

RUTLEDGE LAKE ROAD

Greenville, SC 29617



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Parcel Overview

00 Rutledge Lake Rd. | Greenville, SC 29617
±63 Acres



Executive Summary

00 Rutledge Lake Rd. | Greenville, SC 29617

Location Highlights

- Less than 4 Miles to Travelers Rest
- Less than 6 Miles to Greenville
- ±15 Mins to Main St, Downtown Greenville
- ±2.5 Miles to Furman University
- Just Over 3 Miles to Walmart on Hwy 25

Property Highlights

- Main home house size: 2,500 sqft
 - 3 bed 2.5 bath
 - 4-car garage: 2 attached, 2 detached
 - Florida room
 - Back porch
- Over 2200 In ft of road frontage
- Blue Ridge Mountain views like no other
- Covered picnic area with outdoor fireplace
- Horse Barn
- Fenced in pasture area for animals ±5 Acres
- Private access to ±30 acre private lake
- Private access to Saluda River

Offering Summary

Lot Size: ±63 Acres

Sale Price: \$2,299,999

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent





Photos



Photos

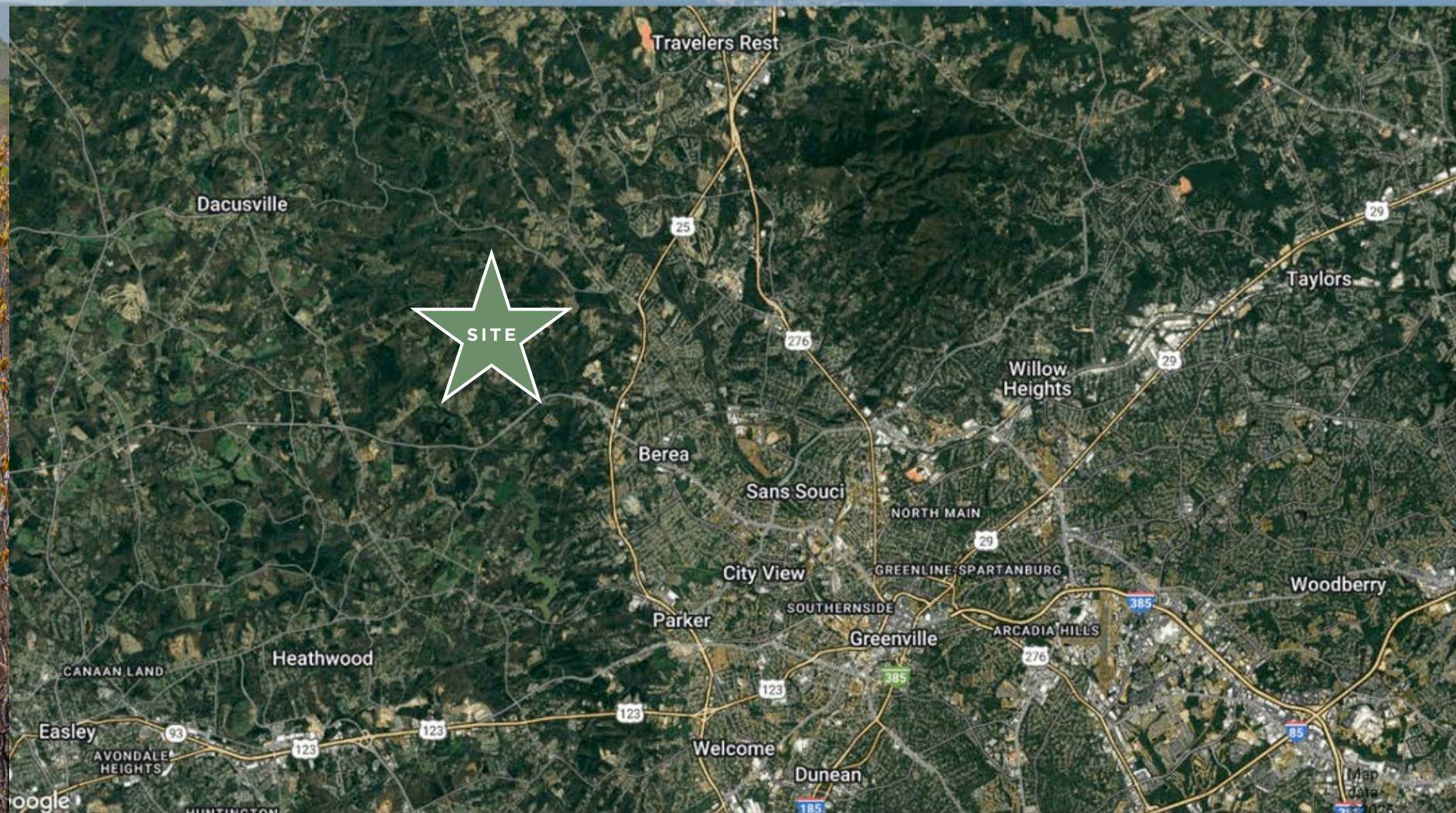


Photos



Map

00 Rutledge Lake Rd. | Greenville, SC 29617
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Downtown Greenville Amenities

Local Attractions

- Gather GVL
- The Greenville Swamp Rabbits
- Greenville Drive Minor League Baseball
- The Greenville Zoo
- Unity Park
- Cleveland Park
- The Grand Bohemian
- McPherson Park

Entertainment and Culture

- Artisphere
- Gallabrae
- Euphoria
- Fall For Greenville
- The Peace Center for Performing Arts
- Heritage Green
- South Carolina Children's Theatre
- Greek Festival
- Bon Secours Wellness Arena

Culinary Destination

- 100+ restaurants and cafes in downtown Greenville
- James Beard Foundation award semi-finalists
- Food and beverage tours

Outdoors

- South Carolina is home to fourteen state parks
- 60+ golf courses
- Equestrian Parks
- Falls Park
- The Reedy River
- Swamp Rabbit Trail



Downtown Greenville Entertainment

Bon Secours Wellness Arena

Hosts +100 events and over 400,000 people each year.

Within walking distance to development site.

Greenville Drive

High-A affiliate of the Boston Red Sox. This minor league ballpark was crafted to resemble the historic Fenway Park and comfortably seats just under 6,000 people. Centrally located in downtown's historic West End.

Fall For Greenville

The largest annual food and music festival in the Upstate. Vendors include 60+ restaurants, 250+ menu items, 6+ stages where over 80 bands perform, and 50+ beer taps & wine vendors.

Artisphere

The annual three-day event that gives arts patrons the rare opportunity to meet exhibiting artists. Over 90,000 people have attended Artisphere since it began. Artisphere's economic impact is estimated to be around \$12.1M.

Swamp Rabbit Trail

A twenty-two mile, multi-use (walking and biking) greenway that traverses along the Reedy River and connects Travelers Rest with the City of Greenville, SC.

Unity Park

A sixty-acre park that pays homage to the legacies of the neighborhoods surrounding it and the people who brought us where we are today.

Falls Park

Located in downtown Greenville's Historic West End and one of Greenville's greatest treasures. Falls park covers 123+ AC and an average of 7,400 gallons of water drops 100 feet over the course of the Falls every second.

McPherson Park

+12.5 AC park within walking distance of the development site. This stunning park includes tennis courts, shelters, an 18-hole miniature golf course, playground, and walking trail with bridges that cross small creeks.

Peace Center

Located on the southwest corner of Main and West Broad Street. This iconic destination has seen over 13,000 performances and has hosted over 6M patrons since it's opening in 1990.

Greenville, SC Market Overview

**Greenville Named One of
the Top 10 Housing
Markets expected to
outperform other metro
areas in 2023**

NAR



**South Carolina is the
Fastest Growing
State in the Nation**

U.S. Census Bureau



**Greenville Voted One
of the Best Small City
for Business and
Careers**

Forbes



**Top 10 Fastest
Growing Cities in the
U.S.**

CNN Money



**Greenville Was
Named One of the
Best Places to Live in
the U.S.**

U.S. News & World Report



**America's 3rd Best
Downtown**

Livability



Contact Information

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