



# 1.12 Acres for Sale off Hwy 290

1540 E. Main Street | Duncan, SC 29334  
 PRICE REDUCED TO \$199,500



217-A E. Washington Street  
 Greenville, SC 29607  
 864 752 0300

**Bill Runge**  
 1 864 752 0301  
 wrunge@collettre.com

# 1.12 Acres for Sale

## Property Overview

### PROPERTY FEATURES

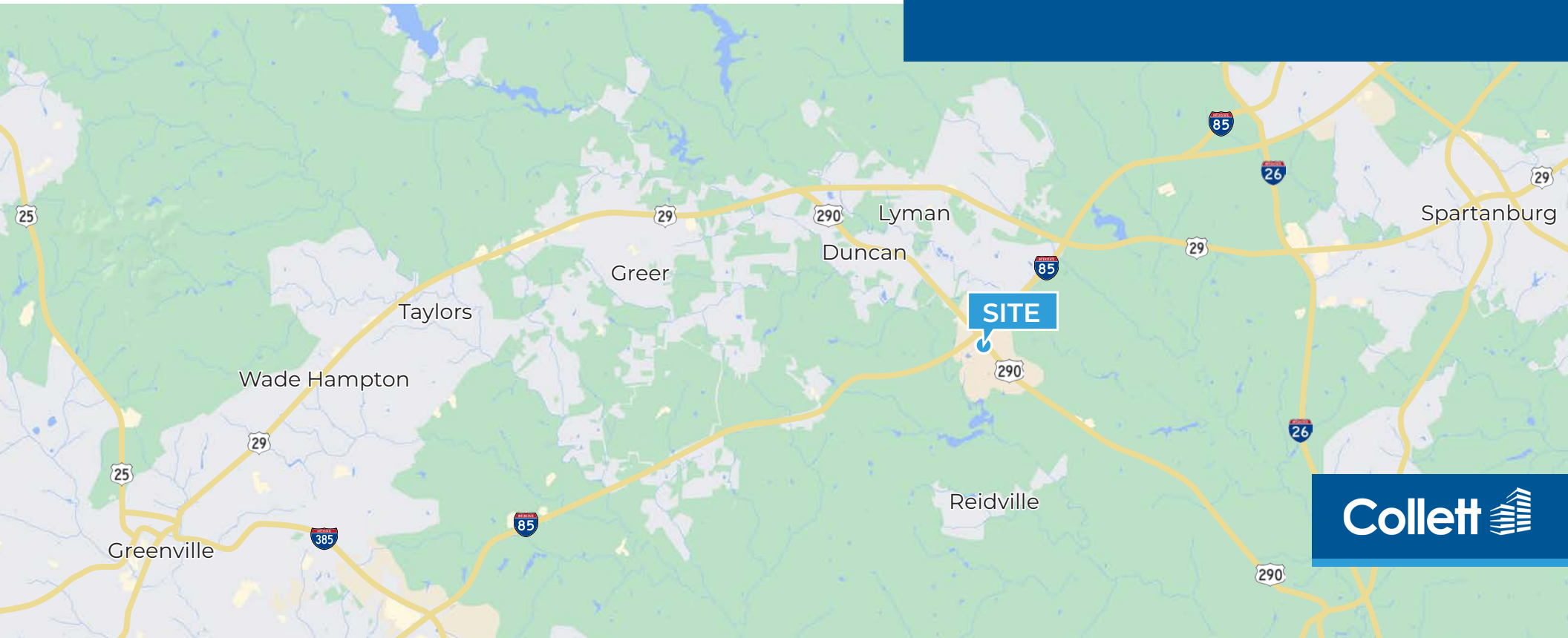
- ±1.12 acres for sale
- Situated just off Hwy 290
- Located 0.4 miles from I-85
- High daytime population due to surrounding industrial buildings/parks and nearby residential
- On Duncan's main retail corridor with numerous retailers and restaurants
- Nearby retailers and restaurants include Zaxby's, Fuddruckers, Starbucks, Chick-fil-A, Jersey Mike's, Cracker Barrel, Bojangles, Jimmy John's, Salsarita's, Arby's and more
- Asking price: \$300,000

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	1,094	22,967	50,461
Employees	3,720	12,899	20,944
Avg. HH Income	\$65,630	\$75,614	\$81,994

### TRAFFIC COUNTS

Main Street (Hwy 290)	36,300 VPD
I-85	99,900 VPD



# 1.12 Acres for Sale

## Site Plan/Survey

### LMS SURVEYING LTD

Professional Commercial & Residential Land Surveys  
P.O. Box 65 • Sharon Center • OH • 44274  
330.329.6812 / Surveys@LMSurveying.com

#### Title Legal Description

Lying and being situate in Spartanburg County, South Carolina, and being more particularly described as follows:  
All that certain piece, parcel, or lot of land, situate, lying and being in the County of Spartanburg, State of South Carolina, containing 2.545 acres, more or less, with 0.520 acres being subject to a 40 foot ingress-egress easement, being a net area of 1.995 acres. The tract is shown and designated on plat and survey prepared by Neil R. Phillips, being dated January 2, 1998 and recorded in Plat Book 140, Page 96, Register of Deeds for Spartanburg County. For a more complete and particular description, reference is hereby made to the above referred to plat and record thereof.

#### LESS AND EXCEPT:

All that certain piece, parcel or lot of land with all improvements thereon located in the Town of Duncan, Spartanburg County, South Carolina, and commonly known as "Colonia Way". This parcel contains 0.267 acres and is subject to an ingress-egress easement, all of which is shown and designated on the plat and survey prepared by Fredrick Sorenson - Engineers being dated 02-28-2018 and recorded in Plat Book 176, Page 825, Register of Deeds for Spartanburg County.

For a more particular description, reference is hereby made to the above referenced plat.

The above described parcel is the same parcel as described in Fidelity National Title Insurance Company, Commitment No. ML22004432, bearing an effective date of March 16, 2022.

#### Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in Fidelity National Title Insurance Company, Commitment No. ML22004432, bearing an effective date of March 16, 2022.

4. Declaration of covenants, conditions and restrictions (but including any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, marital status, mental status, disability, handicap, national origin, ancestry, or source of income, or any form in any applicable state or federal law, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 29-W, Page 286; Book 33-W, Page 338 and Book 54-C, Page 703, all affected by assignment of Developer's Rights, Powers, Easements and Restrictions recorded in Book 81-W, Page 347; and any covenants and/or restrictions recorded in Book 26-W, Page 286 - MAY AFFECT THE SUBJECT PROPERTY; LANDS NO LONGER EXIST AS DESCRIBED, UNABLE TO DETERMINE.  
BOOK 26-W, PAGE 286 - MAY AFFECT THE SUBJECT PROPERTY; INTERNALLY REFERENCED PLAT BOOK 95, PAGE 275 NOT PROVIDED, UNABLE TO DETERMINE.  
BOOK 34-C, PAGE 703 - MAY AFFECT THE SUBJECT PROPERTY; INTERNALLY REFERENCED PLAT NOT PROVIDED, UNABLE TO DETERMINE.  
BOOK 61-C, PAGE 347 - MAY AFFECT THE SUBJECT PROPERTY; INTERNALLY REFERENCED PLAT, AND EXHIBIT, NOT PROVIDED, UNABLE TO DETERMINE.

5. Building restriction lines, easements, and any other matters shown on map or plat recorded in Map Book 176, Page 825; Book 140, Page 96; Book 104 Page 170; and Book 43, Page 234-241.  
MAP BOOK 176, PAGE 825 - AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS  
MAP BOOK 140, PAGE 96 - AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS  
MAP BOOK 104, PAGE 170 - AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS  
MAP BOOK 43, PAGE 234-241 - AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS

6. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 116-S, Page 379; Book 29-C, Page 300; Book 29-W, Page 344; Book 33-W, Page 342; Page 346; Book 33-W, Page 346; Book 33-W, Page 346; Book 28-W, Page 442; Book 27-Z, Page 309; Book 309; Book 27-F, Page 348; Book 32-P, Page 15; Book 53-E, Page 96; Book 53-E, Page 97; Book 53-W, Page 767; and Book 53-W, Page 296.  
BOOK 116-S, PAGE 379 - AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE  
BOOK 29-C, PAGE 300 - DOES NOT AFFECT  
BOOK 29-W, PAGE 344 - DOES NOT AFFECT  
BOOK 33-W, PAGE 342 - MAY AFFECT THE SUBJECT PROPERTY; LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT  
BOOK 33-W, PAGE 346 - DOES NOT AFFECT  
BOOK 33-W, PAGE 346 - DOES NOT AFFECT  
BOOK 28-W, PAGE 442 - DOES NOT AFFECT  
BOOK 27-Z, PAGE 309 - MAY AFFECT THE SUBJECT PROPERTY; LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT  
BOOK 27-F, PAGE 348 - DOES NOT AFFECT  
BOOK 32-P, PAGE 15 - DOES NOT AFFECT  
BOOK 53-E, PAGE 96 - DOES NOT AFFECT  
BOOK 53-E, PAGE 97 - DOES NOT AFFECT  
BOOK 53-W, PAGE 767 - DOES NOT AFFECT  
BOOK 53-W, PAGE 767 - DOES NOT AFFECT  
BOOK 53-W, PAGE 296 - DOES NOT AFFECT

7. Grant of Right of Way and Agreement recorded in Book 116-S, Page 114.  
BOOK 116-S, PAGE 114 - MAY AFFECT THE SUBJECT PROPERTY - INTERNALLY REFERENCED PLAT BOOK 117, PAGE 880 NOT PROVIDED, UNABLE TO DETERMINE.

8. Condemnation Action recorded in Book 60-E, Page 974.  
BOOK 60-E, PAGE 974 - DOES NOT AFFECT

10. Rights of others in and to the use of the 40 foot ingress-egress easement as shown on that plat recorded in Plat Book 140, Page 96 and commonly known as Colonia Way as shown on that plat recorded in Plat Book 176, Page 825.  
NO LONGER AFFECTS THE SUBJECT PROPERTY - NOW PUBLIC R/W

#### Zoning Notes

Zoning Jurisdiction: Town of Duncan, SC  
Zoning Classification: General Business  
Minimum Lot Area: None  
Minimum Lot Width: None  
Setbacks:  
Front: 35'  
Side: None  
Rear: 35'  
Maximum Building Height: 35'

Parking Requirements:  
Restaurants and other establishments dispensing food and drink: 1.25 spaces per 100 square feet of gross floor area (3,600 sq. ft. = 100 x 1.25 = 46.2)

Zoning information has been provided the Town of Duncan.  
Surveyor's Note: Setback lines shown herein are based solely upon the information provided above, and are to be used for reference purposes only and are subject to interpretation by the local zoning authority.

#### Legend

- R/W - Right-of-Way
- C/A - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monumentation Found (as noted)
- - Concrete Monument Found
- - 5/8" Rubber Set
- △ - Mag Nail Set
- △ - Encroachment
- - Schedule B-Section II Item
- Calc. - Calculated
- Mst. - Measured
- Recd. - Record
- R - Radius
- A - Arc Length
- Δ - Delta Angle
- ChL - Chord Length
- ChB - Chord Bearing
- W - Water Valve
- M - Meter Meter
- W - Manhole
- - Clean Out
- W - Gas Valve
- - Gas Meter
- - Catch Basin (Square)
- - Transformer
- - Light Pole
- - Guy Wire
- - Telephone Vault
- - Grease Trap
- - Handicapped Space
- - Concrete Area
- - No Parking Area
- - Building Area

#### Basis of Bearings

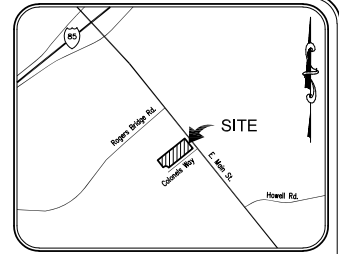
The meridian for all bearings shown herein is S 36°50'21" E as the southwestly line of East Main Street as described in Plat Book 176, Page 825, Spartanburg County Records.

#### Encroachment Statement

At the time of survey, there were no visible encroachments on the subject property.

#### References

Deed Book 104E, Page 747  
Plat Book 140, Page 96  
Plat Book 176, Page 825



Vicinity Map  
Not to Scale

#### General Notes

1. There is direct access to the subject property by E. Main Street and Colonia Way, each a public right of way.
2. The address of the site is 1540 E. Main Street, Duncan, SC.
3. The location of utilities shown on the survey are from observed evidence or above ground opportunities only. The survey was not provided with underground utility plans or surface ground mappings to determine the location of any subterranean uses.
4. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
6. All field measurements matched record dimensions within the precision requirements of ALTA/NPS specifications unless otherwise shown.
7. At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
8. Building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
9. At the time of the survey, there were no party walls observed or designated by the client.
10. There are no off-site easements or servitudes affecting the subject property at the time the survey was conducted, nor have we received any documentation of any servitudes being located on the subject property.
11. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any servitudes being located on the subject property.

#### Flood Zone

By graphic plotting only, this property lies within Zone X of the Flood Insurance Rate Map, Community Panel No. 4508300236E, which bears an effective date of 5/4/2021 and is not in a Special Flood Hazard Area.

#### Land Area

1.9736 Acres  
85,967 Square Feet

#### Surveyor Certification

Ic: Quick Service Realty, LLC, FQR, LLC, Fidelity National Title Insurance Company and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes Items 1, 2, 3, 4, 8a, 8b, 8c, 9a, 9b, 9c, 10, 11, 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on March 21, 2022.

I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standard Detail Requirements for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A survey as specified therein; there are no visible encroachments or projections other than as shown.

Date of Preliminary Plat: April 19, 2022  
Date of Field Plat:

James M. McKinley  
PLS# 14812  
in the State of South Carolina  
C.O.A. Firm No. 6541

Surveyor:  
LMS Surveying, LTD  
Job No. S-220208

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the Matthews Company, Inc. and LMS Surveying LTD, prior written consent. The Matthews Company, Inc. and LMS Surveying LTD, expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.  
Please be advised that the Matthews Company, Inc. and LMS Surveying LTD, will not include the providers of any third party reports in the Surveyor's Certification.

#### Parking

31 Regular Spaces  
2 Handicapped Spaces  
37 Total Spaces

#### ALTA / NPS LAND TITLE SURVEY

PREPARED FOR  
THE MATTHEWS COMPANY<sup>®</sup>

17220 Savelberg Street, Suite 108 • Little Rock, South Carolina, 29228  
Tel: (716) 479-7343 Fax: (716) 441-2849  
www.themathewscorp.com

MARK	DATE	REVISION	BY	APP'D

#### KBP Foods

