



GATEWAY TO GREENVILLE



 [View Property Video](#)

±40 ACRES FOR SALE
PROGRESSIVE COURT, GREENVILLE, SC 29611
SITE #2318

[VIEW WEBSITE](#)

CBRE

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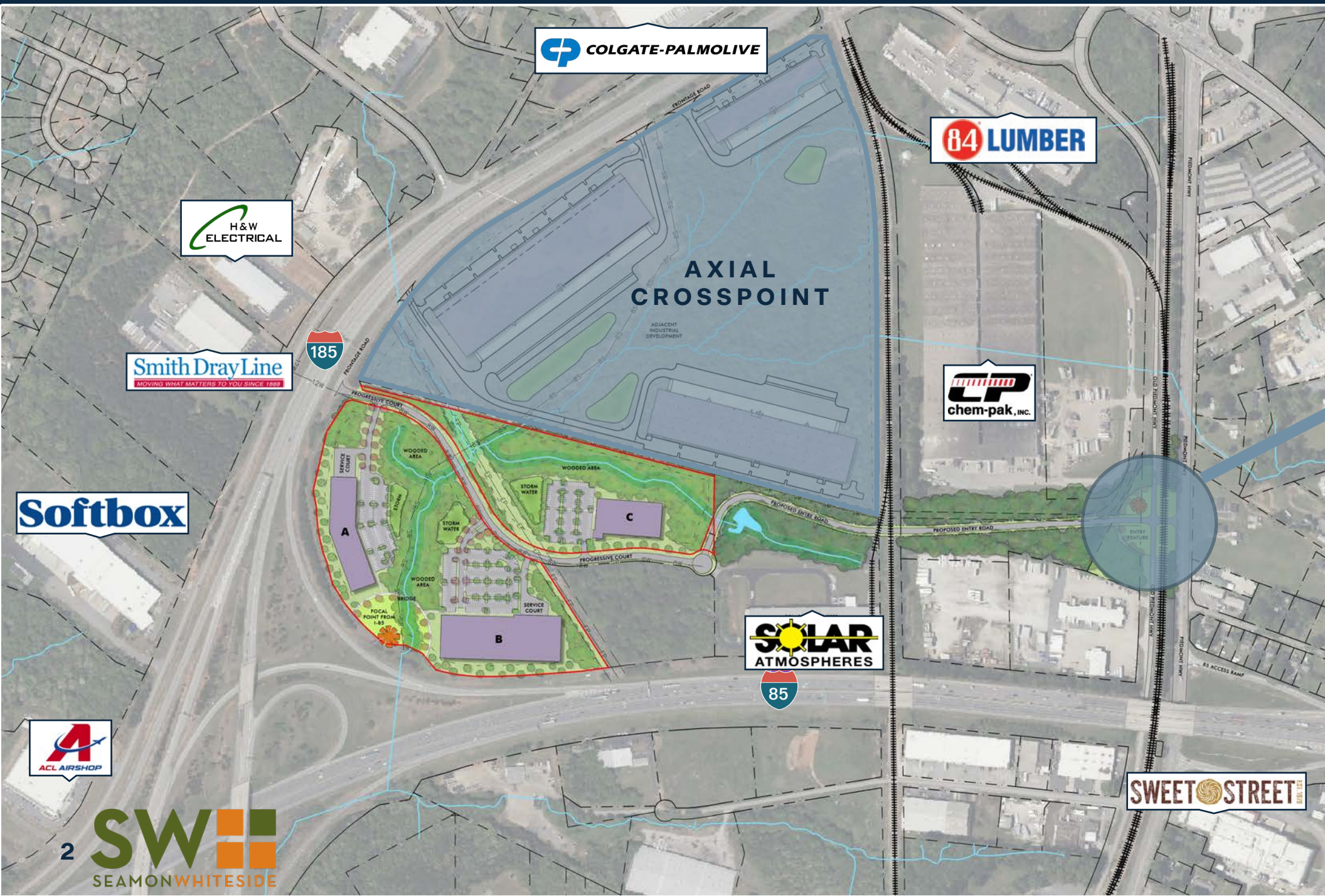
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Site Plan



Site Features



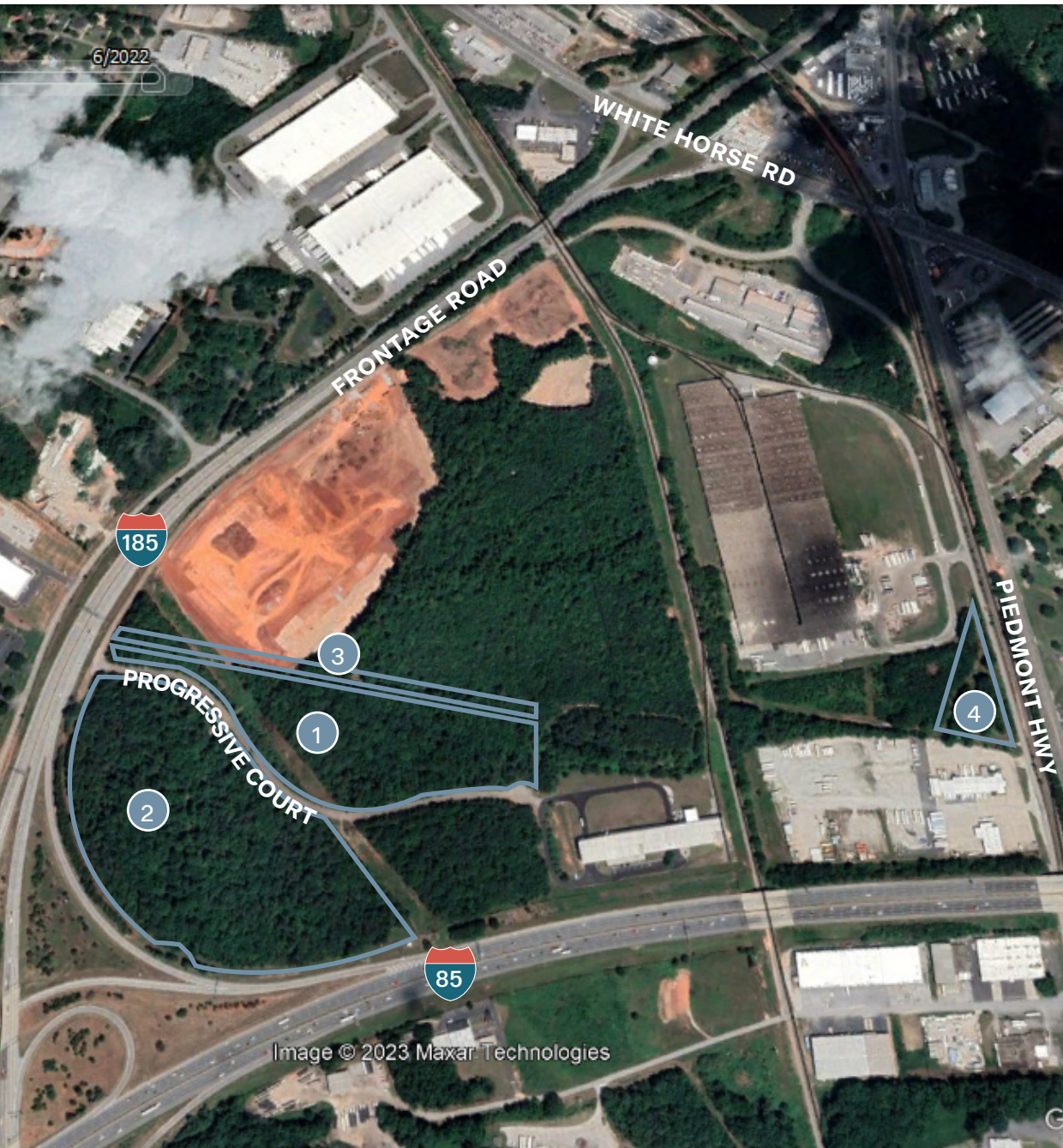
- Easement in place for additional access road linking Old Piedmont Highway to Gateway to Greenville development
- The park boasts approximately ± 0.5 miles of 85/185 interstate frontage
- Tenant tax incentives are likely available through Greenville County
- Campus style development
- Qualified and available labor force
- Ample employee parking available

SOUTHERN CONNECTOR

The Southern Connector (Interstate-185) was constructed to relieve congestion along major Upstate SC traffic arteries and move people and goods more efficiently around Greenville County. Over the last several years, this area has experienced tremendous residential and industrial growth that is largely facilitated by the ease of traffic flow along I-185.

LOCATION HIGHLIGHTS

- Parcels are located in a Qualified Census Tract (QCT)
- 5 miles to Downtown Greenville
- High visibility at the I-85 & I-185 interchange
- Great opportunity for corporate HQ campus, medical, life sciences or education
- All utilities are available



TRAFFIC COUNTS

I-85 North at exit 42: 89,000

I-185 East at exit 14: 24,200

White Horse Road/US 25: 13,700

GREENVILLE COUNTY PARCEL NUMBERS:

1. WG10010200112 (13.386 AC)
2. WG10010200100 (22.791 AC)
3. WG10010200113 (1.18 AC)
4. WG10010301900 (3.471 AC)

±40.8 Acres Total

List Price: Starting at \$120,000 Per Acre

Exceptional development opportunity for corporate headquarters campus, office park, medical, life sciences, or education.

- Zoned I-1 (Industrial) in Greenville County
- Last large undeveloped property on I-85 within 5 miles of award-winning Downtown Greenville

Site Plan



	SIZE	AUTO PARKING
BUILDING A	±80,000 SF	156
BUILDING B	±120,000 SF	232
BUILDING C	±50,000 SF	156

Users In Market Map



- 1 Transcendia
- 2 Amazon
- 3 ACL Airshop
- 4 Softbox
- 5 Landair Distribution
- 6 Colgate-Palmolive
- 7 Kohler
- 8 Holland
- 9 FedEx Ground
- 10 IVC
- 11 Proterra
- 12 Warehouse Services
- 13 Duke Energy
- 14 Bi-Lo Distribution Center
- 15 Sunland Distribution
- 16 ProTrans
- 17 Fabri Kal
- 18 Orbis
- 19 Kimura
- 20 Magna
- 21 Padagis
- 22 Magna
- 23 Americold Logistics
- 24 Verdecos
- 25 Michelin
- 26 Lockheed Martin
- 27 3M

Greenville Economic Development Groups

GADC

- Founded in 2001 and facilitated the creation of over 31,000 new jobs since then
- Key initiatives include educational and legislative programs, strategic research tool, and business development

UPSTATE SC ALLIANCE

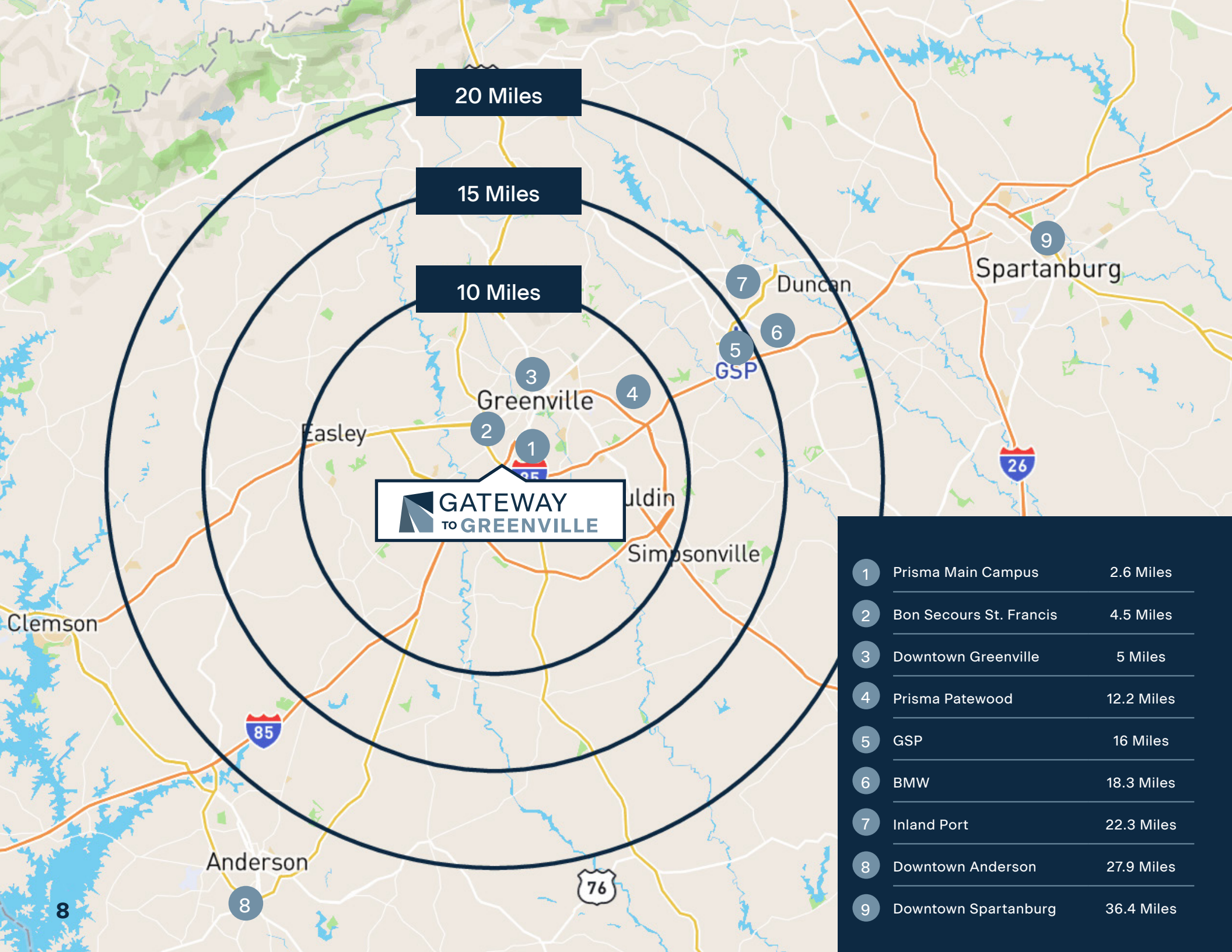
- Formed in 2000 and represents all 10 northwest counties of South Carolina
- Provide key services to companies and site selectors who are exploring opportunities for launching new business in the U.S.

SC DEPARTMENT OF COMMERCE

- Mission is to help grow new and existing businesses through infrastructure improvement and incentives
- Promote initiatives such as workforce training

South Carolina offers the following statutory tax incentives:

- No state property tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable income tax structure
- No local income tax



20 Miles

15 Miles

10 Miles



1	Prisma Main Campus	2.6 Miles
2	Bon Secours St. Francis	4.5 Miles
3	Downtown Greenville	5 Miles
4	Prisma Patewood	12.2 Miles
5	GSP	16 Miles
6	BMW	18.3 Miles
7	Inland Port	22.3 Miles
8	Downtown Anderson	27.9 Miles
9	Downtown Spartanburg	36.4 Miles

Location Advantage

	10 MILES	20 MILES	30 MILES
POPULATION	355,712	756,934	1,140,981
FIVE-YEAR PROJECTED POPULATION	371,971	789,806	1,186,802
DAYTIME POPULATION	412,551	771,879	1,136,308
BUSINESSES	15,608	25,232	35,996
HOUSEHOLDS	146,006	298,594	449,706
AVERAGE HOUSEHOLD INCOME	\$93,637	\$97,781	\$91,972
LABOR FORCE	177,967	375,879	558,693
BACHELOR'S DEGREE OR HIGHER	54,756	116,419	159,526

LOCATION BENEFITS

- Site is within close proximity to FedEx and UPS shipping centers
- Reach a population over 104 million within a one-day drive
- 40 Fortune 500 companies have operations in Greenville-Spartanburg
- The rail-served Inland Port Greer is 21 miles from the site

UTILITIES AVAILABLE

Gravity Sewer — Existing 8" line (Metro Sewer & ReWa)

Duke Energy

Piedmont Natural Gas — Existing 4" line

Greenville Water — Existing 12" & 8" lines

Telecommunications: Charter, AT&T



Why Upstate/Greenville County:

The Upstate of South Carolina's [affordability](#), [business-friendly environment](#), and [overall quality of life](#) continues to attract a variety of industries to the area. The Upstate benefits from its strategic location, nestled along Interstate 85 between the markets of Charlotte and Atlanta. While manufacturing remains an important component of the local economy, engineering and logistics also play important roles and are supported by the Upstate's solid market fundamentals, growth projections and talented labor pool.

10

#7

top housing market
Realtor.org, 2021

#3

state to do business
GADC

40

Fortune 500 companies in
Greenville-Spartanburg
Greenville Chamber of Commerce, 2021



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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