

SALE

923 West Lee Road

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Taylors, SC 2968

PRESENTED BY:

MATTHEW NOCELLA

864-729-2972, mnocella@blackstreamcre.com



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COMMERCIAL REAL ESTATE

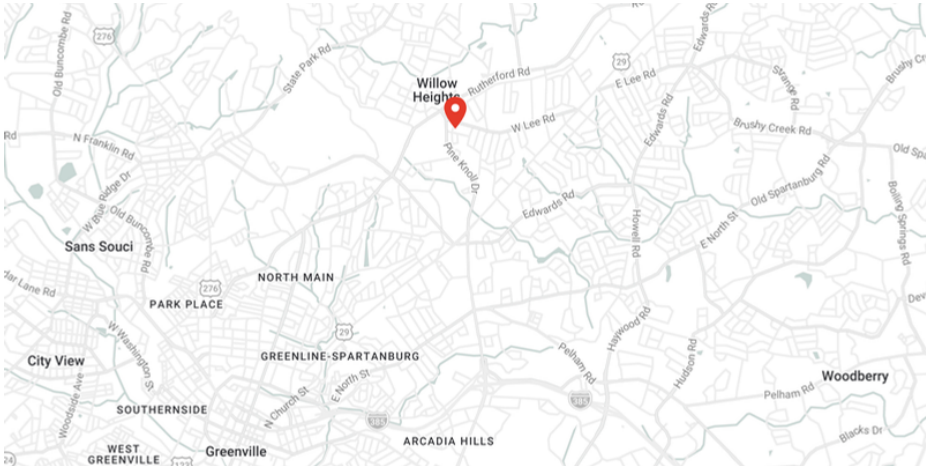
OFFERING OVERVIEW



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
LOT SIZE:	± 1.30 Acres
BUILDING SIZE:	± 2,340
NO. UNITS:	22
PROPERTY TYPE:	Multifamily
APN/PARCEL NO.:	P012.00-02-001.00

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INVESTMENT HIGHLIGHTS

- **Diversified Income Streams** - The property features 10 mobile home spaces, an occupied duplex, and 8 on-site storage units, creating multiple revenue sources that help reduce risk and support long-term income stability.
- **Strong In-Place Cash Flow with Upside Potential** - Currently operating at approximately 91% occupancy across the residential component, the asset provides immediate cash flow while offering additional value-add opportunities through lease optimization and storage unit lease-up.
- **Strategic Greenville-Taylors Location** - Positioned minutes from Wade Hampton Boulevard (US-29), Rutherford Road, and major regional transportation corridors, the property offers convenient access to Greenville, Greer, Spartanburg, and the Upstate's major employment centers.
- **Exposure to High-Growth Market Fundamentals** - The Greenville MSA continues to benefit from population growth, industrial expansion, and increasing demand for affordable housing, supporting long-term occupancy, rental demand, and appreciation potential.

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY DESCRIPTION

The affordable housing asset features 10 MHP Spaces, 9 POH, a duplex with attached garage and unfinished basement, and 8 on-site storage units offering significant pro forma income potential by creating diversified income streams to long-term revenue stability. The housing component is currently operating at 91% occupancy, generating consistent monthly income with substantial upside. Strategically positioned along W. Lee Road with immediate access to Wade Hampton Boulevard (US-29) and Rutherford Road, the property benefits from excellent connectivity to many of the Upstate's primary transportation corridors and employment centers.

Driven by expanding industrial investment, population migration, and continued demand for affordable housing throughout the Upstate region, this offering presents a uniquely stabilized investment with an attractive combination of existing cash flow, value-add upside, and long-term appreciation potential in one of South Carolina's strongest-performing growth corridors.

PROPERTY OVERVIEW

MHP

- POH: 9
- TOH: 1
 - 3x2 - 7
 - 2x2 - 2
 - 2x1 - 1

Duplex

- Occupied
 - 1x1
 - 3x3
- Vacant
 - ± 900 SQFT Garage
 - Unfinished Basement

Storage

- 8 units
 - 1 Occupied

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LOCATION CONTEXT

Nearby roadway access includes:

- ± 2 minutes to Wade Hampton Boulevard (US-29)
- ± 2 minutes to Rutherford Road (Principal Arterial)
- ± 8 minutes to SC-290
- ± 12 minutes to I-85 / I-385
- Convenient access to Brushy Creek Road, Edwards Road, and East North Street corridors
- Strong connectivity to Greer, Downtown Greenville, Travelers Rest, and Spartanburg markets

The property is located approximately:

- ± 15 minutes to Downtown Greenville CBD
- ± 20 minutes to Greenville-Spartanburg International Airport (GSP)
- ± 25 minutes to Downtown Spartanburg
- ± 10 minutes to Greer's industrial and manufacturing corridor
- ± 15 minutes to BMW supplier and logistics network access routes

ADDITIONAL PHOTOS



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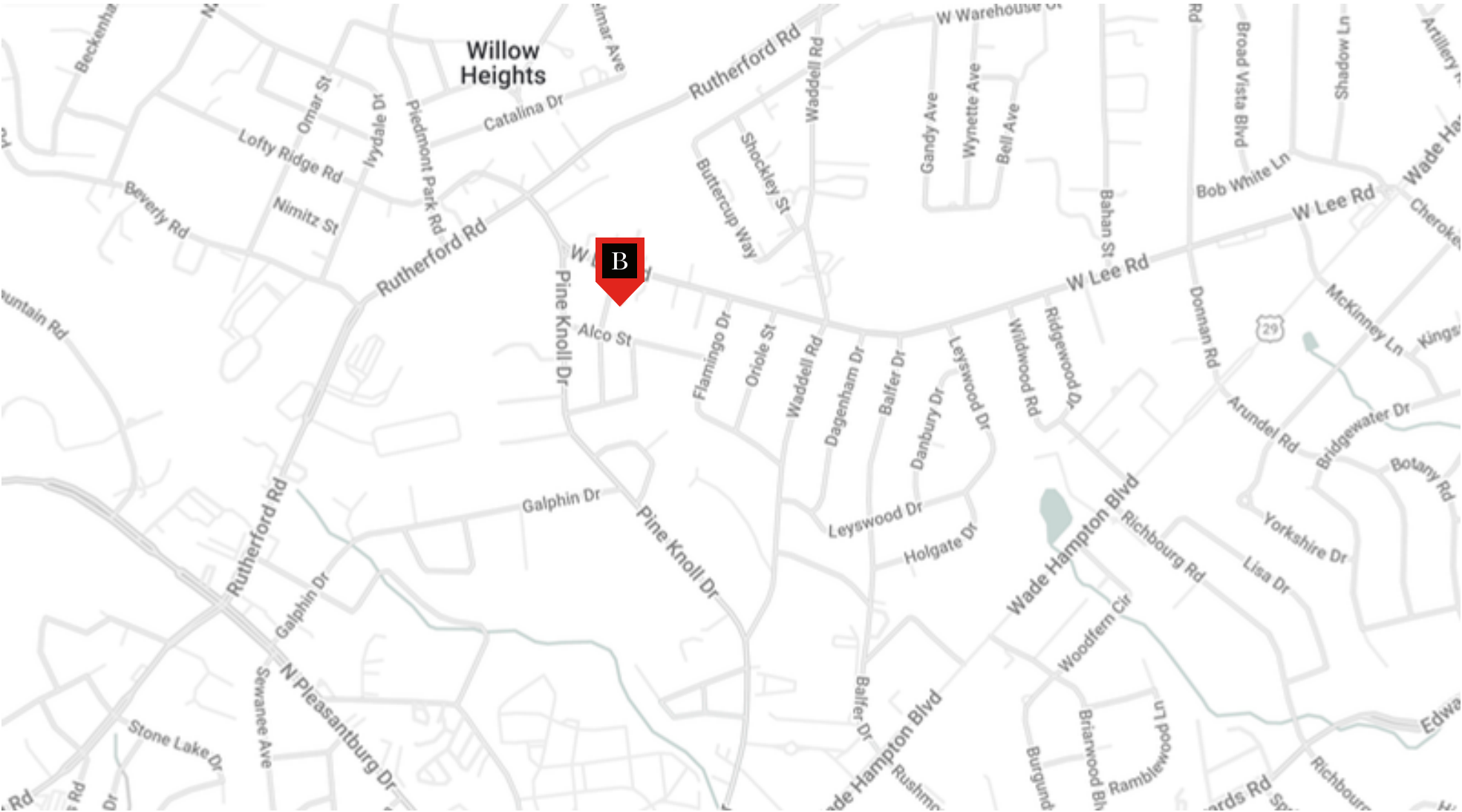
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LOCATION MAP



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A map of South Carolina with a red box highlighting the location of Taylors, SC. The map shows major highways, cities, and towns across the state. Taylors, SC is located in the central part of the state, near the intersection of I-95 and I-26. Other cities shown include Greenville, Spartanburg, and Columbia.

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ADVISOR BIO



MATTHEW NOCELLA

COMMERCIAL ADVISOR

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PROFESSIONAL BACKGROUND

Matthew Nocella is a commercial real estate advisor with experience specializing in mobile home park investment. A native of the Upstate South Carolina region, Matthew brings a strong local perspective supported by hands-on experience in large-scale multifamily renovation and investment sales.

Prior to entering commercial brokerage, Matthew built a foundation in property management and asset-level operations, providing him with practical insight into value creation, repositioning strategies, and long-term investment performance. This experience allows him to advise clients with a clear understanding of both investment objectives and operational considerations.

Deeply connected to the Upstate, Matthew is motivated by a genuine interest in supporting the region's continued growth and development. He believes the most successful business relationships are built on compassion, clear communication, and trust—principles that guide his work with clients and partners.

Matthew is a graduate of Wade Hampton High School and earned his Bachelor of Arts in Spanish and Government from Wofford College in 2018. He entered the commercial real estate industry through the Wyatt Institute of Real Estate in Greenville, South Carolina.

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