

HWY 246

EMERALD RD



Offering Memorandum

LARGE TRACT DEVELOPMENT OPPORTUNITY IN GREENWOOD, SC

EMERALD INDUSTRIAL SITE | ±177.6 TOTAL ACRES

TRANSACTION *team*



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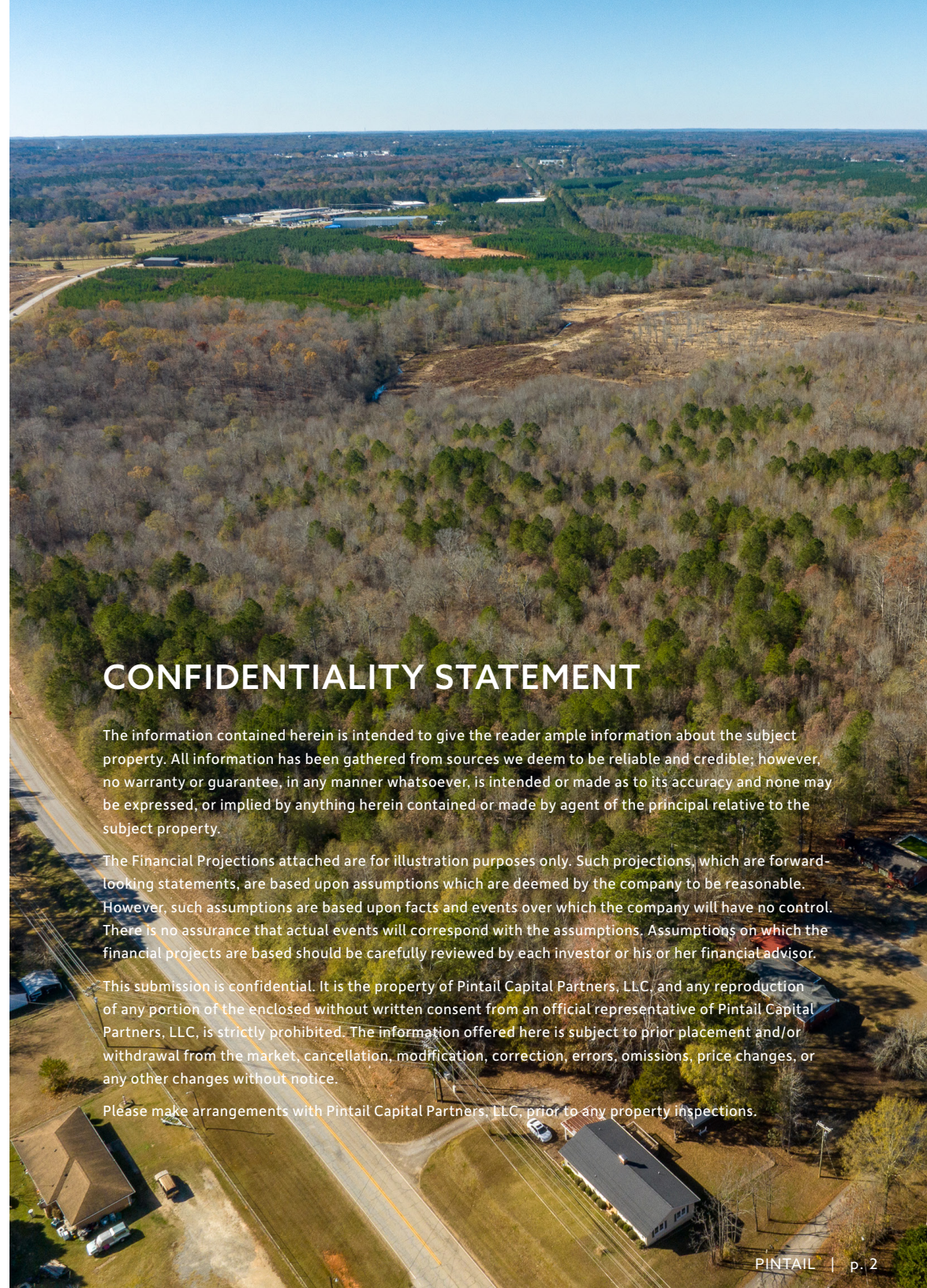


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EMERALD INDUSTRIAL SITE

property details

The Emerald Industrial site is situated in Greenwood's industrial hub, surrounded by many manufacturers, including: Tejin, FujiFilm, Velux, Ascend, Eaton, Cardinal Health and Lonza.

Positioned on a two-lane highway, a new four-lane highway will break ground in 2024, creating connectivity to I-26 (approximately 30 minutes) and I-85 (approximately one hour). As well, two high-quality labor sources, Piedmont Technical College and Lander University are just minutes from the property.

ADDRESS/LOCATION	1901 Emerald Rd
PARCEL NUMBER(S)	6877-828-081 (±88.80 AC) 6877-722-015 (±88.80 AC)
TOTAL ACREAGE	±177.60 AC
ZONING	I-1/R-DD ✓ Opportunity Zone ✓ State Tax Incentives ✓ County Tax Incentives

ASKING PRICE: **\$3,552,000**
\$20,000/AC



EMERALD INDUSTRIAL SITE

conceptual layout



EMERALD INDUSTRIAL SITE

utilities + zoning

SEWER  Greenwood Metropolitan District

Distance to primary sewer: 0 ft

Primary sewer line diameter: 18 in

WATER  Greenwood Commissioner of Public Works

Distance to primary water line: 0 ft

Primary water line diameter: 12 in

GAS  Greenwood Commissioner of Public Works

Distance to primary natural gas line: 0 ft

Primary natural gas line diameter: 4 in

POWER Duke Energy

Distance to primary electric service: 0 ft

Volts: 100-KV, 12-KV, 3 Phase

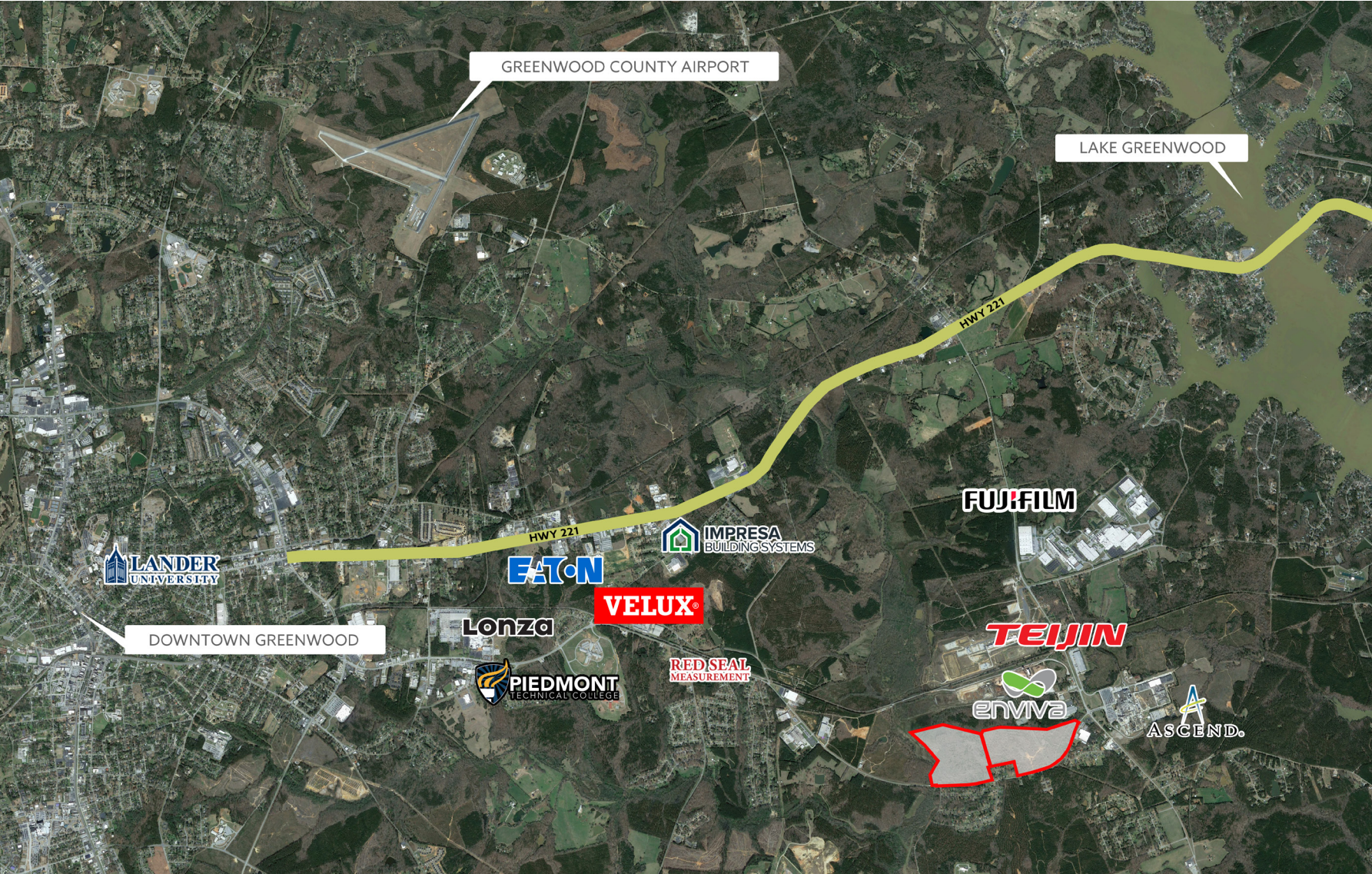
TELECOM WCFiber, Vyve Broadband

ZONING I-1/R-DD



EMERALD INDUSTRIAL SITE

surrounding area



MARKET *overview*

Located in Upstate, South Carolina, Greenwood County is home to many global companies, including Fujifilm's North American headquarters, along with thousands of innovative small businesses.

Greenwood boasts an excellent quality of life and an overall cost of living index lower than state and national averages. Additionally, the Greenwood community supports two institutions of higher learning, elevating the quality of the labor pool.

With its modern and diverse economic base and approximately 26% of the county's large and ready workforce dedicated to the industry, Greenwood has become a hub for new manufacturing developments.

county demographics

TOTAL POPULATION	69,258
TOTAL HOUSEHOLDS	27,403
OWNER OCCUPIED HH	63.9%
AVG HH INCOME	\$67,671
MEDIAN AGE	40

major employers

Self Regional Healthcare	Lonza
Teijin	E.A. Sween Co.
Eaton Corporation	Cardinal Health
Fujifilm	Colgate Palmolive
Carolina Pride Foods	Clemson Center for Human Genetics



GREENVILLE

Greer Inland Port 
GSP Airport 

COLUMBIA

 CAE Airport

AUGUSTA

 AGS Airport

CHARLESTON

 CHS Airport
 Port of Charleston

KEY DISTANCES

from Greenwood

I-26	27 miles
I-85	44 miles
I-20	55 miles
GREENVILLE, SC	54 miles
AUGUSTA, GA	58.9 miles
COLUMBIA, SC (SC STATE CAPITAL)	83.6 miles
CHARLOTTE, NC	123 miles
ATLANTA, GA	156 miles
CHARLESTON, SC	193 miles

For more information,
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