



# 647 Blackwell Rd

Greer, SC

**83 Single Family**  
**±1.82 Lots/Acre**

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# Offering Summary

647 Blackwell Rd | Greer, SC



83 Proposed Lots

**Land Area** ± 48.2 AC

**Tax Map #** 5-13-00-005.00

**Targeted Use** Single Family Detached

**Sale Price** \$2,300,000.00

**Zoning** TN

Greer Development Code: TN (Traditional Neighborhood)  
The Traditional Neighborhood (TN) district is intended to promote the development of compact, pedestrian-friendly neighborhoods that reflect the character and scale of traditional town planning. This district encourages a connected street network, sidewalks, street trees, and appropriately scaled residential development that integrates harmoniously with surrounding uses.

# Property Overview

647 Blackwell Rd | Greer, SC

## PROPERTY HIGHLIGHTS

- 48.2 Acres within the city limits of Greer, SC
- All utilities available
- Seller has substantial amount of Due Diligence Completed
- Proposed 83 Lots
- $\pm 1.82$  Lots Per Acre
- Actual Site Density: 7.5 Lots per Acre
- Residential Unit Mix:
  - Pad Sizes: 50' X 100'
- Zoned Public Schools
  - Woodland Elementary
  - Greer Middle School
  - Greer High School

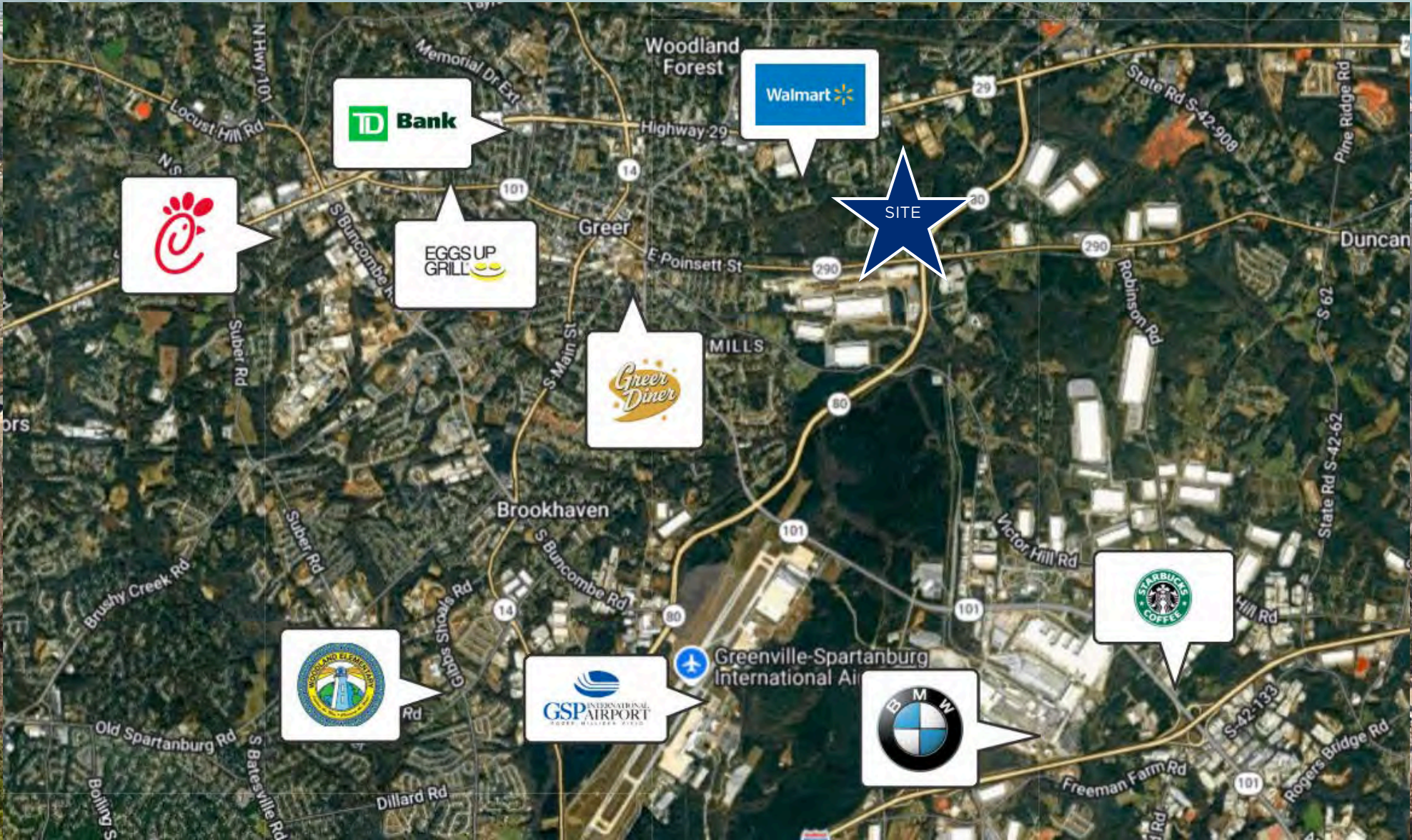
## PROPERTY DESCRIPTION

Nestled within the city limits of Greer, South Carolina, 647 Blackwell Road offers a compelling canvas for a quality single family residential community in the heart of Upstate SC's most dynamic growth corridor. This  $\pm 48.2$ -acre tract is proposed for 83 single family detached lots zoned TN (Traditional Neighborhood) — a designation that promotes walkable, connected neighborhood design with street trees, sidewalks, and appropriately scaled residential living. All utilities are in place, and the seller has invested significantly in pre-development work, delivering a prospective buyer a concept site plan prepared by CivilSD, LLC, topographic mapping, and a thorough zoning analysis. Two stormwater ponds are incorporated into the concept plan, and the natural character of the site — including blooming tree canopy and rolling Upstate topography with Blue Ridge Mountain views — provides an exceptional setting for a community that residents will be proud to call home.



## Site Map

647 Blackwell Rd | Greer, SC

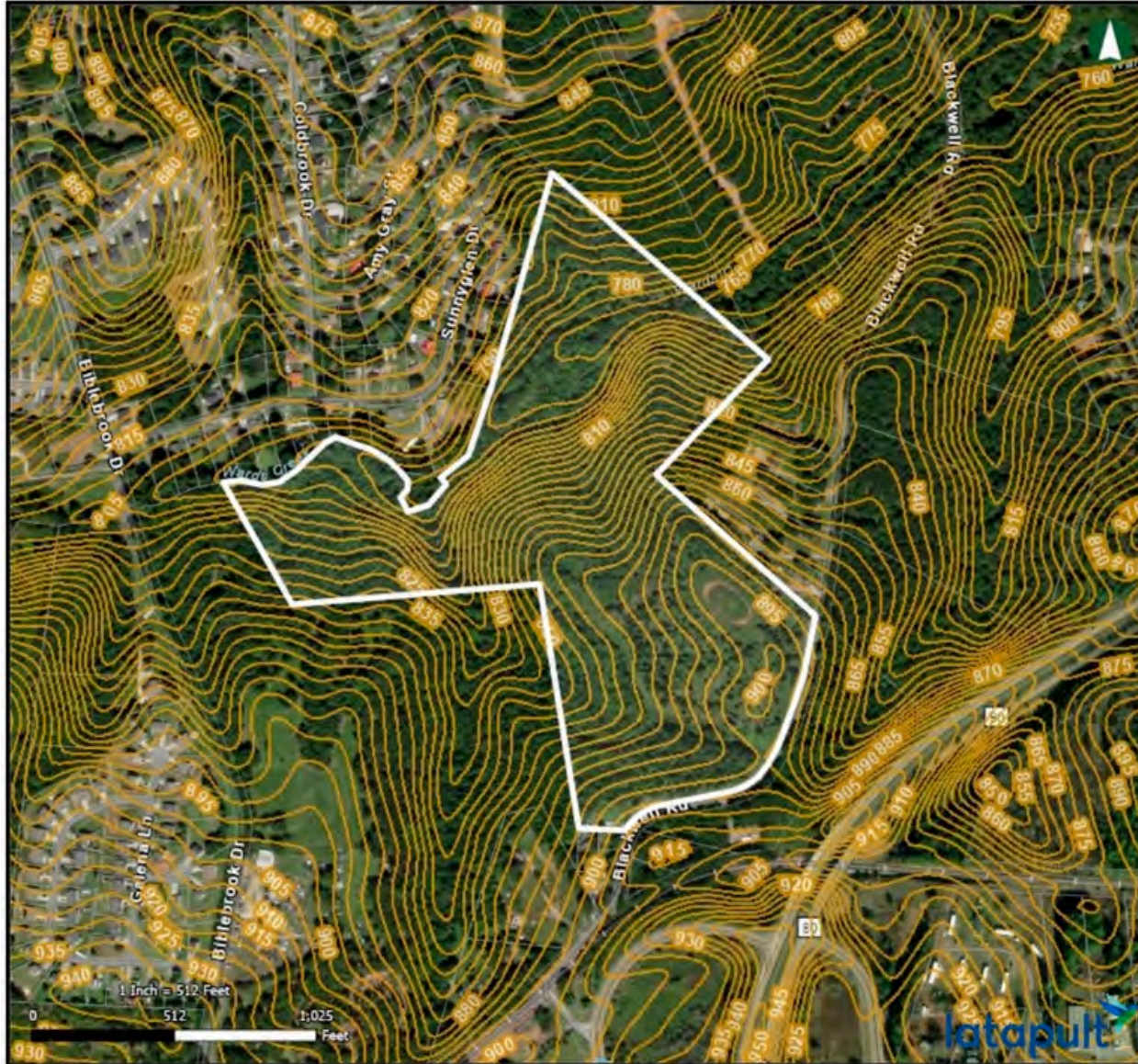




# Topography

647 Blackwell Rd | Greer, SC

REEDY



## Latapult Map

02/02/2026

Parcels

# Downtown Amenities

## Greer, SC

### Local Attractions

- Greer City Park
- BMW Zentrum & Performance Center
- Greer Heritage Museum
- Century Park & Kids Planet

### Entertainment and Culture

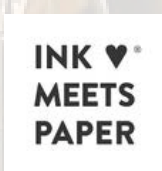
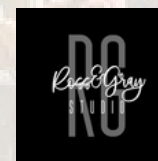
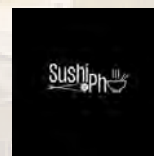
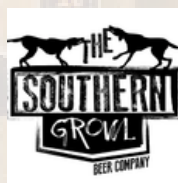
- Greer Station
- The Cannon Centre
- Pelham Mill Park
- Greer Farmer's Market
- Tunes in the Park
- International Festival

### Culinary Destination

- SELECT Restaurant
- Rick Erwin's Greer
- Cartwright Food Hall
- Flying Fox Cafe
- Harvest Kitchen

### Outdoors

- The Shoppes Off Trade
- Southern Sister's Boutique
- Smith & James
- Chelsea's Ladies Clothing
- Sparkling Sisters Boutique
- The Hanger Boutique



# Downtown Amenities

## Spartanburg, SC

### Local Attractions

- Mary Black Rail Trail
- Hub City Railroad Museum
- Craft Axe Throwing Spartanburg
- Spartanburg Art Museum
- FR8 Yard
- Wofford College

### Entertainment and Culture

- West Main Artists Co-Op
- Hub City Farmer's Market
- Spring Fling
- Hub City Hog Fest
- Spartanburg Soaring
- Sparkle City Rhythm and Ribs Festival
- Melting Pot Music Festival
- International Festival
- Hub City Brew Fest

### Culinary Destination

- RJ Rockers Taproom
- The Silo
- Ciclops Cyder & Brewery
- The Kennedy
- Hub City Scoops
- Sugar-N-Spice
- The Beacon

### Outdoors

- Hatcher Garden and Woodland Preserve
- Glendale Shoals Preserve
- Croft State Park
- Hollywild Animal Park
- Milliken Arboretum
- Mary Black Rail Trail



# Market Overview

Greer, SC

One of the fastest growing cities in South Carolina — population up over 40% in the past decade

*BestPlaces.net*



Home to BMW Manufacturing — the largest BMW plant in the world, employing 11,000+ workers

*BMW Group*



GSP International Airport — a major economic engine serving 3M+ passengers annually

*Greenville-Spartanburg Airport*



Ranked an “A” grade city for jobs, housing, and public schools by Niche

*Niche.com*



Top-tier income growth — Greer residents out-earn the SC state median by a significant margin

*U.S. Census Bureau*



Strategic I-85 / I-26 Location — making Greer a top-tier logistics and distribution hub

*City of Greer*



# Market Overview

Spartanburg, SC

REEDY

**#1  
Small Metro for Economic  
Growth**

*STESSA*



**#2nd Best Job Market  
in the U.S.**

*GoodHire*



**#9 Coolest Town in  
America**

*Metador Network*



**6th in the nation for  
industrial demand**

*CoStar*



**Spartanburg is the  
12th fastest growing  
place in the country**

*U.S. News & World Report*



**Named 10th most  
affordable place to  
live in the United  
States**

*GoUpstate*



# Upstate Insights

Greer/Spartanburg, SC

REEDY

Data by OneSpartanburg, Inc. and CoStar



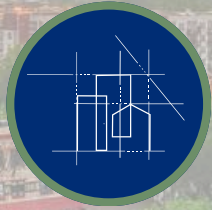
**±\$1.1B**  
Capital Investment



**±1,146**  
Jobs



**±3,700**  
Housing units in the pipeline or under construction within five miles of Spartanburg



**±13.5M**  
Spec Space planned or under construction



**±94.5%**  
Office Occupancy Rate



**±42,598**  
Pedestrians on Main Street every week



**±117**  
Projects and RFI



**±97.2%**  
Retail occupancy rate



**±425M**  
Historic Downtown investment

# Top Employers

## Greer/Spartanburg, SC

Spartanburg provides the ideal setting for your business, your employees and their families. Located in the Upstate Region of South Carolina, the gently rolling landscape provides easy access to major highways (I-85 and I-26), and convenient proximity to large major southern cities like Charlotte (1.5 hours) and Atlanta (2.5 hours).

An international community with Southern charm, Spartanburg has set the pace as a leader in attracting foreign direct investment and economic development. Combine an amazing geographic location with a highly skilled work force, top schools, reasonable tax rates, assorted recreation, cultural and leisure opportunities, and attractive, safe neighborhoods for families, and you have an ideal location and steadfast economic climate for business growth and development. Spartanburg is thriving with opportunity.

-One Spartanburg

Employer	Employees
 Adidas	2,600+
 BMW	11,000+
 Michelin	5,000+
 Siemens	875+
 Inman Mills	501-1,000+
 Oshkosh Defense	1,001-2,500+
 Milliken & Company	2,501-5000+
 AFL Telecommunications	1,001-5,000+

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

## Contact Information

Reedy Property Group

REEDY



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