



BLACKSTREAM
COMMERCIAL REAL ESTATE

SALE

Prime, Shovel-Ready
Commercial Land in
Greenville County

DIXIE CIRCLE

Greenville, SC 29605

PRESENTED BY:

ROD SUAREZ

O: 864-637-9302

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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,450,000
LOT SIZE:	9.91 Acres +/-
TAX ID:	WG05000200900
CURRENT ZONING:	S-1

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OVERVIEW

Don't miss this opportunity to acquire 9.91+/- acres (Tax ID WG05000200900) of prime commercial land in Greenville, SC. Zoned S-1 This readily developable parcel offers a blank canvas for various commercial ventures, promising significant returns in this thriving market. Act now to secure your stake in Greenville's promising future.

INVESTMENT OVERVIEW

KEY HIGHLIGHTS

- Shovel-Ready: This site is fully approved by Greenville County for commercial development
- Strategic Location: Situated with excellent proximity to major transportation arteries such as US 25 and I-85, offering easy access for logistics and commuters.
- Located within close proximity to the Donaldson Center Industrial Air Park (SCTAC), a thriving hub for aerospace, automotive, and advanced manufacturing companies. This offers potential synergy with established businesses and a skilled workforce.
- Easy access points are crucial for a smooth operational flow.

OPPORTUNITY

Ideal for a Variety of Uses:

This property, with its optimal location and shovel-ready status, is suited for a diverse range of commercial and light industrial ventures, including but not limited to:

- Manufacturing plants
- Assembly plants
- Warehouses
- Commercial retail establishments
- Office development
- Light service land uses



ADDITIONAL BENEFITS

- Potential for expedited permitting.
- Opportunity to capitalize on the robust economic growth and development in the Donaldson Center area.
- Access to a strong workforce within close proximity.

Don't miss this rare opportunity to secure a prime, shovel-ready site in one of Greenville County's most dynamic industrial and commercial corridors!

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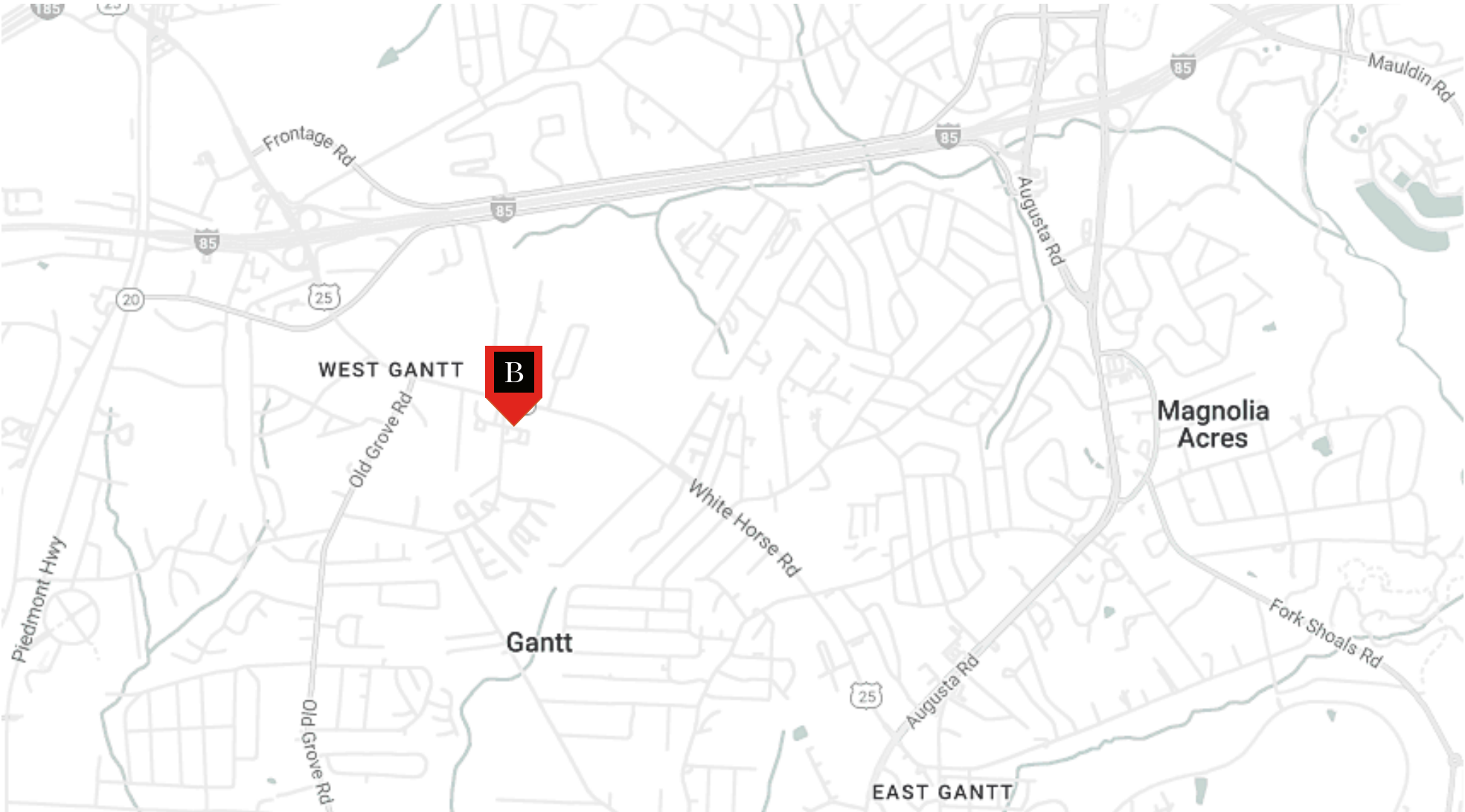
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ADDITIONAL PHOTOS



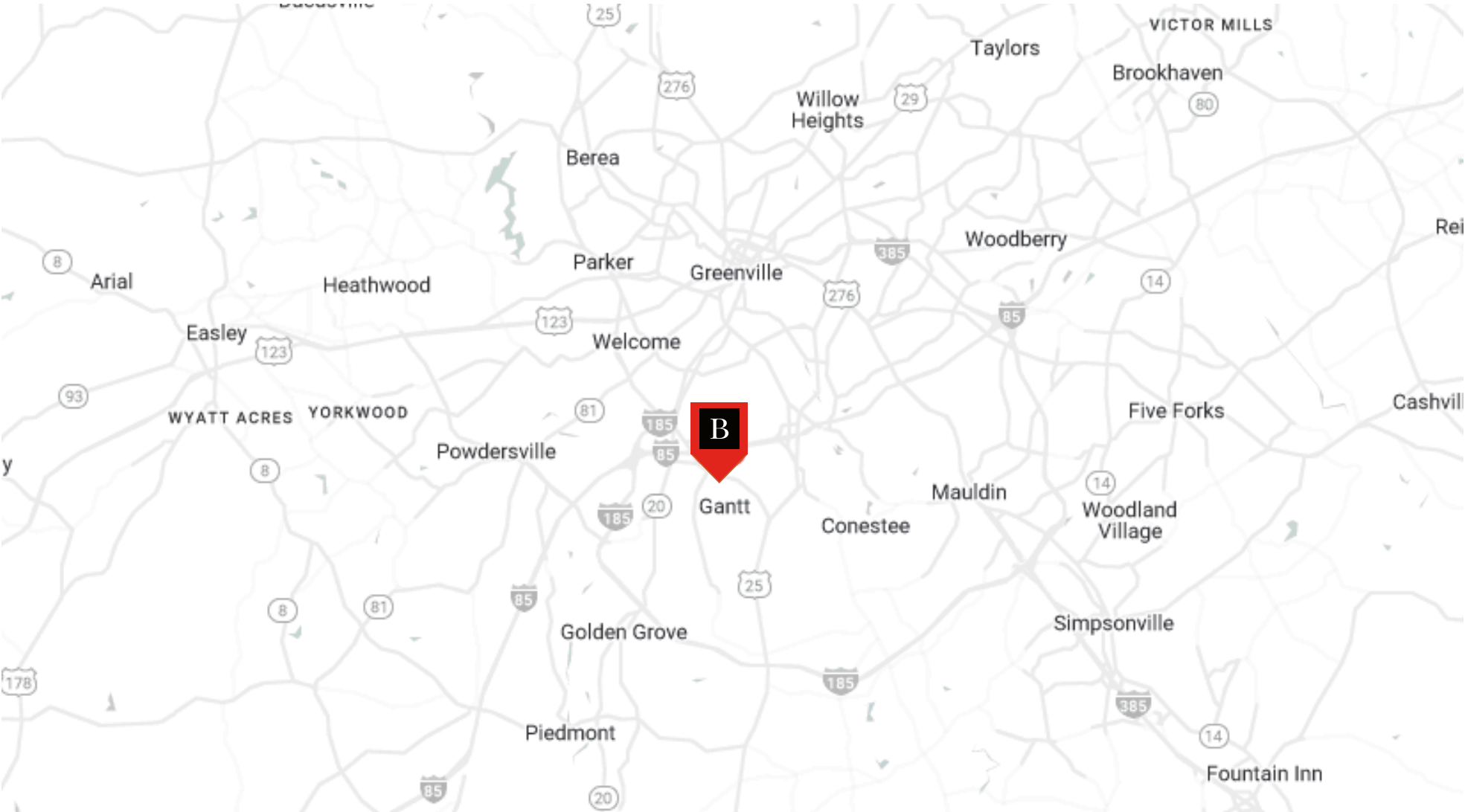
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LOCATION MAP



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REGIONAL MAP



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ADVISOR BIO



ROD SUAREZ

Senior Advisor,
Managing Director

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PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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