



OLD LAURENS RD



Offering Memorandum

LARGE TRACT DEVELOPMENT OPPORTUNITY IN GREENWOOD, SC

GREENWOOD AIRPORT COMMERCE PARK | ±636.55 TOTAL ACRES

TRANSACTION *team*



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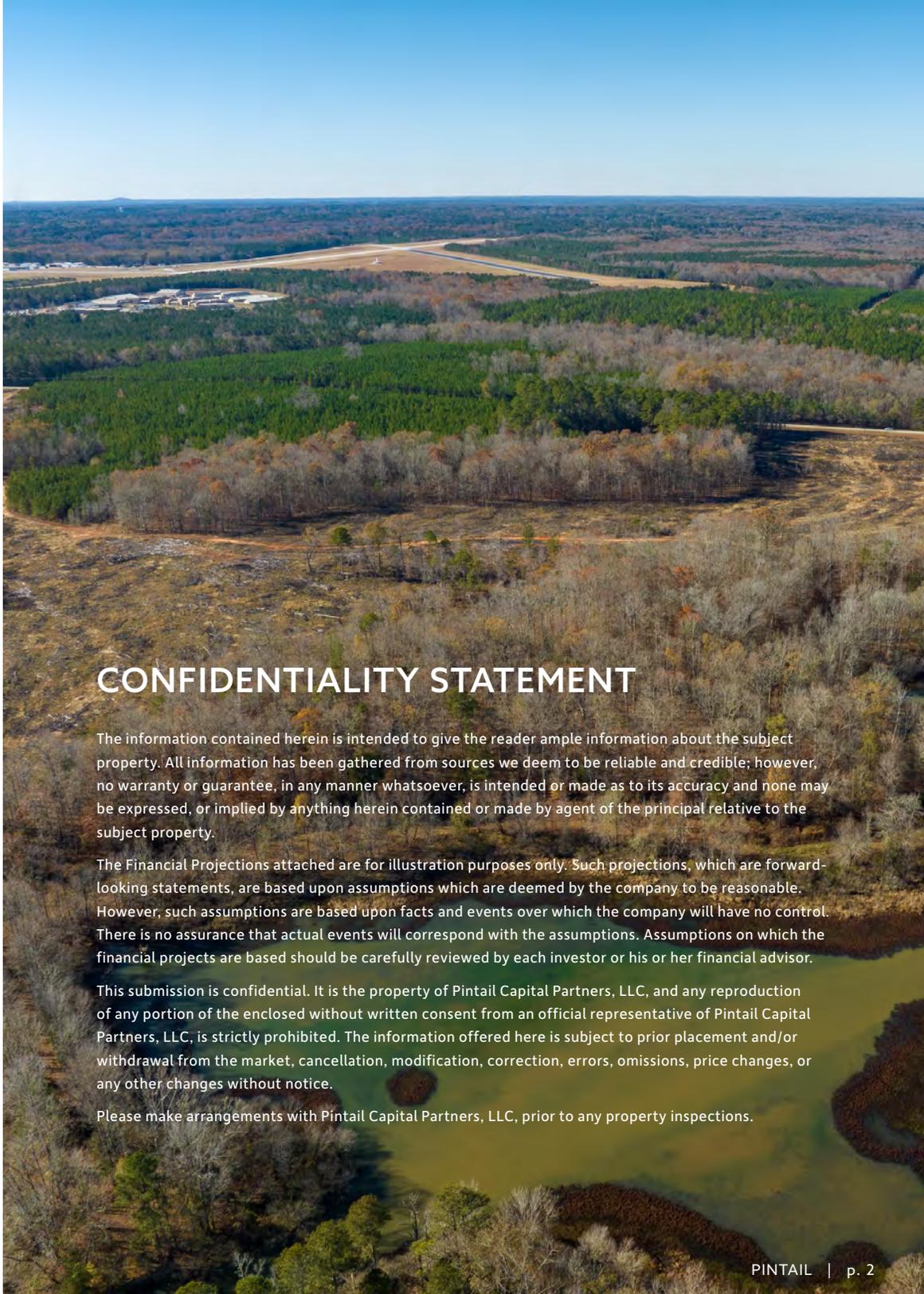


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GREENWOOD AIRPORT COMMERCE PARK

property details

Located less than two minutes from Greenwood County Airport, the Greenwood Airport Commerce Park is comprised of approximately 636.55 acres. The property's size and existing wetlands make it attractive to a wider class of development opportunities, as it is suited for both industrial and residential usage.

The property is a quick drive to Lake Greenwood (approximately five minutes) and Downtown Greenwood (15 minutes) and is less than an hour from I-26 and the I-85 corridor.

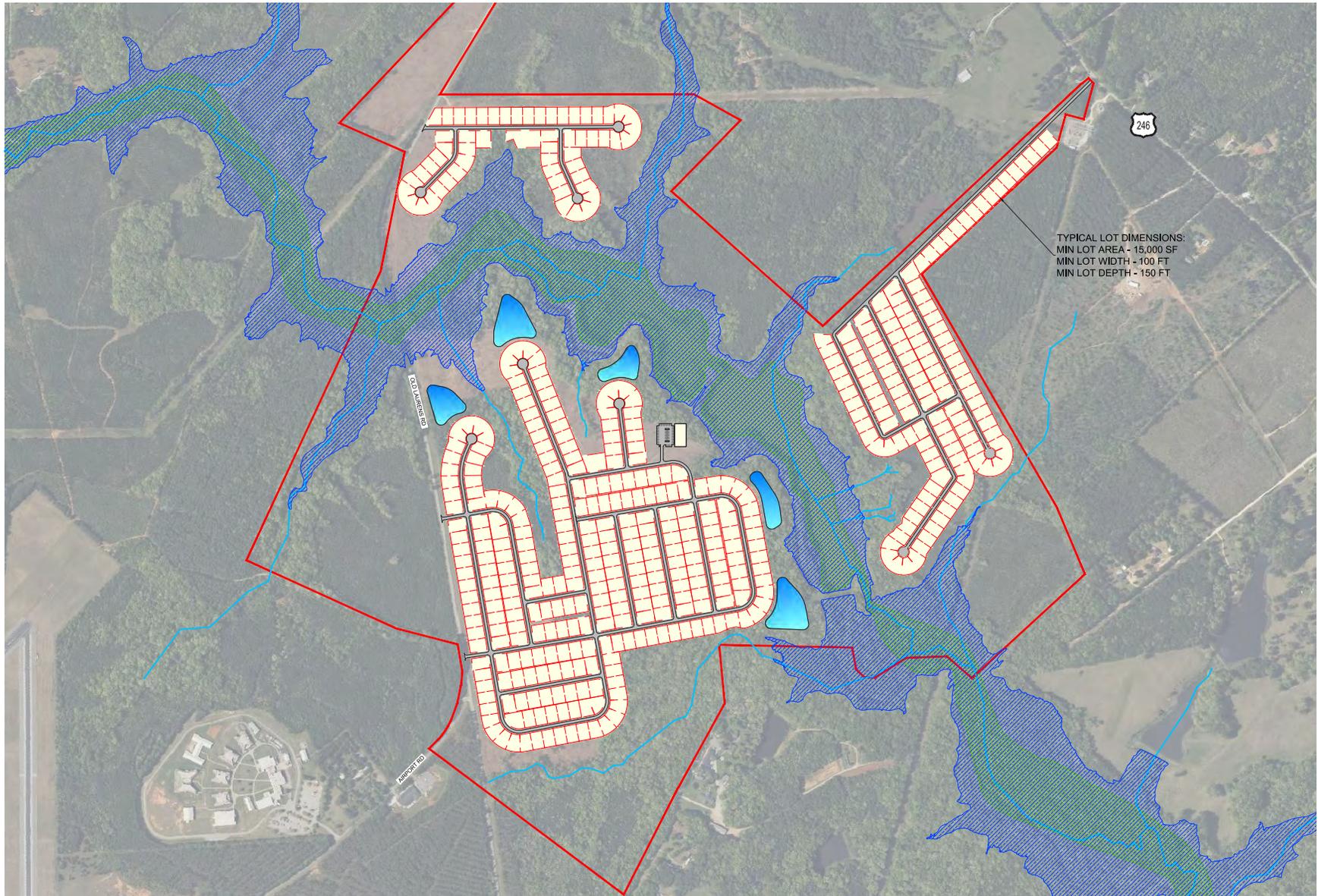
ADDRESS/LOCATION	Hwy 246 N and 3000 Old Laurens Rd
PARCEL NUMBER(S)	6858-991-630 (±47.25 AC) 6858-762-535 (±589.30 AC)
TOTAL ACREAGE	±636.55 AC
ZONING	R-1/I-1 ✓ State Tax Incentives ✓ County Tax Incentives

ASKING PRICE: **\$12,731,000**
 \$20,000/AC



GREENWOOD AIRPORT COMMERCE PARK

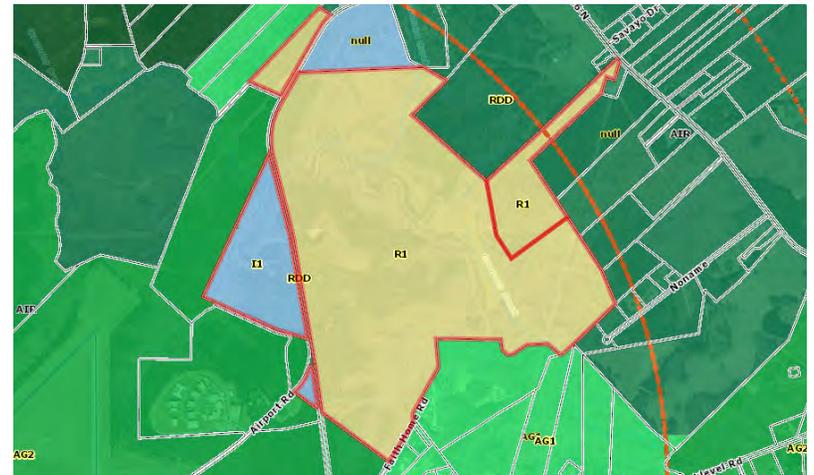
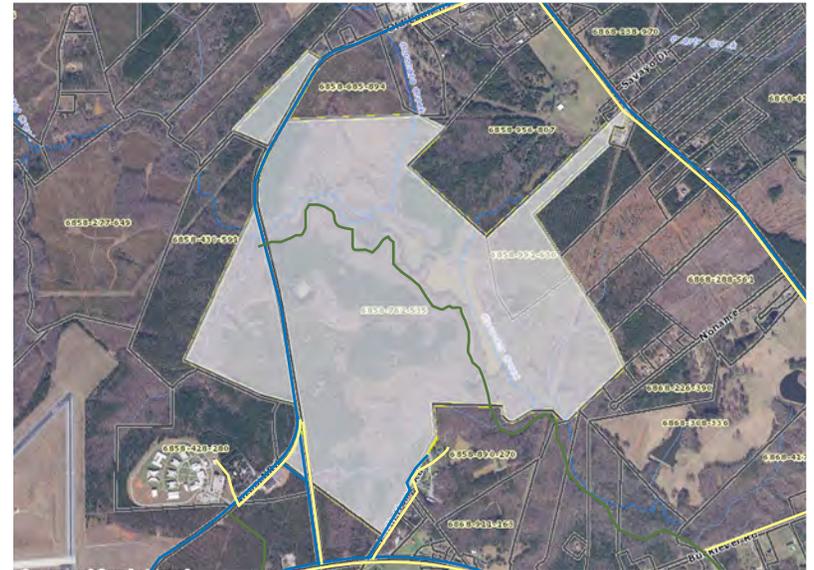
conceptual layout



GREENWOOD AIRPORT COMMERCE PARK

utilities + zoning

SEWER		Greenwood Metropolitan District
Distance to primary sewer:		0 ft
Primary sewer line type:		Gravity
Primary sewer line diameter:		12 in
WATER		Greenwood Commissioner of Public Works
Distance to primary water line:		0 ft
Primary water line diameter:		24 in
GAS		Greenwood Commissioner of Public Works
Distance to primary natural gas line:		0 ft
Primary natural gas line diameter:		8 in
POWER		Greenwood Commissioner of Public Works
Distance to primary electric service:		0 ft
Volts:		100-KV, 44-KV, 3 Phase
TELECOM		WCFiber, CenturyLink, Vyve Broadband
ZONING		R-1/I-1



GREENWOOD AIRPORT COMMERCE PARK

surrounding area



MARKET *overview*

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 its 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,
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