

OFFICE SITE
FOR SALE

LAST AVAILABLE PARCEL

HARRISON BRIDGE ROAD, SIMPSONVILLE

2.81+- ACRE PARCEL

0.6+- MILE FROM THE
INTERSECTION OF
HARRISON BRIDGE RD
AND FAIRVIEW RD



- ZONED CITY OF SIMPSONVILLE ID (INNOVATION DISTRICT)
- PORTION OF TAX MAP 0566.02-01-011.00
- ALL UTILITIES AVAILABLE

\$325,000/ACRE

FOR MORE INFORMATION CONTACT
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Langston Black
REAL ESTATE, INC.

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GREER, S.C. 29652
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www.langston-black.com

LINE	BEARING	DISTANCE
L1	N71°27'25"E	22.92'
L2	N71°05'14"E	18.30'
L3	S28°04'37"E	36.97'
L4	N59°55'28"E	44.55'
L5	N58°43'20"E	45.73'
L6	N61°10'14"E	70.29'
L7	N61°33'00"E	20.00'
L8	S61°33'00"W	42.30'
L9	S61°33'00"W	52.80'
L10	S64°55'37"W	50.60'
L11	S66°32'43"W	9.08'
L12	S66°32'43"W	20.00'
L13	S48°19'56"E	5.67'
L14	N72°40'42"E	15.11'

CURVE	RADIUS	ARC CHORD	BEARING	DELTA	TANGENT	
C1	2268.77'	637.94'	635.84'	N63°26'19"E	16°06'38"	321.09'

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FROM SURVEY DONE BY
3D LAND SURVEYING
9/12/2024

The site plan shows a large area labeled "SITE" which is 122,397 SQ FT or 2.81 ACRES. The site is bounded by Harrison Bridge Road S-23-453 to the north and Mayfly Way to the east. Various easements are shown, including a Permanent Landscape Easement, Storm Water Easements (10' and 20'), and a Community Landscape Buffer. A note indicates that cottages at Harrison Bridge Phase 2 occupy a common area. A survey point is located near the intersection of Harrison Bridge Road and Mayfly Way.

