

COMMERCIAL LAND FOR LEASE

# 4297 Augusta Road | Greenville, SC 29605

±82 Acres | Pad-Ready | C-2 Zoned | All Utilities Available | I-85 Proximity

## Property Highlights at a Glance

---

- ±82 Acres of pad-ready commercial land
- Zoned C-2 (General Commercial) — Greenville County
- All utilities available to the site
- Excellent visibility and frontage along Augusta Road (US Highway 25)
- Close proximity to Interstate 85 — one of the Southeast's premier freight & commerce corridors
- Tax Parcel ID: 0387000100103
- Address: 4297 Augusta Road, Greenville, SC 29605
- Positioned within the rapidly expanding Augusta Road Corridor

## Executive Summary

---

Rarely does the market present a commercial land opportunity of this magnitude in one of South Carolina's fastest-growing metropolitan markets. Offered for sale is an approximately 82-acre, pad-ready commercial site located at 4297 Augusta Road in Greenville, South Carolina — a property that combines exceptional scale, proven infrastructure readiness, premier highway visibility, and a business-friendly zoning designation in a single, irreplaceable offering.

---

Augusta Road (US Highway 25) is one of Greenville County's most traveled and commercially active arterial corridors, serving as a direct connector between Interstate 85 to the south and the heart of downtown Greenville to the north. This property is positioned along that corridor at a point where commercial development momentum is accelerating — flanked by established retail, service, and mixed-use activity, and benefiting from the massive ongoing public and private investment reshaping the area.

---

With ±82 acres graded and pad-ready, all utilities available at or near the site, and C-2 zoning in place through Greenville County, this site is one of the most shovel-ready large commercial tracts available in the entire Upstate South Carolina region. Whether a developer envisions a large-format retail center, a mixed-use destination, a hospitality campus, medical or professional office parks, a logistics hub, or a phased multi-tenant commercial development, this property delivers the land area, location, and infrastructure to make that vision a reality.

---

Greenville, South Carolina has earned its reputation as one of the South's premier growth cities — drawing corporate relocations, international investment, a booming healthcare sector, and a rapidly expanding population base. Properties of this scale and readiness at this location simply do not come to market often. This is a generational commercial land opportunity in a market that continues to outperform national benchmarks.

---

## Location & Accessibility

---

## Augusta Road (US Highway 25) — A Premier Commercial Arterial

Augusta Road serves as one of the most significant commercial and transportation corridors in the greater Greenville metropolitan area. Stretching from downtown Greenville southward through Greenville County and into the Upstate's broader regional network, US Highway 25 carries heavy daily traffic volumes representative of the area's dense residential population, established retail base, and strong daytime employment activity. The 4297 Augusta Road site enjoys excellent visibility along this corridor, placing it squarely in front of the thousands of vehicles that travel this route each day.

The corridor has historically supported a diverse mix of commercial uses — auto-oriented retail, restaurants, personal services, medical offices, and neighborhood-serving retail — and is currently undergoing a transformation driven by both public infrastructure investment and private development activity. The City of Greenville has committed significant public funding to corridor improvements including utility undergrounding, streetscaping, intersection enhancements, and pedestrian safety upgrades, reflecting the long-term strategic importance of this arterial to the region's commercial fabric.

## Interstate 85 — The Spine of Upstate Commerce

Interstate 85 is the economic backbone of the Upstate South Carolina and Piedmont region. Running northeast-to-southwest through the heart of the Carolinas, I-85 connects Greenville to Charlotte, Atlanta, and the broader Southeastern and Mid-Atlantic markets, making it one of the most strategically valuable highway corridors in the eastern United States. The 4297 Augusta Road property benefits from close proximity to an I-85 interchange, giving businesses located on this site rapid, efficient access to the interstate's logistical and consumer reach.

This proximity is a critical advantage for a broad range of end users. Retail and hospitality operators benefit from interstate visibility and easy capture of travelers and regional consumers. Distribution and logistics users gain efficient freight movement throughout the region. Office and medical users benefit from ease of employee and patient access from across the metro area. The I-85 connection also enhances the site's attractiveness to corporate users and national retailers conducting site selection, for whom interstate proximity is often a non-negotiable criterion.

## Regional Connectivity

Beyond I-85, the property benefits from a strong broader highway network. Interstate 185 and Interstate 385 are both accessible within a short drive, providing additional connectivity to Greenville's downtown core, the Haywood Road retail corridor, Greenville-Spartanburg International Airport, and the broader Upstate region. The property's location along Augusta Road also places it approximately four miles from downtown Greenville, one of the most vibrant and economically active urban cores in the Southeast.

Downtown Greenville has experienced extraordinary revitalization over the past two decades, earning national recognition for its walkability, urban vibrancy, restaurant scene, and quality of life. The continued vitality and growth of downtown creates powerful demand spillover effects that benefit the Augusta Road corridor, reinforcing the commercial appeal of sites along this arterial.

## Site Details & Physical Characteristics

---

## **±82-Acre Pad-Ready Canvas**

At approximately 82 acres, this property offers a commercial land footprint that is exceptionally rare in the Greenville market. Large commercial tracts of this scale within established corridors with existing infrastructure — as opposed to raw, remote land — command a significant premium in today's development environment, and the supply of such opportunities in Greenville County is extremely limited.

The site is described as pad-ready, meaning the land has been graded and prepared to a state that substantially reduces the time, cost, and complexity associated with initiating development. Pad-ready status is a highly valuable characteristic — it shortens the development timeline, reduces the uncertainty associated with earthwork and grading, and allows developers and end users to advance from site control to vertical construction more rapidly and predictably than would be possible on raw land. In a market where construction costs and timelines remain elevated, the pad-ready status of this site represents a tangible economic advantage.

The scale of the site enables a developer to pursue multiple strategies simultaneously: phased development to manage capital deployment while generating cash flow from early phases; multi-tenant or multi-use programming to serve different market segments; master-planned commercial campus development; or land banking with selective pad sales or ground leases to national or regional credit tenants. The 82-acre footprint essentially creates a blank canvas at a scale that allows the developer's vision — rather than site constraints — to drive the project concept.

## **All Utilities Available**

One of the most significant site advantages is the availability of all utilities to serve the property. Water, sewer, electricity, natural gas, and telecommunications infrastructure are available to support a wide range of development uses and intensities. Utility availability is a critical component of development feasibility and timing — sites that lack utility service require costly and time-consuming extensions and capacity upgrades before development can begin.

The fact that utilities are available at this 82-acre site eliminates one of the most common hurdles to large-scale commercial development in suburban and transitional markets. Developers can proceed with confidence that the infrastructure foundation is in place to support their project, and that utility capacity will not be a constraint on the density, intensity, or speed of development they pursue.

## **Excellent Visibility**

Visibility is among the most valuable and non-replicable attributes a commercial site can possess. The 4297 Augusta Road property benefits from excellent visibility along one of Greenville County's most traveled commercial corridors. For retail, hospitality, and service uses, this level of visibility translates directly into consumer awareness, traffic capture, and brand exposure — reducing the marketing investment required to establish a presence in the market and accelerating the ramp-up period for new businesses.

Visibility also has lasting asset-value implications. Tenants and buyers consistently pay a premium for high-visibility sites because the benefits of that visibility compound over time, driving stronger sales performance, higher occupancy, and more durable long-term value. Properties with strong visibility along well-trafficked corridors also tend to perform better during economic cycles, as their consumer-facing advantages provide a margin of resilience during slower periods.

# Zoning: C-2 General Commercial — Greenville County

---

## What C-2 Zoning Means for This Site

The property is zoned C-2 (General Commercial) through Greenville County, one of the most permissive and versatile commercial zoning classifications available in the county's land use framework. C-2 zoning is specifically designed to accommodate a wide spectrum of commercial, retail, service, and business uses, making it one of the most developer-friendly designations in terms of the breadth of permitted and conditionally permitted uses.

Under C-2 zoning in Greenville County, the following categories of uses are generally permitted or conditionally permitted (purchasers should confirm all uses with Greenville County Zoning and Permits prior to closing):

- General retail and shopping centers of all scales
- Restaurants, fast food, and food service establishments
- Hotels, motels, and extended-stay accommodations
- Auto dealerships, service, and repair
- Banks and financial service institutions
- Medical and dental offices and clinics
- Professional and general office uses
- Fitness centers, health clubs, and wellness facilities
- Grocery stores, big-box retail, and warehouse retail
- Entertainment, recreation, and amusement facilities
- Personal services including dry cleaning, salons, and day spas
- Storage facilities, including climate-controlled self-storage
- Light service and contractor-related uses
- Gas stations and convenience stores
- Mixed-use development incorporating residential above commercial

This breadth of permitted uses is a major advantage for the prospective purchaser — it significantly expands the universe of potential end users, development concepts, and exit strategies available for the site. Rather than being constrained to a single use category by restrictive zoning, the owner of this property can respond to market conditions and tenant or buyer demand with considerable flexibility.

## Greenville County's Business-Friendly Environment

Greenville County is widely recognized as one of the most business-friendly jurisdictions in South Carolina and the broader Southeast. The county's planning and zoning framework is designed to support commercial and industrial growth, attract corporate investment, and facilitate development that contributes to the tax base and employment base of the community. C-2 zoning within this context reflects an affirmative designation by the county for commercial activity at this location — a strong signal of long-term land use compatibility and community support for commercial development.

## Market Context: Greenville, South Carolina

---

### A City on the Rise

Greenville, South Carolina has undergone one of the most remarkable urban and economic transformations of any mid-sized American city over the past three decades. Once a mill town at the heart of the textile industry, Greenville has reinvented itself as a diverse, knowledge-economy-driven metro area that consistently ranks among the nation's top cities for business climate, quality of life, population growth, and economic opportunity.

The Greenville-Anderson-Mauldin Metropolitan Statistical Area has seen sustained population growth, driven by both domestic migration from higher-cost markets and international migration connected to the area's robust foreign direct investment activity. The Upstate South Carolina region — anchored by Greenville — has attracted billions of dollars in corporate investment from companies including BMW, Michelin, GE, Fluor, Hubbell, and dozens of smaller regional and national firms. This corporate presence creates a deep pool of well-employed consumers and business-to-business demand that underpins the commercial real estate market.

## **The Augusta Road Corridor: A Strategic Growth Zone**

The Augusta Road Corridor (ARC) has been identified by Greenville County and the City of Greenville as a priority area for strategic investment and thoughtful growth. Greenville County Council officially adopted the Augusta Gateway District Character Development Plan, which was inspired by the City of Greenville's Greenville 2040 Comprehensive Plan, establishing a clear long-term vision for the corridor that supports commercial density, mixed-use development, and quality public realm improvements.

The area along Augusta Road near I-85 is described in county planning documents as a gateway location — a place where travelers transitioning from the interstate to the urban fabric of Greenville first encounter the commercial and civic identity of the community. This gateway designation carries significant planning and marketing weight, as it reflects both the high visibility and the strategic importance of sites in this zone. Greenville County and the City of Greenville have backed this vision with real public investment, including infrastructure upgrades, utility improvements, and corridor enhancement initiatives.

Private investment has followed. New commercial projects, including village-style retail centers and mixed-use developments, have been announced or are under construction along the Augusta Road corridor, reflecting growing developer and investor confidence in the area's long-term trajectory. The 4297 Augusta Road site is ideally positioned to capitalize on this momentum — large enough to be a destination, well-located enough to capture the corridor's growing consumer traffic, and infrastructure-ready enough to get to market ahead of competing future supply.

## **Demographic Profile & Consumer Base**

The trade area surrounding 4297 Augusta Road encompasses one of Greenville's most densely populated and economically diverse consumer markets. The Augusta Road neighborhood and surrounding zip codes (29605, 29607, 29601) represent a mix of established residential neighborhoods, working-class communities, and newer residential development driven by Greenville's population growth. This mix creates a broad and deep consumer base for retail, dining, services, and convenience-oriented uses.

Within a short drive of the site, residents have access to major employers including Prisma Health Greenville Memorial Medical Center — one of the largest hospitals and healthcare employers in the region — as well as the headquarters and major facilities of numerous Upstate corporations. This employment concentration drives both daytime consumer demand (lunchtime traffic, after-work retail and dining) and the residential density that supports a thriving commercial corridor.

The proximity to I-85 also means the site's effective trade area extends well beyond the immediate neighborhood, capturing drive-through traffic from communities throughout the broader Greenville County and Upstate region. National retailers and hospitality operators conducting site selection consistently target locations with this type of trade area depth, as it provides the consumer volume necessary to support large-format retail, full-service restaurants, and hotel operations.

## Greenville's Healthcare & Medical Sector

One of the most powerful and growing sources of commercial real estate demand in Greenville is the healthcare sector. Prisma Health, headquartered in Greenville, operates a large and expanding network of hospitals, specialty clinics, and outpatient facilities throughout the Upstate and Midlands regions. Bon Secours St. Francis Health System and a growing ecosystem of independent medical practices, specialty groups, and allied health providers round out a healthcare economy that creates substantial demand for medical office, outpatient clinical, rehabilitation, behavioral health, and ancillary retail uses.

The Augusta Road corridor, given its location near major medical facilities and its excellent accessibility from across the metro area, is a natural location for medical office and healthcare-adjacent development. C-2 zoning accommodates this use type, and the site's scale provides ample room for medical office buildings, outpatient surgery centers, imaging facilities, or a healthcare campus development that could serve the growing population of southwest Greenville County.

## Potential Development Scenarios

---

The combination of scale, pad-ready condition, C-2 zoning, all-utility availability, and strategic location creates compelling feasibility for a wide range of development programs. The following scenarios represent illustrative uses that prospective purchasers might evaluate; all regulatory determinations should be made in consultation with Greenville County Zoning and Permits and appropriate legal counsel.

---

### Regional or Community Retail Center

At 82 acres, this site can accommodate a large-format community or regional retail center anchored by a major grocer, big-box retailer, or department store, with in-line space for junior anchors, restaurants, and convenience tenants. Augusta Road's daily traffic volumes and the surrounding population density create a strong foundation for this type of development. The pad-ready condition and utility availability allow a developer to bring this type of project to vertical construction quickly — a critical advantage in capturing anchor tenant commitments before competing supply enters the market.

### Mixed-Use Commercial Campus

The trend in commercial real estate over the past decade has been strongly toward mixed-use environments that combine retail, dining, office, healthcare, entertainment, and residential components in walkable, amenity-rich settings. The 82-acre footprint of this site is ideally suited for a mixed-use campus that creates a destination rather than a simple strip retail center. Such a development could include ground-floor retail and restaurant space, upper-floor or separate professional and medical office buildings, a hotel component capturing the I-85 proximity, and potentially for-sale or rental residential above retail or in separate buildings — creating a live-work-play environment that responds to modern consumer preferences.

## Hospitality Development

The combination of I-85 proximity, excellent visibility, and strong surrounding demand generators makes this site a prime candidate for hotel development. The Upstate South Carolina hospitality market continues to benefit from both leisure travel to Greenville's downtown and Blue Ridge Foothills, and robust corporate travel driven by the area's major employers and growing convention activity. The site's scale accommodates a single full-service hotel, multiple limited-service or extended-stay properties, or a hotel component within a larger mixed-use development — all of which could benefit from the site's location and visibility.

## Medical Office & Healthcare Campus

Given the proximity to Prisma Health's Greenville Memorial campus and the strong healthcare employment base in the area, a medical office park or outpatient healthcare campus is a compelling use scenario for this site. Medical office development has been one of the most resilient and in-demand commercial real estate segments nationally, driven by the aging population, the shift to outpatient care delivery, and the expansion of healthcare networks into suburban and community locations. The site's accessibility from across the metro area via Augusta Road and I-85 makes it an attractive location for healthcare providers seeking to serve the population of southwest Greenville County.

## Auto-Oriented Commercial Uses

C-2 zoning in Greenville County accommodates a broad range of auto-oriented commercial uses including auto dealerships, service centers, body shops, and related businesses. Augusta Road has historically been a strong auto corridor, and the site's scale and visibility make it well-suited for a dealership campus or multi-dealer development. Auto dealerships have demonstrated strong performance along Augusta Road and similar corridors in the Greenville market, and the large land area of this site accommodates the extensive inventory storage and service bay requirements of modern automotive retail.

## Self-Storage & Flex Commercial

The demographics and residential density of the Augusta Road trade area create strong fundamentals for self-storage development. Climate-controlled self-storage has been one of the highest-performing commercial real estate asset classes nationally over the past decade, driven by population growth, household formation, and the downsizing trends of an aging population. A portion of the 82 acres could be developed as a premium climate-controlled self-storage facility, with the balance allocated to complementary retail, service, or flex commercial uses. The C-2 designation accommodates this use mix effectively.

## Phased Land Development & Pad Sales

For investors and land developers, the 82-acre scale enables a phased approach in which portions of the site are graded and delivered as finished commercial pads for sale or ground lease to national and regional credit tenants. This strategy can generate significant near-term cash flow from pad sales or ground lease income while allowing the developer to hold and appreciate the value of the remaining land as the corridor continues to develop and surrounding infrastructure improves. Given the pad-ready condition of the existing site and the all-utility availability, the incremental investment required to deliver individual finished pads to market is manageable, creating an attractive return profile relative to the overall land basis.

# Investment Rationale

---

## Scarcity & Irreplaceability

Commercial land at this scale, in this location, does not come to market regularly. The Greenville market has been absorbing commercial and industrial land at a rapid pace, and the inventory of large, pad-ready tracts with utility service and quality zoning in established corridors is contracting. The 82-acre footprint at 4297 Augusta Road represents one of the most significant commercial land offerings in Greenville County, and its combination of attributes — scale, readiness, location, zoning — is unlikely to be replicated in the near term.

## Infrastructure Investment Momentum

The Augusta Road corridor is the beneficiary of meaningful and growing public infrastructure investment. The City of Greenville has committed hundreds of thousands of dollars to corridor safety, aesthetics, and utility improvements along Augusta Street, including a state-funded utility undergrounding program valued at \$5.8 million. These public investments reduce the risk profile of private commercial development by improving the physical environment, enhancing the corridor's consumer appeal, and signaling long-term public commitment to the area's quality.

## Private Development Momentum

Public investment is being matched by private development momentum along the Augusta Road corridor. New commercial projects, including the Augusta Gateway village-style retail center redevelopment, are proceeding to development, validating the market's appetite for commercial uses in this area. As the corridor continues to attract new investment and development activity, the value of undeveloped commercial land in proximity to these projects — particularly at the scale of this site — is supported by increasing comparable activity.

## Greenville's Sustained Growth Trajectory

The fundamental thesis for commercial land investment in Greenville is straightforward and supported by a consistent track record. Greenville has been one of the Southeast's top-performing metropolitan markets for population growth, job growth, corporate investment, and real estate appreciation for more than a decade. The structural drivers of this growth — a business-friendly state tax and regulatory environment, a diverse and growing employment base, relatively affordable cost of living and housing, a high quality of life, and a strategic location at the intersection of I-85 and I-26 connecting Charlotte and Atlanta — remain firmly in place.

Commercial real estate values in growing markets like Greenville tend to benefit from a long-term tailwind of increasing population, rising household incomes, and expanding corporate activity that creates durable demand for retail, office, healthcare, and hospitality space. Investing in well-located, infrastructure-ready commercial land in Greenville's established corridors is a strategy with a strong historical foundation and a compelling forward-looking thesis.

## Property Summary

---

Address: 4297 Augusta Road, Greenville, SC 29605

---

**Tax Parcel ID: 0387000100103**

---

**Site Area: ±82 Acres**

---

**Site Condition: Pad-Ready**

---

**Zoning: C-2 General Commercial — Greenville County**

---

**Utilities: All Utilities Available**

---

**Visibility: Excellent — Augusta Road (US Highway 25) Frontage**

---

**I-85 Access: Close Proximity**

---

**County: Greenville County, South Carolina**

---

**Nearest City: Greenville, SC (approx. 4 miles to Downtown via Augusta St.)**

---

## **Next Steps**

---

**This is a rare opportunity to acquire one of the most significant commercial land parcels available in the Greenville, South Carolina market. With ±82 pad-ready acres, all utilities available, excellent visibility along Augusta Road, close proximity to Interstate 85, and flexible C-2 zoning through Greenville County, 4297 Augusta Road is positioned to support virtually any commercial development vision.**

---

**Qualified prospective purchasers are invited to contact the listing broker to request additional information, review due diligence materials, and schedule a site tour. All financial information, development projections, and zoning interpretations should be independently verified by the purchaser and their advisors. All uses and development scenarios are subject to Greenville County Zoning and Permitting approval.**

---

*DISCLAIMER: This property description has been prepared for informational purposes. All information is believed to be accurate but is not warranted. Prospective buyers should independently verify all information including zoning, utilities, site dimensions, and other property characteristics. All uses are subject to applicable local, state, and federal regulations. This offering is subject to prior sale, price change, or withdrawal without notice.*

---