

## PROPERTY DATA

Subject Property: Approximately 1.74 Acres Located on Greenridge Access Road at Rivers Avenue, City of North Charleston, Charleston County, South Carolina.

Tax Map Number: 484-00-00-133

2004 Taxes: \$7,973.05

Owner of Record: Estate of A. W. Hudson

Site Information: Mostly rectangular shaped parcel containing a total of 1.74 acres, or 75,794 S.F. of land located on Greenridge Extension at the terminus of Greenridge Rd. and Rivers Ave. Property is level and has all utilities available.

Topography: Level at grade

Dimensions: Approximately: 294 feet along Greenridge Access Road (western boundary), 150 feet on Greenridge Access Road (northern boundary), 361 feet along access easement (eastern boundary), 278 feet along southern boundary.

Improvements: None

Zoning: B-2, General Business, City of North Charleston

Flood Map Number: Zone C, FIRM Panel 45019C0285J, dated 11/17/2004

Census Tract: 31.04

Traffic Count: Approximately 66,400 vehicles per day on Rivers Avenue North of I-26 Spur measured in 2004.

Disclaimer: This information was obtained from source deemed to be reliable but is not guaranteed by Seller, Broker, Auctioneer or their agents. Prospective buyers should check all the facts to their satisfaction.