



Gibbs International, Inc



58.00 Acres Available in Greenville County

706 N Woods Drive, Fountain Inn, South Carolina

Exceptional Development Opportunity

CONTACT

Lucas Ward

Asset Manager

O: 1-864-661-3264

C: 1-864-606-2615

Lward@gibbsinternational.com

Aerial Overview



CITY of
FOUNTAIN INN



58.00 Acres

1,400' Frontage



Aerial Overview



**Greenville
County**
South Carolina



1,400' Frontage

58.00 Acres



Property Highlights

PROPERTY SUMMARY

- 58.00 Acres
- Public Utilities: Water, Sewer, Electricity, Natural Gas
Greenville Water, Metro & ReWa, Duke Energy, Piedmont Natural Gas
- Telecommunications fiber
- C-2 (Commercial) Zoning; Formerly I-1 Industrial
- Annexed into the City of Fountain Inn (2020)
- Parcel IDs 0334000100408; 0334000100406 &
 0331000100500
- Level Topography; High Visibility with 1,400' Frontage
- Ease of Access, Desirable Infill Location

ADDITIONAL INCENTIVES

- TEXTILES COMMUNITIES REVITALIZATION ACT
- Greenville County Ordinance No. 5048
certifying the property as an abandoned
textile mill site.



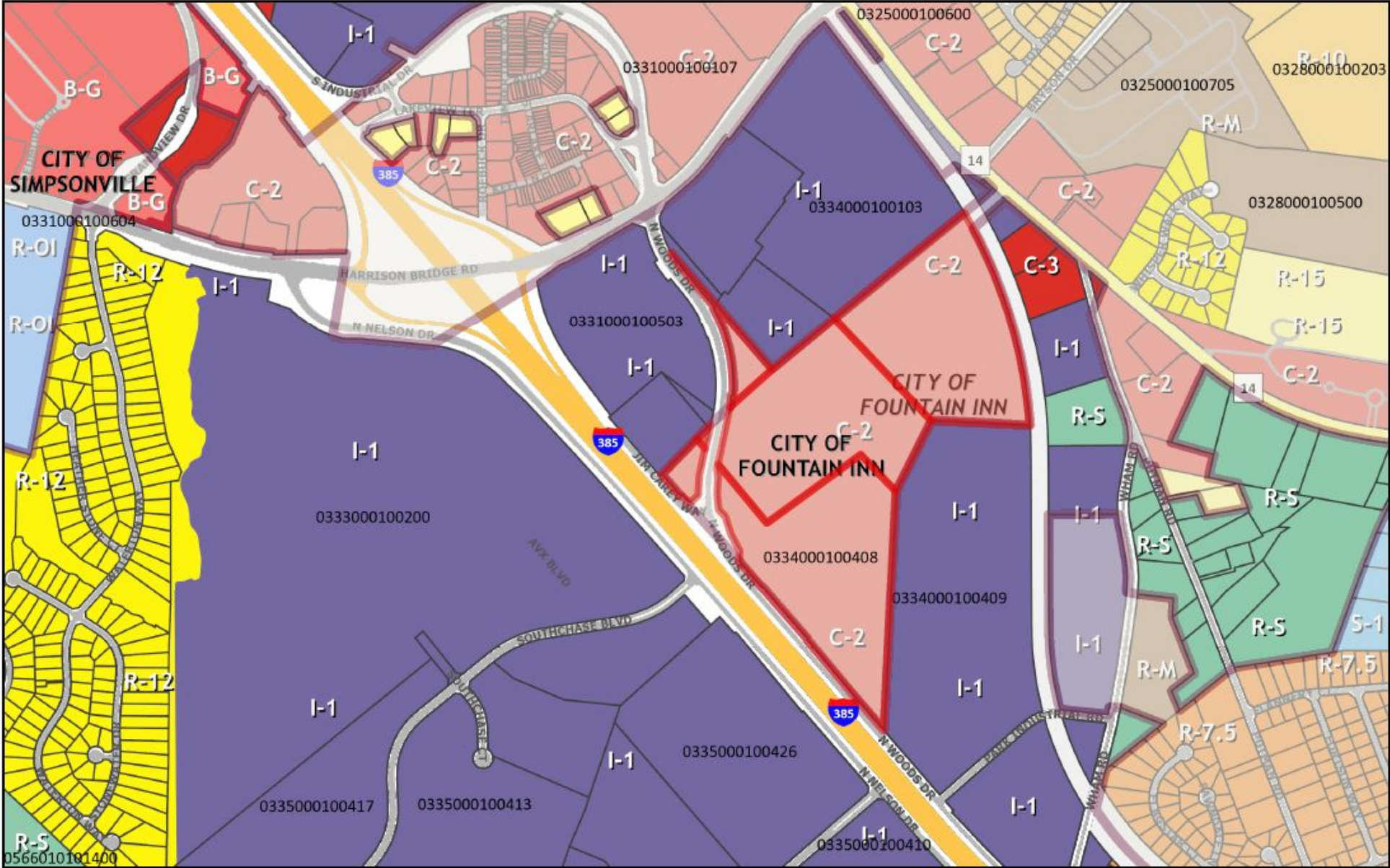
GIS Land Record

Beattie Revitalization, LLC



Current Zoning Designation

Beattie Revitalization, LLC



About the Market



About the Corridor

Interstate 385 (I-385) is an auxiliary Interstate Highway located in the Upstate region of South Carolina. I-385 is a spur route of I-85. The highway provides a connection between Greenville and I-26 to the south, connecting Greenville to Columbia and Charleston.

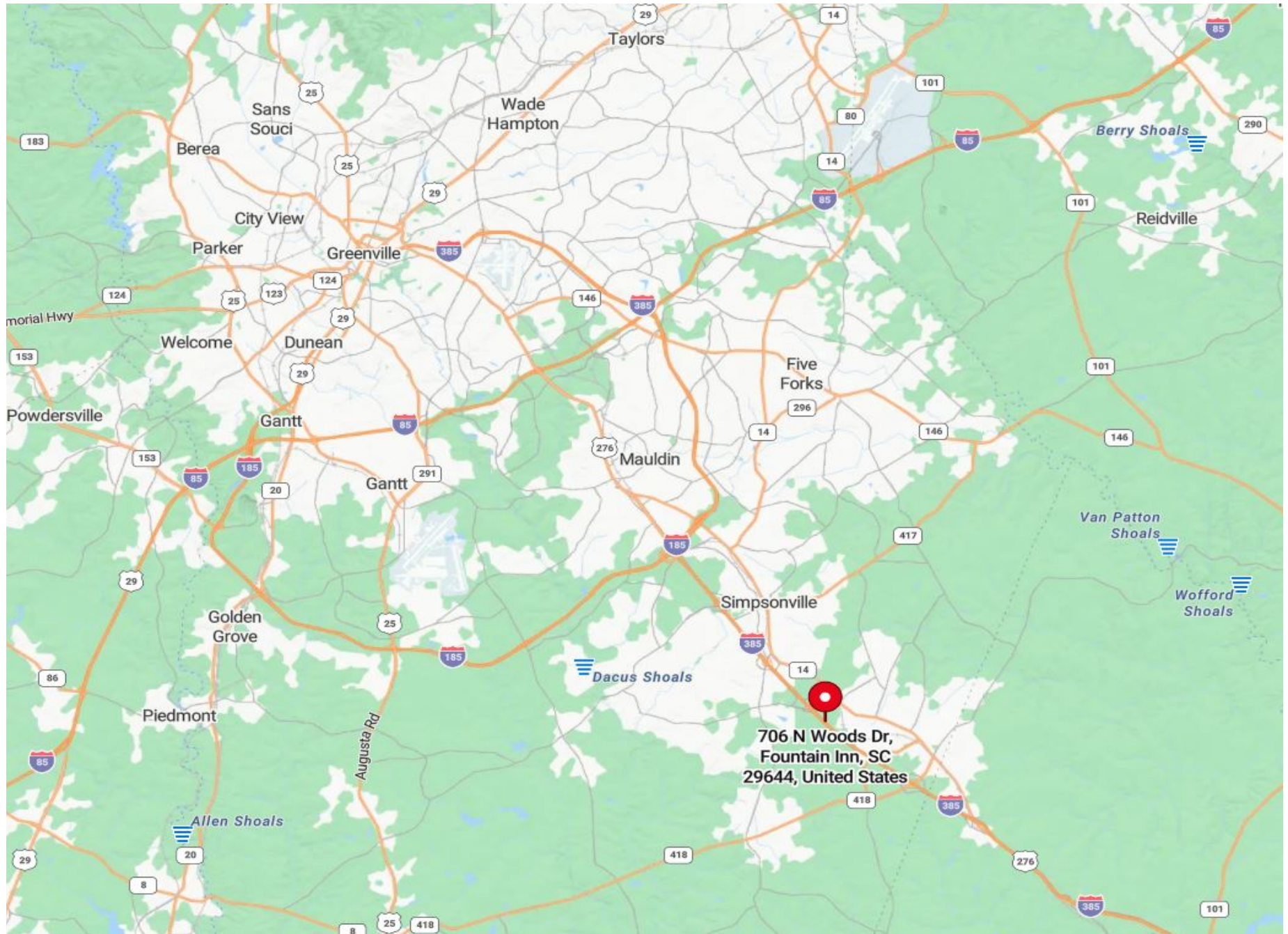
The explosive economic growth of southern Greenville county is largely attributed to I-385 and its connection to the city of Greenville and the major cities of Atlanta and Charlotte (via I-85). This area is known by locals as the "Golden Strip".

About the City of Fountain Inn

The City of Fountain Inn is located in the southernmost end of Greenville County and the northern end of Laurens County. Established in 1886, Fountain Inn has become the fastest growing municipality in Greenville and Laurens County.

The doors at the new Fountain Inn High School (FIHS) opened August 2021. The \$84 million school on Quillen Avenue is over 229,000 square feet and Greenville County School District's first new high school in nearly 50 years. Industry partners like Bosch and Michelin offered input for the automation, manufacturing and engineering areas of the school.

Location Map





BENEFITS OF BEING IN THE UPSTATE:



Ongoing I-85 infrastructure improvement projects



Continuing growth of the GSP International Airport and Inland Port



Focus on education



Enrollment: 22,566

Ranked among top 30 public institutions nationally



Enrollment: 5,000

U.S. News & World Report No. 1 among Southern Regional Public Colleges



Enrollment: 1,823

Ranked #49 Best Undergraduate Teaching



Enrollment: 2,304

No. 45 in National Liberal Arts Colleges



Enrollment: 10,536

Ranked #97 online learning colleges in the nation



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Every effort has been made to ensure the accuracy of the information contained herein, however the data and information provided should be independently verified.