



HWY 72-221 E

CHRISTIAN RD



Offering Memorandum

LARGE TRACT DEVELOPMENT OPPORTUNITY IN GREENWOOD, SC

2707 HWY 72-221 E, GREENWOOD, SC 29646 | ±73.28 TOTAL ACRES

TRANSACTION *team*



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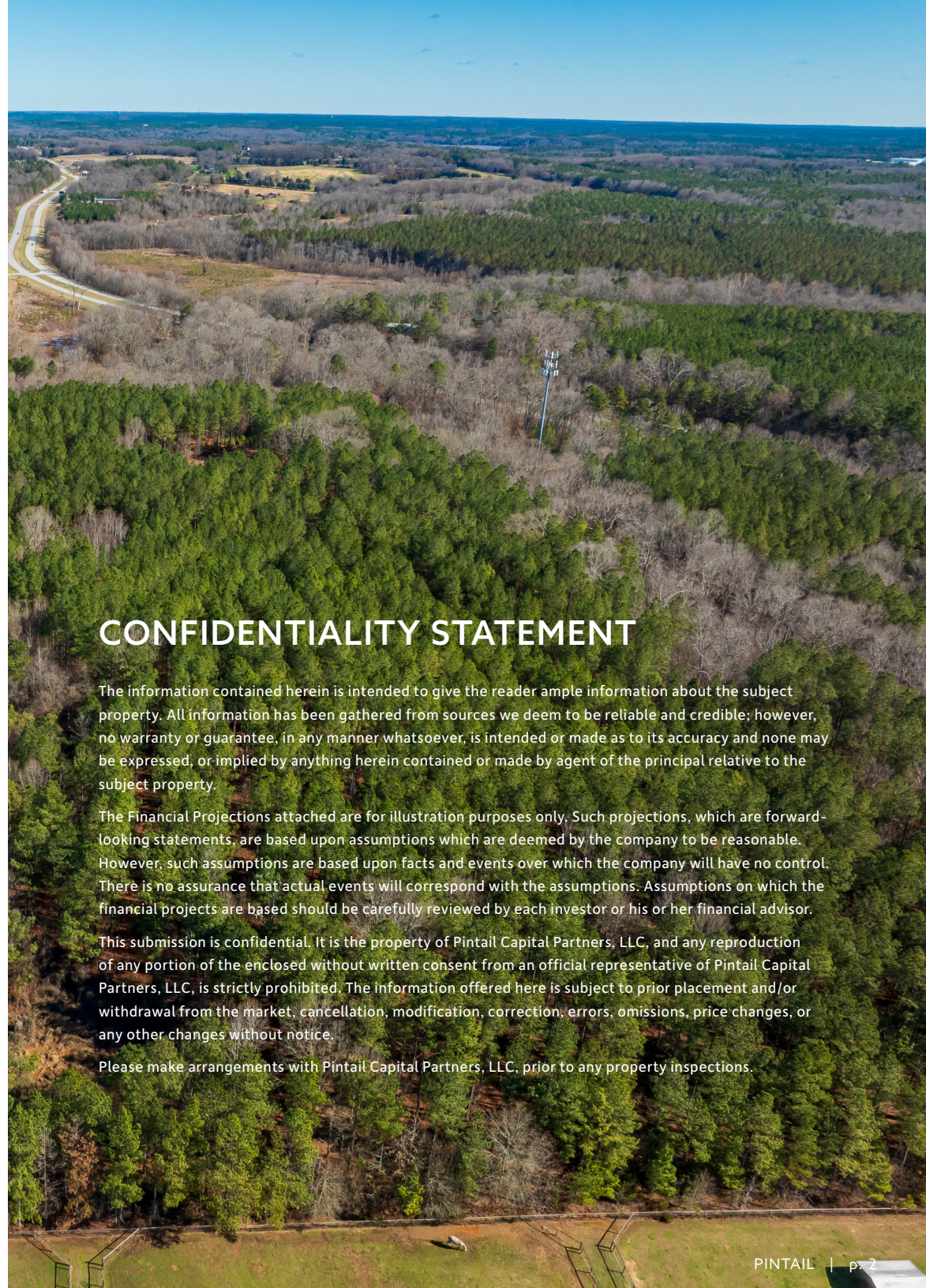


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The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projects are based should be carefully reviewed by each investor or his or her financial advisor.

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Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

PROPERTY DETAILS

Comprised of approximately 73.28 acres, this property is located on a 4 lane highway with CSX Transportation rail access. The majority of the site is recently cleared in preparation of future development.

The property's location on Hwy 72-221 E gives it direct and quick access to Lake Greenwood (±5 minutes) and Downtown Greenwood (±15 minutes).

Interstate Corridor Access:

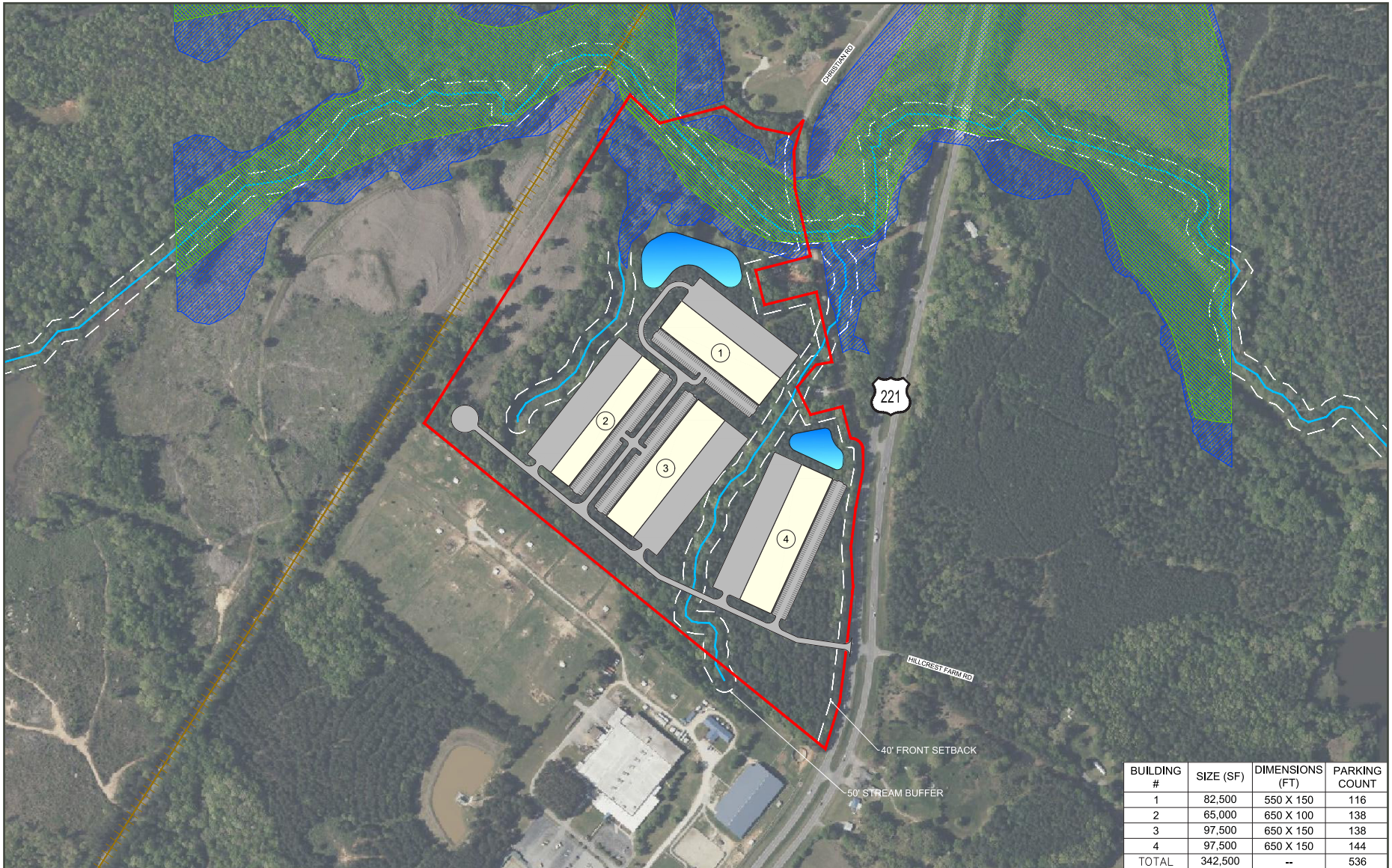
I-26 ±30 minutes I-85 ±40 minutes

ADDRESS/LOCATION	2707 Hwy 72-221 E
PARCEL NUMBER(S)	6867-622-765
TOTAL ACREAGE	±73.28 AC
ZONING	I-1/R-DD
RAIL	CSX Transportation



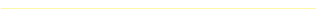



ASKING PRICE: **\$1,945,584**
 \$26,550/AC



CONCEPTUAL SITE PLAN

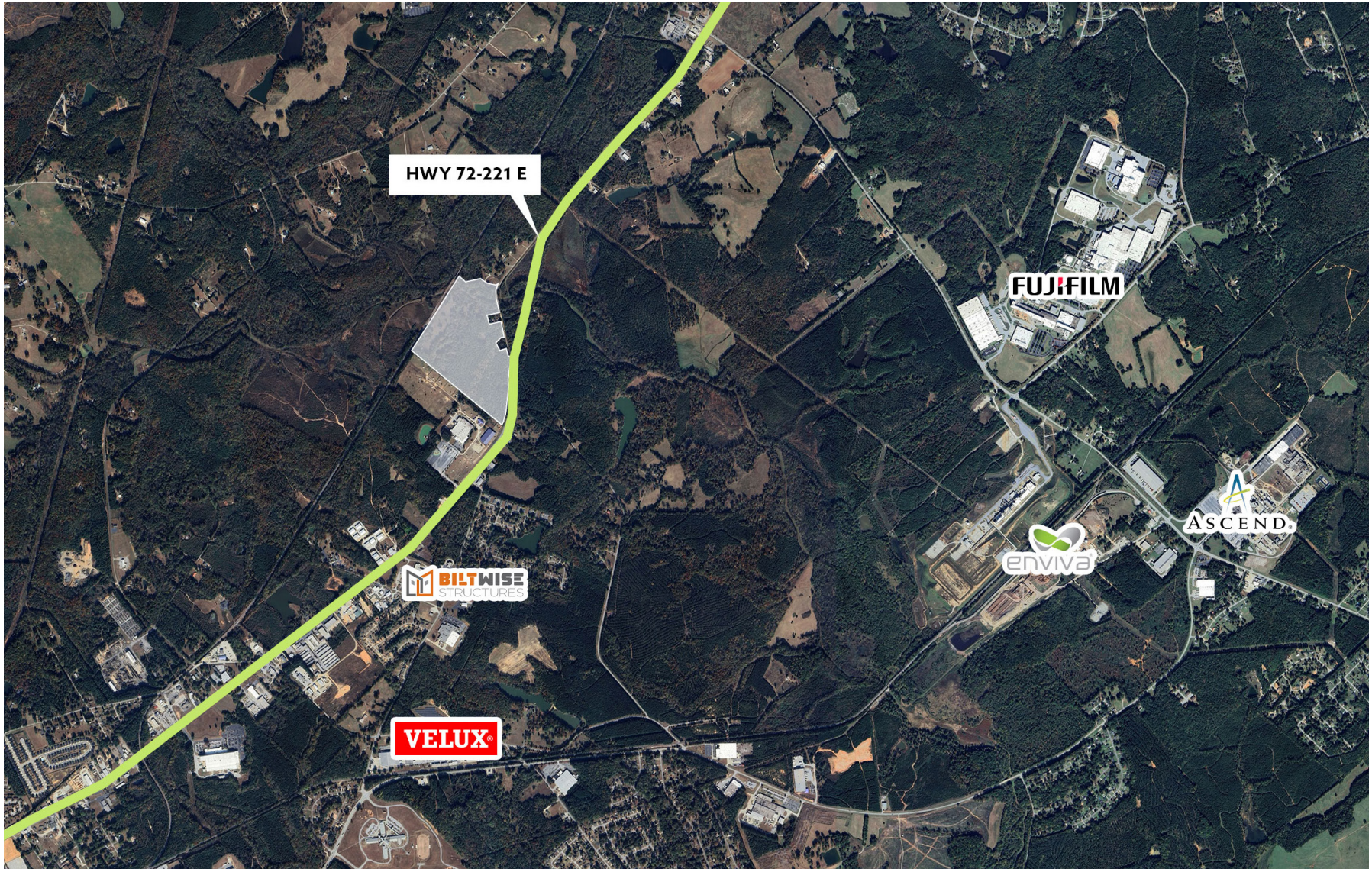


UTILITIES AND ZONING

- SEWER  Greenwood Metropolitan District
- WATER  Greenwood Commissioner of Public Works
- GAS  Greenwood Commissioner of Public Works
- POWER  Duke Energy
- TELECOM  WCfiber, CenturyLink, Vyve Broadband
- ZONING  I-1/R-DD



SURROUNDING AREA



MARKET OVERVIEW *Greenwood, SC*

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 it’s 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,
please contact:

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