

# PRIME RETAIL SITE

## IN THE HEART OF MAULDIN'S CITY CENTER



|                   |                                      |
|-------------------|--------------------------------------|
| <b>LOCATION</b>   | 202 N. Main Street, Mauldin SC 29662 |
| <b>SIZE</b>       | ±0.56 Acres                          |
| <b>LIST PRICE</b> | \$995,000 \$1,175,000                |
| <b>ZONING</b>     | CRD, City of Mauldin                 |
| <b>PARCEL</b>     | M003010200600                        |

### CONTACT FOR MORE INFORMATION

Clay Driggers  
cdriggers@landadvisors.com  
864.304.0472

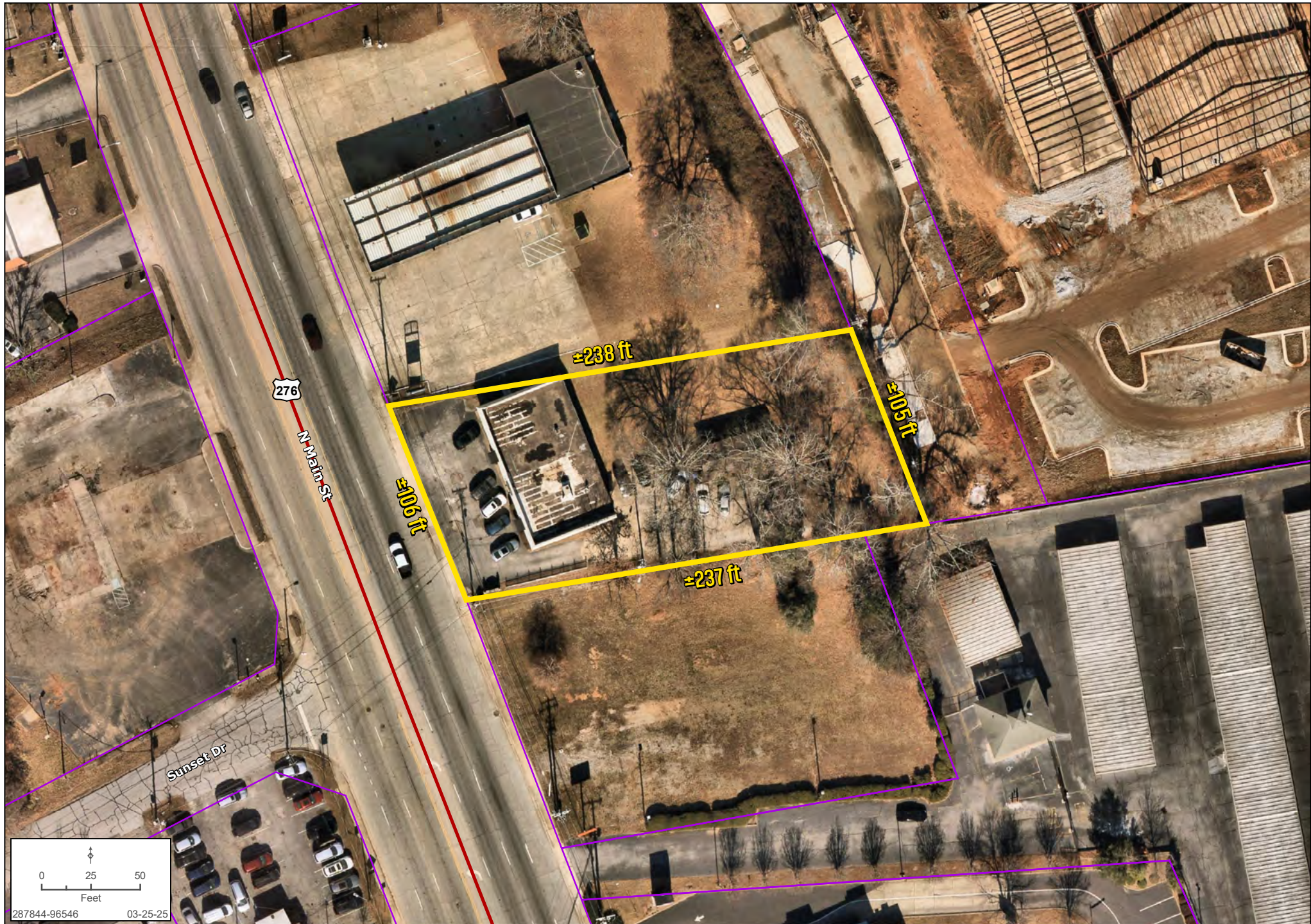
Whit Cox  
wcox@landadvisors.com  
864.525.2325



864.304.0472 | [LANDADVISORS.COM](https://www.LANDADVISORS.COM)

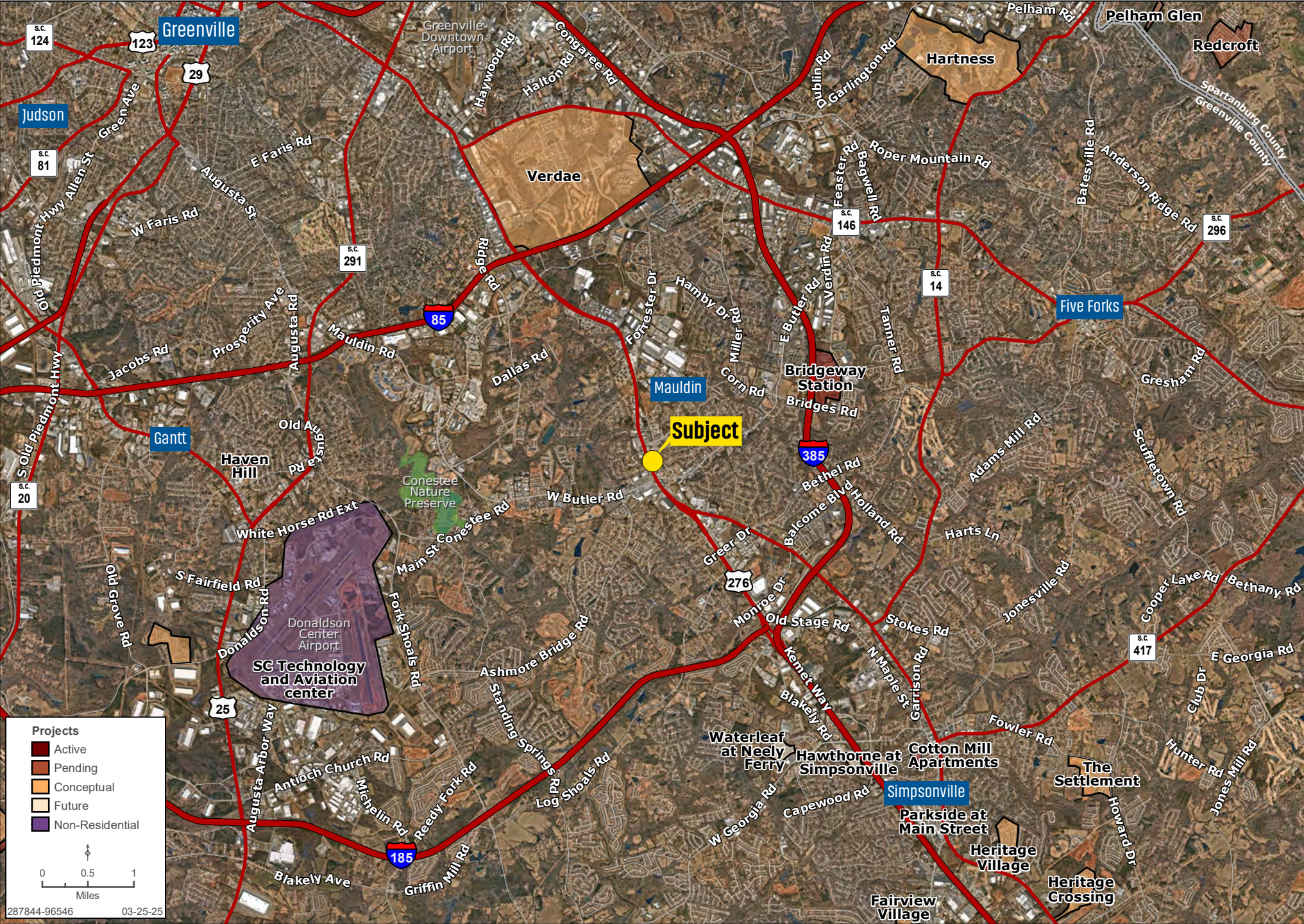
# SITE DETAIL | PRIME RETAIL SITE IN MAULDIN

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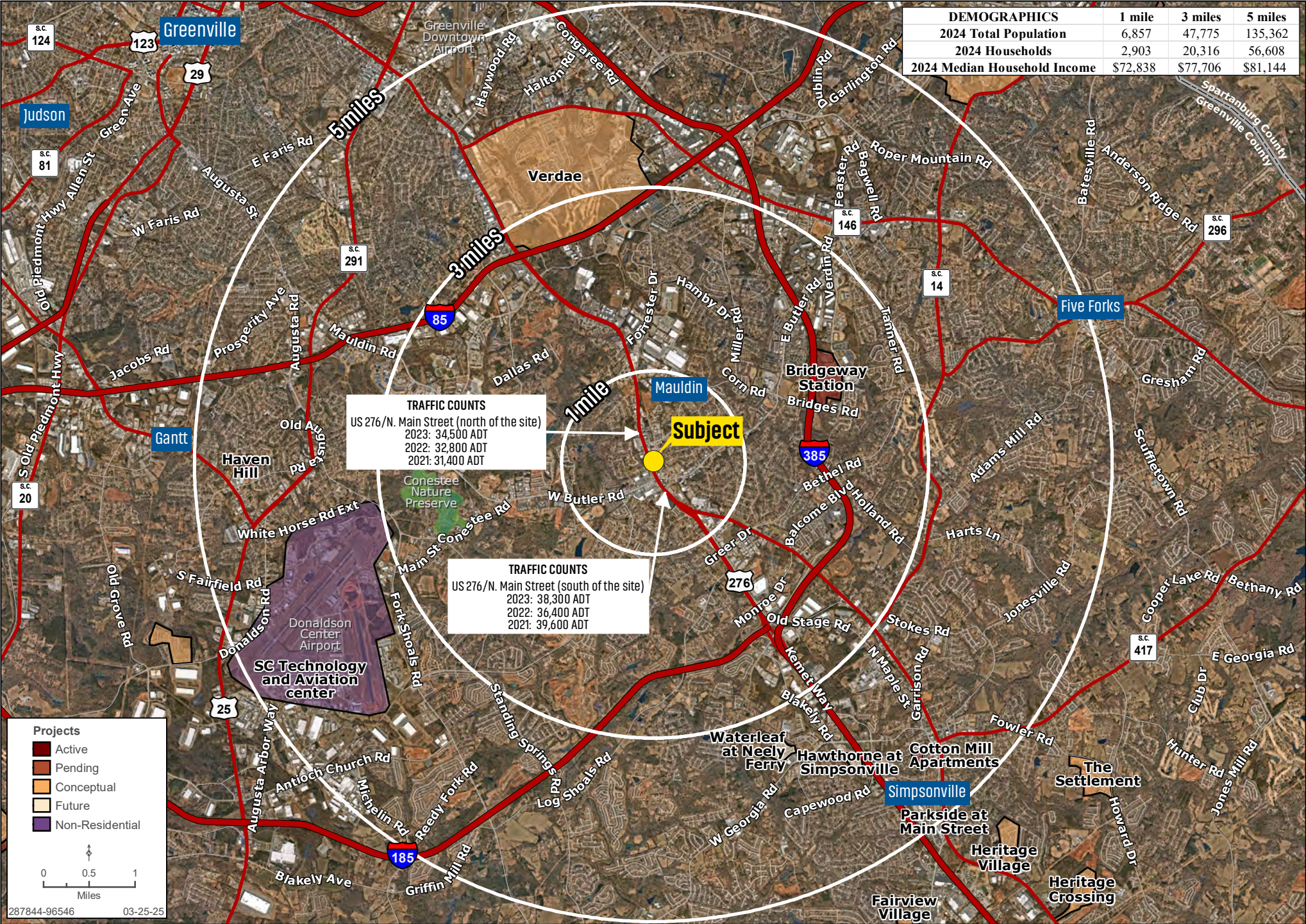
# DEVELOPMENT | PRIME RETAIL SITE IN MAULDIN

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MARKET DATA | PRIME RETAIL SITE IN MAULDIN

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# POINTS OF INTEREST | PRIME RETAIL SITE IN MAULDIN

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# PROPERTY PHOTOS



# LAND ADVISORS ORGANIZATION



Land Advisors Organization is widely regarded as the largest and most respected land brokerage and advisory firm in the US. Founded in 1987 and headquartered in Scottsdale, LAO has established itself as the premier land advisory firm for all land-related services.

Over the past 36 years, we have served as trusted advisors for thousands of landowners, land developers, and home builders. We have grown into the nation's largest real estate services company dedicated to land. Our geographic coverage spans 30+ growth markets across the country, driven by 85+ full-time advisors and 45+ support team members.

The LAO Headquarters employs a support staff to assist with administrative, research, marketing, and mapping tasks.

## ADVISOR BIOS

### CLAY DRIGGERS ADVISOR



Matthew “Clay” Driggers is a highly experienced real estate professional with a successful career spanning nearly three decades. Based in Greenville, South Carolina, Driggers has established himself as a trusted expert in land brokerage, development, land management, and investment sales. With a track record of facilitating nearly \$160 million in land sales and development projects, he has become a key figure in the Greenville real estate market.

Driggers is known for his ability to work closely with landowners, investors, developers, and builders, guiding them through every stage of the land transaction and development process. His expertise extends across various sectors, including residential, multifamily, master-planned communities, and commercial real estate. Throughout his career, he has been involved in managing development projects for a diverse range of clients in the Southeast region.

Driggers holds a civil engineering degree from Clemson University and is a licensed broker in South Carolina. Driggers brings a unique blend of technical knowledge and real estate acumen to his work. He is an active member of professional organizations such as the Urban Land Institute, the Greater Greenville Association of Realtors, and serves as a board member of the National Town Builders Association.

### WHIT COX ADVISOR



As a lifelong Greenville native, Julius “Whit” Cox joined Land Advisors Organization in Greenville, South Carolina, as an Advisor, where he works alongside Clay Driggers to help facilitate land transactions, particularly those related to residential and suburban development.

Whit holds a Management degree with an emphasis in Construction Science Management from Clemson University and is also a licensed real estate professional in South Carolina.

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. SCGreenville287844 - 09.29.2025.



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