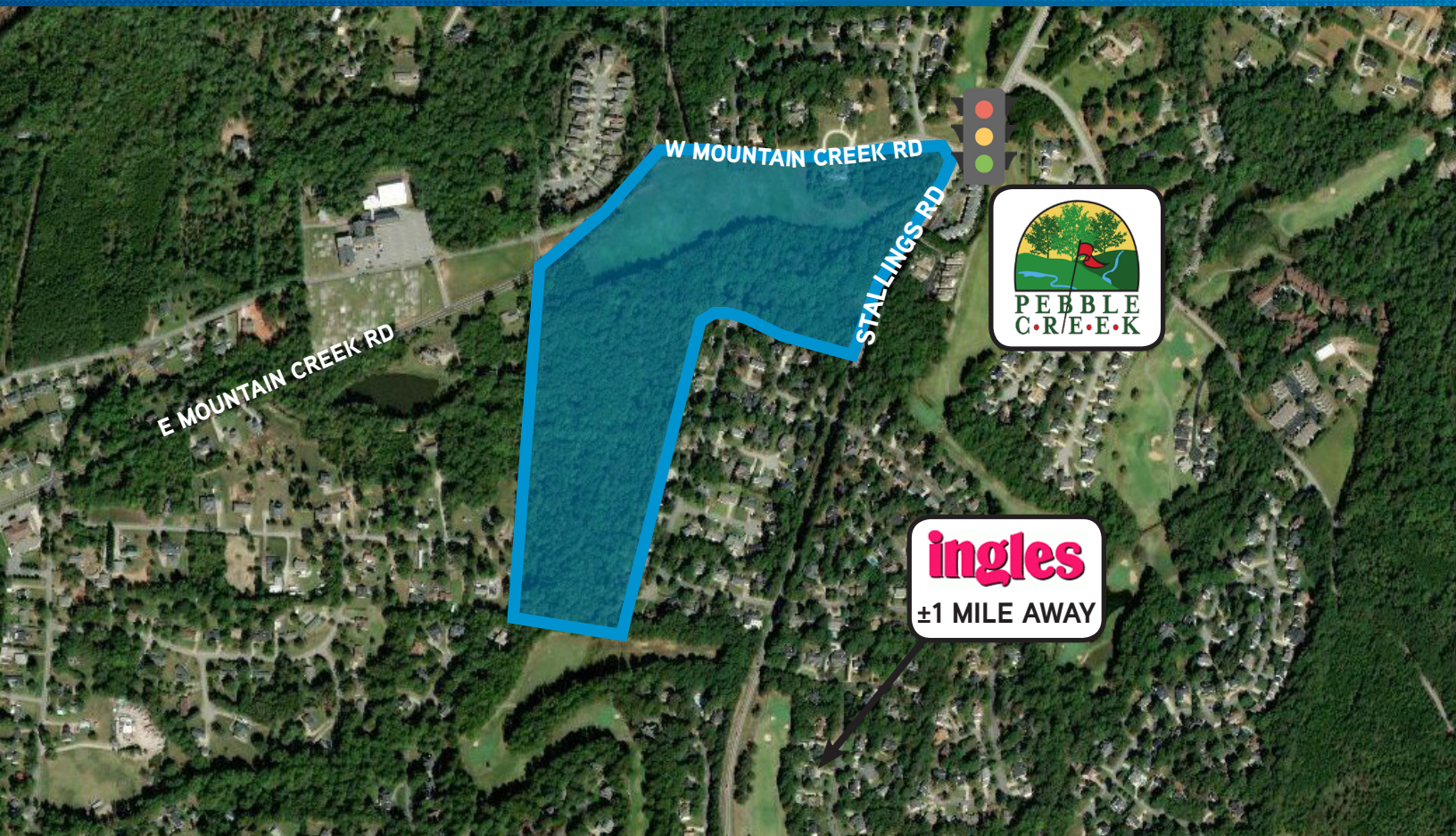


FOR SALE > ±40 ACRES



±40 AC on Stallings Rd

STALLINGS ROAD, TAYLORS, SC 29609



Property Features

- > Available: ±40 AC
- > All Utilities (see Arbor Engineering letter)
- > S-1 Zoning / Greenville County
- > Adjacent to Pebble Creek Country Club
- > Price: \$70,000/AC

DEMOGRAPHICS (2018):

	1-Mile	3-Miles	5-Miles
POPULATION	5,902	37,954	118,189
HOUSEHOLDS	2,303	15,371	48,401
AVERAGE HH INCOME	\$89,894	\$72,196	\$74,533

TRAFFIC COUNT (2017)

 10,500 VPD - Stallings Road

FRANK HAMMOND
864 527 5451 DIR
864 297 4950 MAIN
frank.hammond@colliers.com

COLLIERS INTERNATIONAL
55 E. Camperdown Way, Suite 200
Greenville, SC 29601
www.colliers.com



June 20, 2018

Michael Gaddis
473 East Mountain Creek Road
Taylors, SC 29687

**Re: Gaddis/Johnson Property – Stallings Rod at Mountain Creek Church Road
Sanitary Sewer Estimate of Costs**

Mike

Pursuant to your recent request, Arbor Engineering, Inc. has explored the routing and cost of providing gravity sewer service to properties located at the corner of Stallings Road and Mountain Creek Church Road. These 9 properties include tax map numbers P023000300100, P023000300101, P023000300200, P023000300300, P023000300400, P023000300500, P023000300600, P023000300700, and P023000300800 and are currently owned by Margaret R Gaddis and Jo Ellen R Johnson.

Arbor Engineering began work on the Pebble Creek Planned Development at its inception in 1976. We continued work related to this project in 1995 and developed several commercial and residential layouts for the property. Most recently we worked together with you in 2016 to produce a residential layout plan for the properties. We look forward to working on the development of the project and believe our history and experience will be beneficial to that development.

The existing sewer that traverses the site does not contain adequate capacity to serve the developed site. The best solution to provide adequate capacity is to make use of the existing sanitary sewer easement; route an 8" line within that easement; and connect to the existing ReWa sewer main approximately 460 feet downstream. Based on available data, our routing allows for one creek crossing and one bore under Stallings Road. Our routing provides sewer to the southern corner of tax map number P023000300300.

It is our estimation as of June 4, 2018, that this sewer line would cost \$122,760.00 for installation – exclusive of design fees and permit fees that would most likely be associated with the sewer design and permitting for the overall development of the property. The cost is likewise dependent on making use of the existing sewer easement and does not allow for the purchase of additional easements. Due to our extensive knowledge of the area, we know that rock is often encountered within development of Pebble Creek and the surrounding area. Arbor Engineering does estimate that an additional \$125,840 would be necessary should the installation encounter rock. Sewer installation from ReWa to the southernmost point of the property along Stallings Road could run **\$248,600.00**.

If you have any questions about this estimate, please feel free to reach out to me. We stand ready to work with you toward the development of a beautiful residential community.

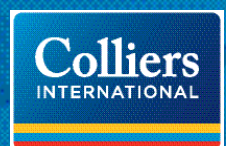
Sincerely,

ARBOR ENGINEERING, INC.

James D Martin, III, RLA, ASLA
Vice-President, Planning

ARBOR ENGINEERING

[box 263 greenville sc 29602 * telephone 864 235 3589 * facsimile 864 233 6274 * arborengineering.com]



FOR SALE > ±40 ACRES

±40 AC on Stallings Rd

STALLINGS ROAD, TAYLORS, SC 29609

S-1 OUTRIGHT PERMITTED USES Greenville County

Argicultural crops, trees	Emergency service: fire/police/EMS	Office - Business
Amusement/theme park	Equipment sales and rental	Office - Medical
Amusements/commercial	Feed and seed stores	Parking facility
Animal shelters	Firework stands, temporary	Pest or insect control business
Auction house/auction lot	Funeral home	Pet grooming/boarding (indoor)
ATMs	Gas sales, commercial and industrial	Photo processing (production)
Automobile service facility	Golf courses	Photography studios
Automobile service station	Group industrial development	Plumbing business
Automobile: sales/service/rental	Gunsmith	Print shop
Automobile wash	Hotel/motel	Recreation - (commercial) indoor/ outdoor
Bank or similar financial institution	Industrial/service	Recording studio
Barber/beauty shop	Kennel (outside runs)	Recycling convenience center
Broadcasting studio, radio	Laboratories	Recycling drop box
Business incubator centers	Landfills - sanitary	Recycling trailer
Cabinets/carpentry/carpentry shop	Landscape business	Restaurant
Care center	Laundromat - self service	Sandpit/gravel pits
Day care center	Library	Schools - commercial
Day care center in a church	Linen and towel supply business	Sign painting/manufacturing
Nursing care facility	Locksmith	Special event facility
Catering establishment	Lumberyards	Trim/upholstery
Church	Mail order house	Truck terminal
Clothing alteration	Manufactured home sales	Veterinary hospital
Columbaria	Medical clinic	Veterinary offices/clinics
Communication towers	Mega church	Welding shop
Concert hall	Mini-warehouses	Wholesaling
Data Center	Monuments and tombstone sales	Warehousing
Dry cleaning, institutional	Museum	Flex space
Electronics and home appliance repair	Nursery/greenhouse	Distribution

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