



Fully entitled, multifamily redevelopment in Greenville MSA

This rare mill redevelopment project represents an extraordinary opportunity for a multifamily developer seeking a high visibility project in a tight submarket. Qualifies for multiple tax credits and is also situated in an Opportunity Zone. **Register for offering memorandum [here](#).**

Sale Price:	Contact broker
Building Size:	291,580 SF
Year Built:	1928 (Former textile mill)
Lot Size:	16.173 Acres
Planned Units:	200 - Studio, 1 and 2 BR
Zoning:	Opportunity Zone

Get more information

Gary Lyons, CCIM SIOR

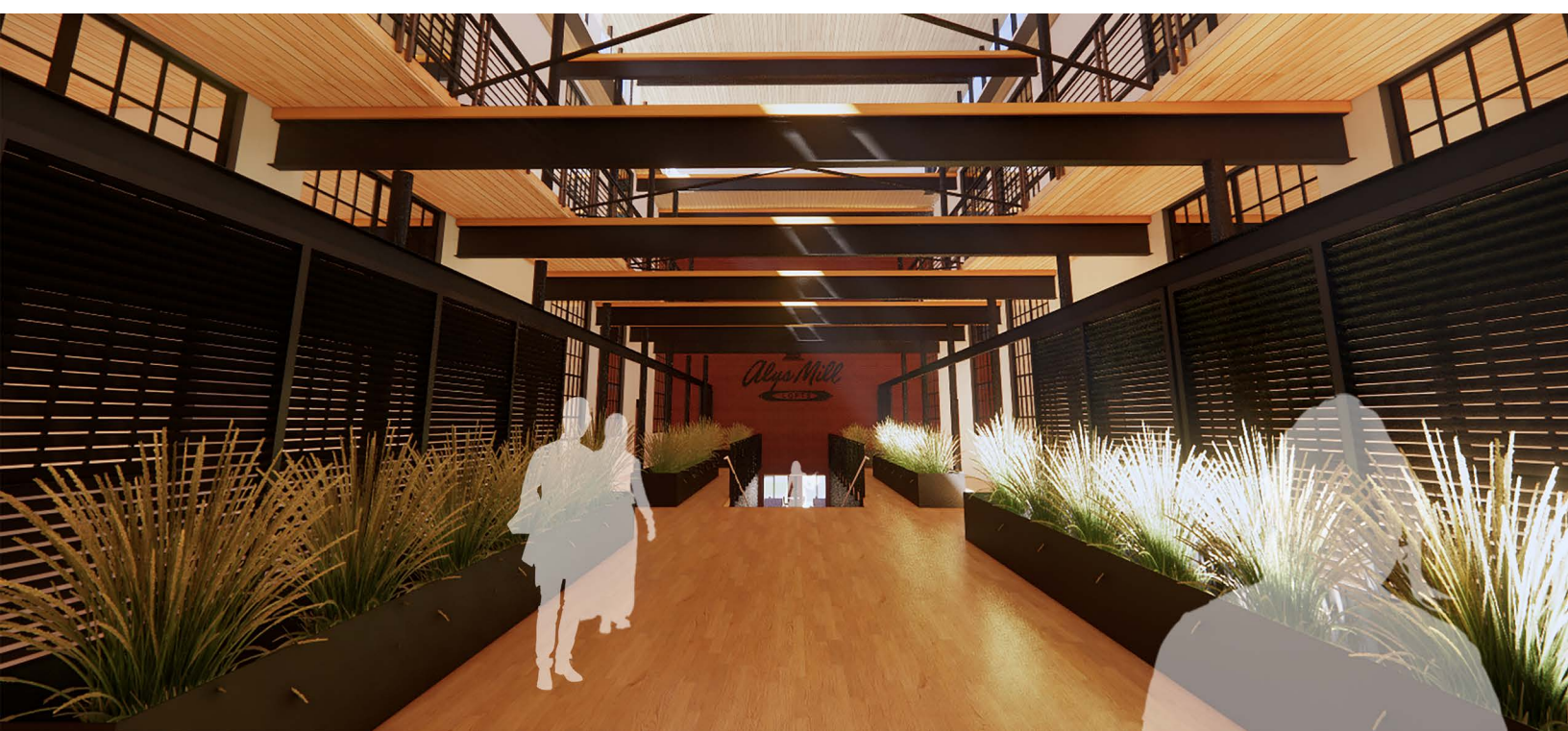
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Highlights

- Project is “shovel ready” (building plans complete)/ waiting on construction permits
- Limited supply of new multifamily in the current development pipeline
- Bailey Bill tax abatement projected yield upwards of \$4.65M in savings (over 15 yrs)
- Property approved for Historic & Textile Mill Rehabilitation tax credits (approx. 40% rebate on construction costs)
- Consistent submarket rent growth in recent years
- Property is on the new, 7.5-mile Doodle Trail (Pickens County Greenbelt Trail)





20 minute
drive

 275

Restaurants &
retail

 166

Hospitals &
healthcare

 94

Parks, gardens &
recreational

 88

Schools, education &
libraries

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