



*Offering Memorandum*

LARGE TRACT DEVELOPMENT OPPORTUNITIES IN GREENWOOD, SC

4 SITES | 1,142.2 TOTAL ACRES



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## EXECUTIVE *summary*



1) Greenwood Airport  
Commerce Park



2) Puckett Ferry Rail Site



3) Greenwood East  
Rail Park



4) Emerald Industrial Site

	PROPERTY	ADDRESS	TAX MAP #	ZONING	ACREAGE	PRICING (PER/AC)
1	Greenwood Airport Commerce Park	HWY 246 N & 3000 Old Laurens Rd	6858-991-630 & 6858-762-535	R-1/I-1	636.55	\$12,731,000 (\$20,000)
2	Puckett Ferry Rail Site	308 Puckett Ferry Rd	6877-946-745	I-1	67.46	\$2,259,910 (\$33,500)
		404 Puckett Ferry Rd	6887-056-816	R-DD	48.84	\$1,636,140 (\$33,500)
		123 Raye Rd	6887-031-805	R-DD	1.77	\$700,000 (\$395,480)
3	Greenwood East Rail Park	Hillcrest Farm Rd & Old Brickyard Rd	6877-080-212 & 6877-109-021	AG-1/I-1	298.80	\$8,366,400 (\$28,000)
4	Emerald Industrial Site	1901 Emerald Rd	6877-828-081	I-1	88.80	\$1,776,000 (\$20,000)

TOTAL ACREAGE: 1,142.2



GREENWOOD AIRPORT  
COMMERCE PARK

1



LAKE  
GREENWOOD

PUCKETT FERRY  
RAIL SITE

2



GREENWOOD EAST  
RAIL PARK

3



4

EMERALD INDUSTRIAL  
SITE



DOWNTOWN  
GREENWOOD

PROPERTY *locations*

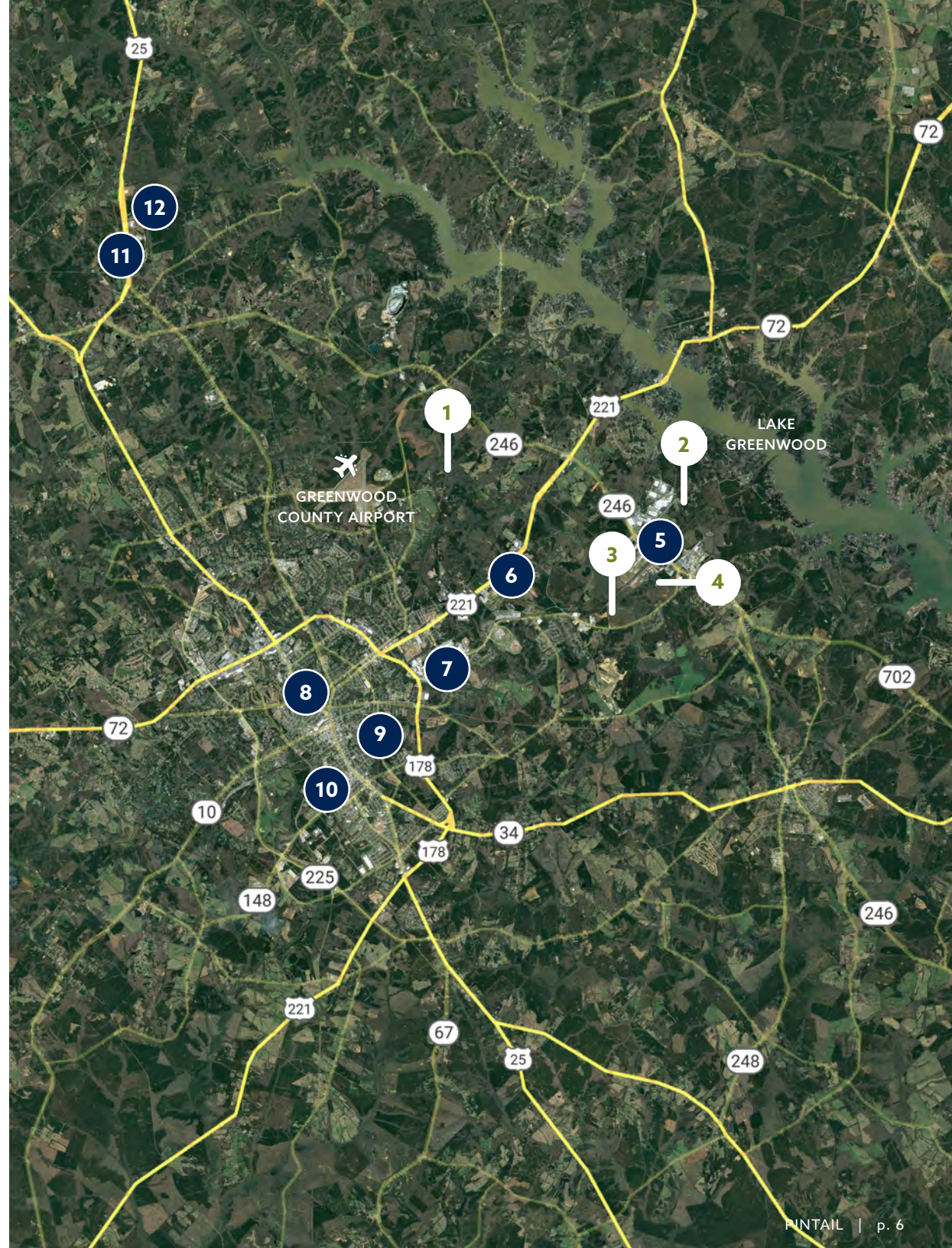


## SUBJECT *properties*

- 1 GREENWOOD AIRPORT COMMERCE PARK
- 2 PUCKETT FERRY RAIL SITE
- 3 GREENWOOD EAST RAIL PARK
- 4 EMERALD INDUSTRIAL SITE

## SURROUNDING *businesses*

- 5 FUJIFILM ENVOQUE TEIJIN ASCEND. enviva
- 6 MEC VELUX Eaton
- 7 Lonza Piedmont CardinalHealth™
- 8 Lander University
- 9 Carolina Pride Greenwood College
- 10 JATCO SELF REGIONAL HEALTHCARE CLEMSON UNIVERSITY CENTER FOR HUMAN GENETICS Greenwood Genetic Center
- 11 CATERPILLAR® COLGATE-PALMOLIVE dianapetfood
- 12 EAS E.A. SWEEN COMPANY





# 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 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





OLD LAURENS RD

1 | GREENWOOD AIRPORT COMMERCE PARK 636.55 AC



# 1 | 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.

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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

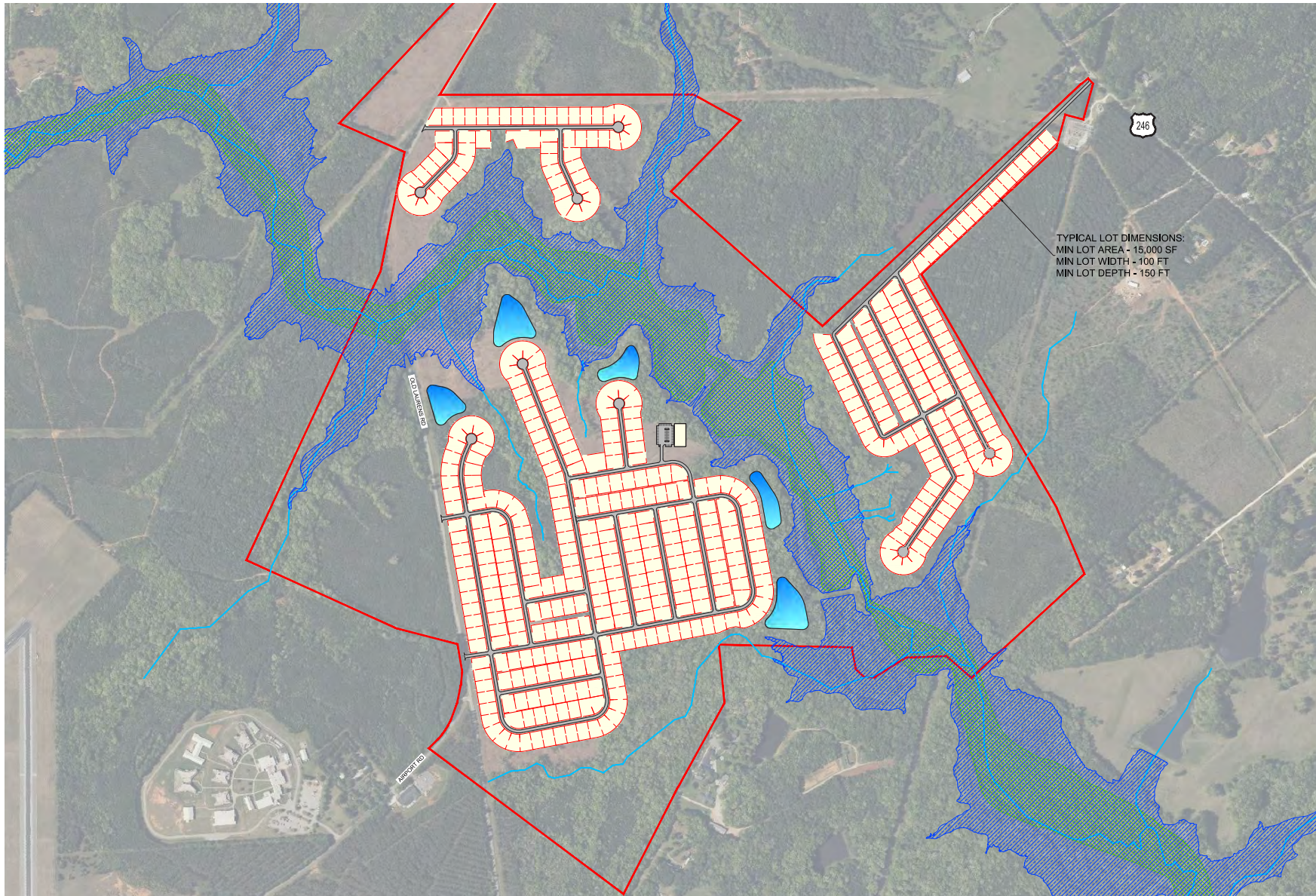
**ASKING PRICE:**      **\$12,731,000**  
\$20,000/AC





# 1 | GREENWOOD AIRPORT COMMERCE PARK

*conceptual layout*

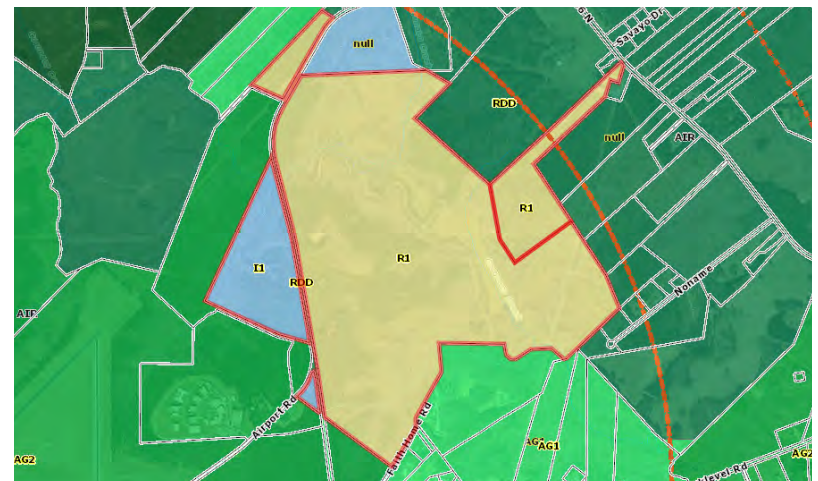
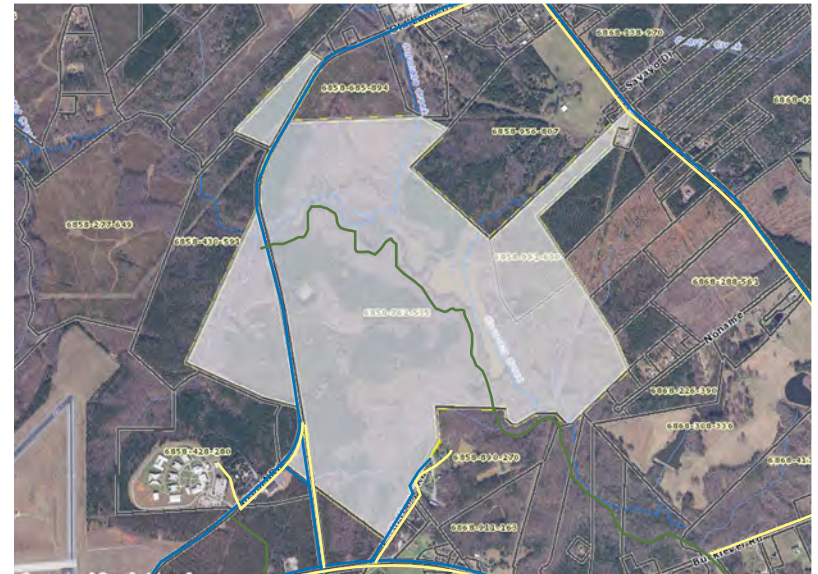




# 1 | GREENWOOD AIRPORT COMMERCE PARK

## *utilities + zoning*

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





# 1 | GREENWOOD AIRPORT COMMERCE PARK

*surrounding area*







PUCKETT FERRY RD



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PUCKETT FERRY RAIL SITE | ±118.07 TOTAL ACRES



## 2 | PUCKETT FERRY RAIL SITE

### *property details*

The Puckett Ferry Rail site is approximately 116.3 acres with rail access serviced by CSX Transportation. Situated along Greenwood’s industrial corridor, the site is surrounded by manufacturing facilities including: Tejin, FujiFilm, Velux, Ascend, Eaton, Cardinal Health and Lonza.

Positioned on a two-lane highway, a new four-lane highway will break ground in 2024, creating connectivity to I-26 (approximately 30 minutes) and I-85 (approximately one hour). As well, two high-quality labor sources, Piedmont Technical College and Lander University are just minutes from the property.

---

ADDRESS/LOCATION	308 + 404 Puckett Ferry Rd + 123 Raye Rd
PARCEL NUMBER(S)	6877-946-745 (±67.46 AC) 6887-056-816 (±48.84 AC) 6887-031-805 (±1.77 AC)
TOTAL ACREAGE	±118.07 AC
ZONING	I-1/R-DD ✓ Opportunity Zone ✓ State Tax Incentives ✓ County Tax Incentives
RAIL	CSX Transportation
ASKING PRICE:	<b>\$4,596,050</b>





*conceptual layout*





## 2 | PUCKETT FERRY RAIL SITE

### *utilities + zoning*

#### SEWER



Greenwood Metropolitan District  
Gravity Sewer  
Sewer - Force Main

Distance to primary sewer: 0 ft

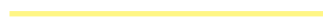
#### WATER



Greenwood Commissioner of Public Works

Distance to primary water line: 0 ft

#### GAS



Greenwood Commissioner of Public Works

Distance to primary natural gas line: 0 ft

#### POWER

Distance to primary electric service: 0 ft

Duke Energy

#### TELECOM

WCFiber, Vyve Broadband

#### ZONING

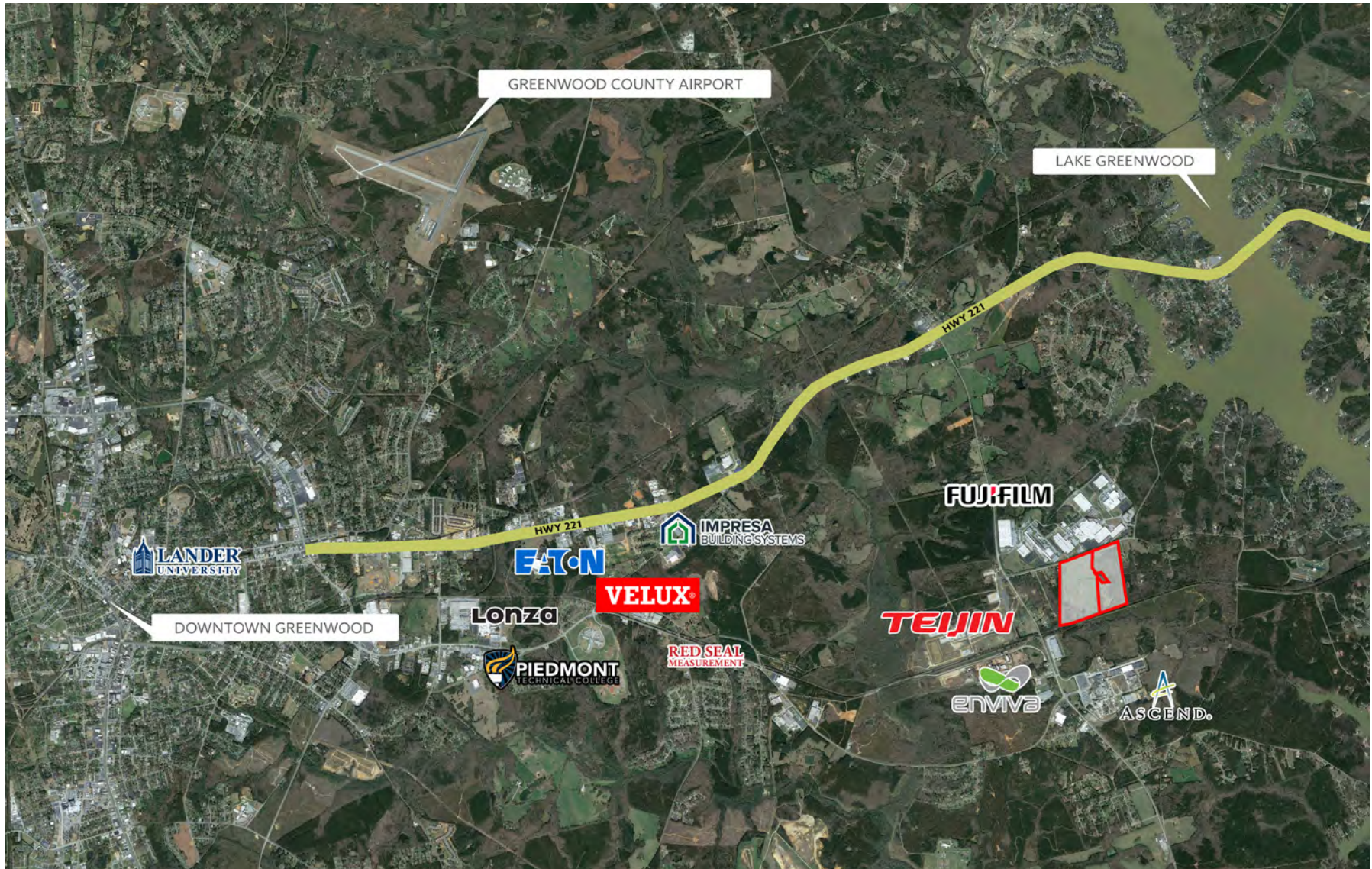
I-1/R-DD





## 2 | PUCKETT FERRY RAIL SITE

*surrounding area*







HILLCREST FARM RD

OLD BRICKYARD RD



3 | GREENWOOD EAST RAIL PARK 298.80 AC



### 3 | GREENWOOD EAST RAIL PARK

#### *property details*

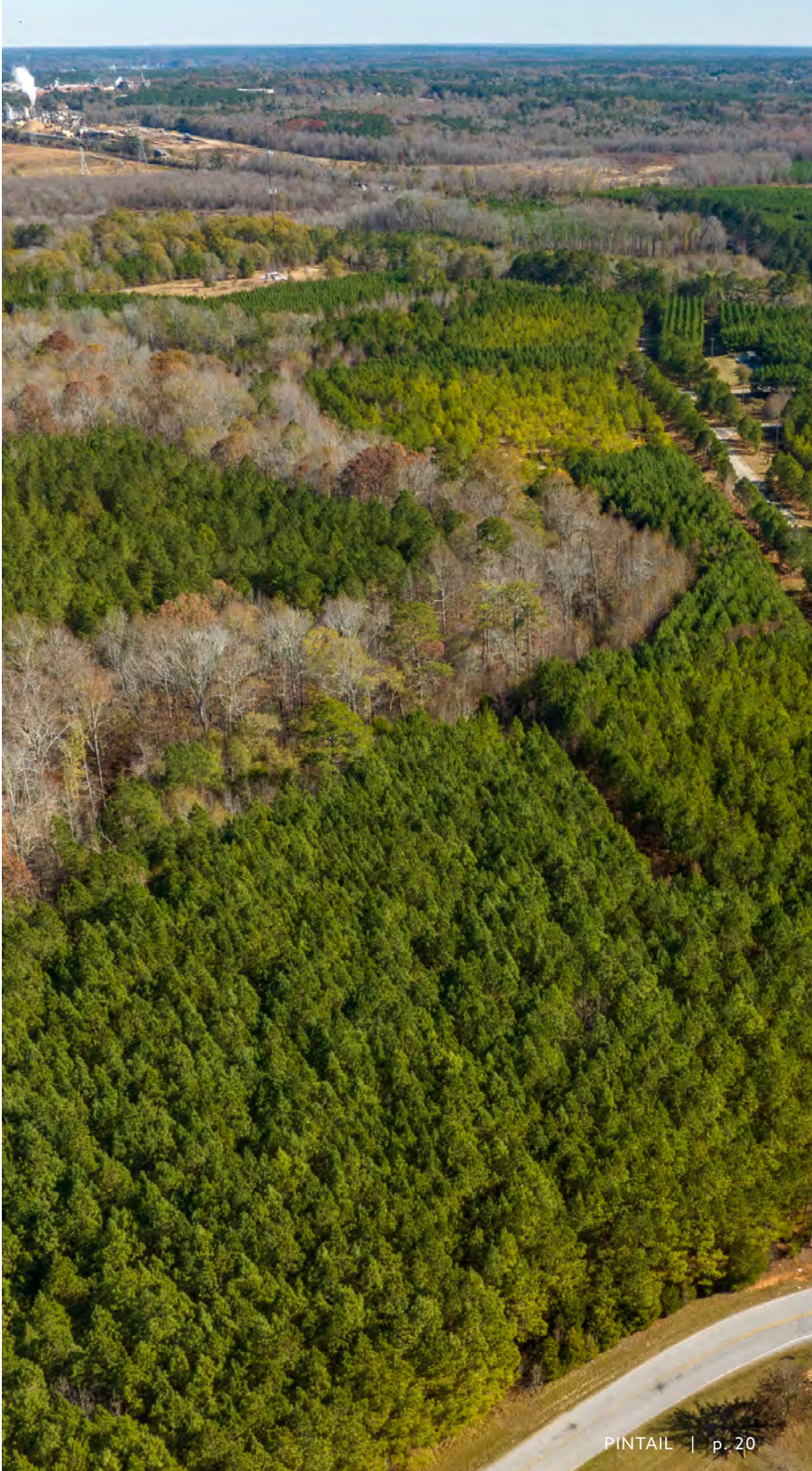
The Greenwood East Rail Park site is approximately 298.80 acres with rail access serviced by CSX Transportation. Situated along Greenwood’s industrial corridor, the site is surrounded by manufacturing facilities including: Tejin, FujiFilm, Velux, Ascend, Eaton, Cardinal Health and Lonza.

Positioned on a two-lane highway, a new four-lane highway will break ground in 2024, creating connectivity to I-26 (approximately 30 minutes) and I-85 (approximately one hour). As well, two high-quality labor sources, Piedmont Technical College and Lander University are just minutes from the property.

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ADDRESS/LOCATION	Hillcrest Farm Rd & Old Brickyard Rd
PARCEL NUMBER(S)	6877-080-212 (±224.14 AC) 6877-109-021 (±74.66 AC)
TOTAL ACREAGE	±298.80 AC
ZONING	AG1, I1 ✓ Opportunity Zone ✓ State Tax Incentives ✓ County Tax Incentives
RAIL	CSX Transportation

**ASKING PRICE:**            **\$8,366,400**  
                                      **\$28,000/AC**





### 3 | GREENWOOD EAST RAIL PARK

*conceptual layout*





### 3 | GREENWOOD EAST RAIL PARK

#### *utilities + zoning*

##### SEWER



Greenwood Metropolitan District  
Sewer  
Sewer - Private line

Distance to primary sewer: 0 ft  
Primary sewer line type: Gravity  
Primary sewer line diameter: 36 in

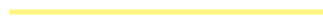
##### WATER



Greenwood Commissioner of Public Works

Distance to primary water line: 0 ft  
Primary water line diameter: 12 in

##### GAS



Greenwood Commissioner of Public Works

Distance to primary natural gas line: 0 ft  
Primary natural gas line diameter: 6 in

##### POWER

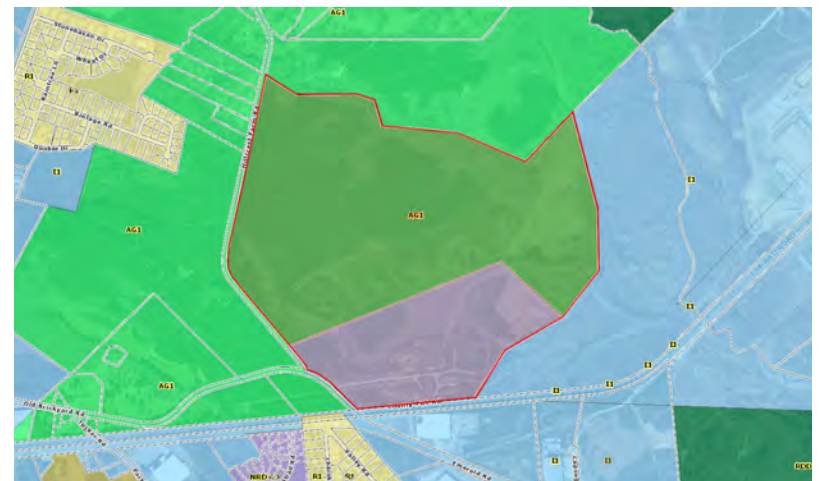
Duke Energy  
Distance to primary electric service: 0 ft  
Volts: 12-KV, 3 Phase

##### TELECOM

WCFiber, Vyve Broadband

##### ZONING

AG1, I1





### 3 | GREENWOOD EAST RAIL PARK

*surrounding area*







HWY 246

EMERALD RD



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EMERALD INDUSTRIAL SITE | ±88.8 TOTAL ACRES



# 4 | EMERALD INDUSTRIAL SITE

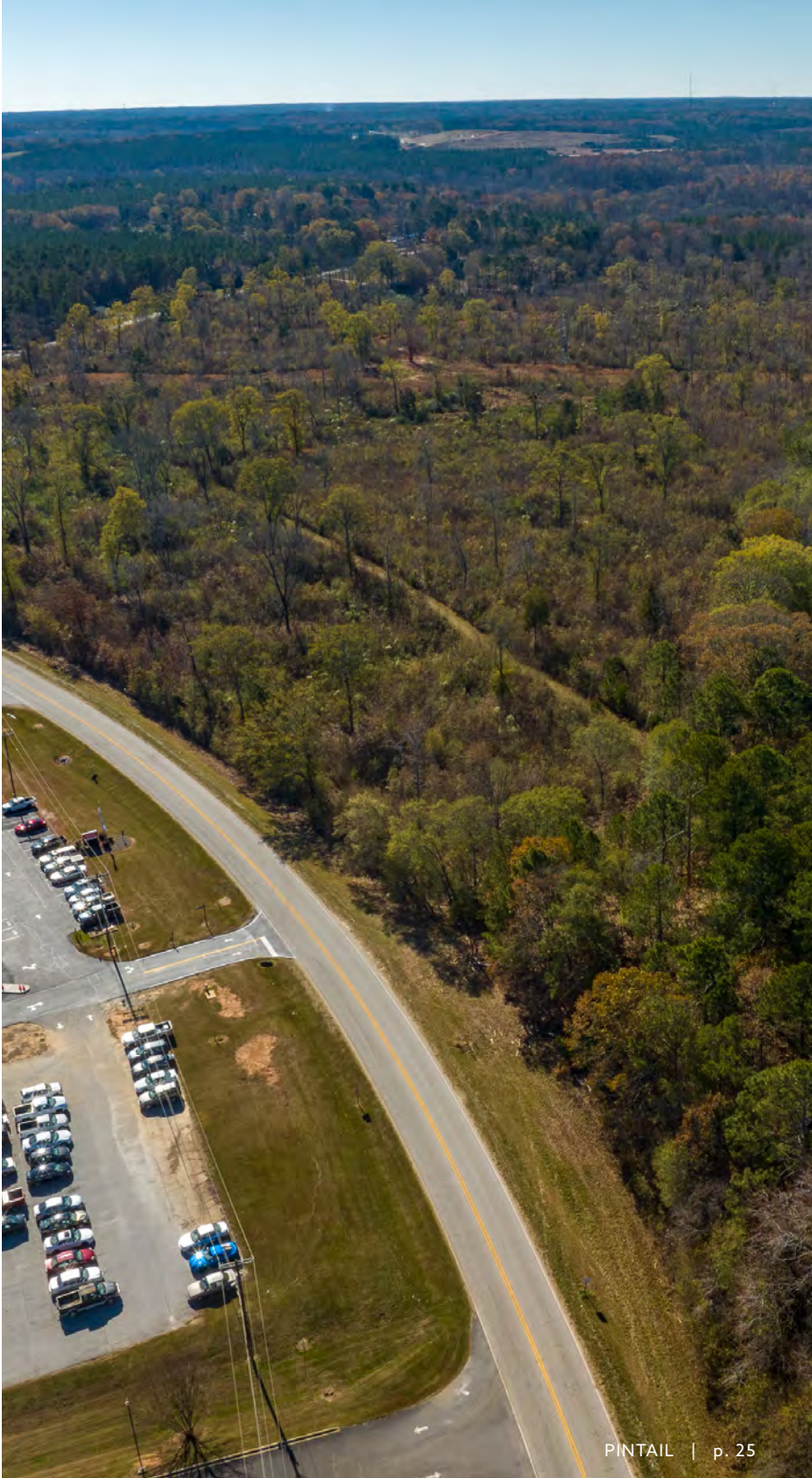
## property details

The Emerald Industrial site is situated in Greenwood’s industrial hub, surrounded by many manufacturers, including: Tejin, FujiFilm, Velux, Ascend, Eaton, Cardinal Health and Lonza.

Positioned on a two-lane highway, a new four-lane highway will break ground in 2024, creating connectivity to I-26 (approximately 30 minutes) and I-85 (approximately one hour). As well, two high-quality labor sources, Piedmont Technical College and Lander University are just minutes from the property.

ADDRESS/LOCATION	1901 Emerald Rd
PARCEL NUMBER(S)	6877-828-081 (±88.80 AC)
TOTAL ACREAGE	±88.8 AC
ZONING	I-1 <ul style="list-style-type: none"><li>✓ Opportunity Zone</li><li>✓ Potential State Tax Incentives</li><li>✓ Potential County Tax Incentives</li></ul>

ASKING PRICE: \$1,776,000  
\$20,000/AC





## 4 | EMERALD INDUSTRIAL SITE

*conceptual layout*





## 4 | EMERALD INDUSTRIAL SITE

### *utilities + zoning*

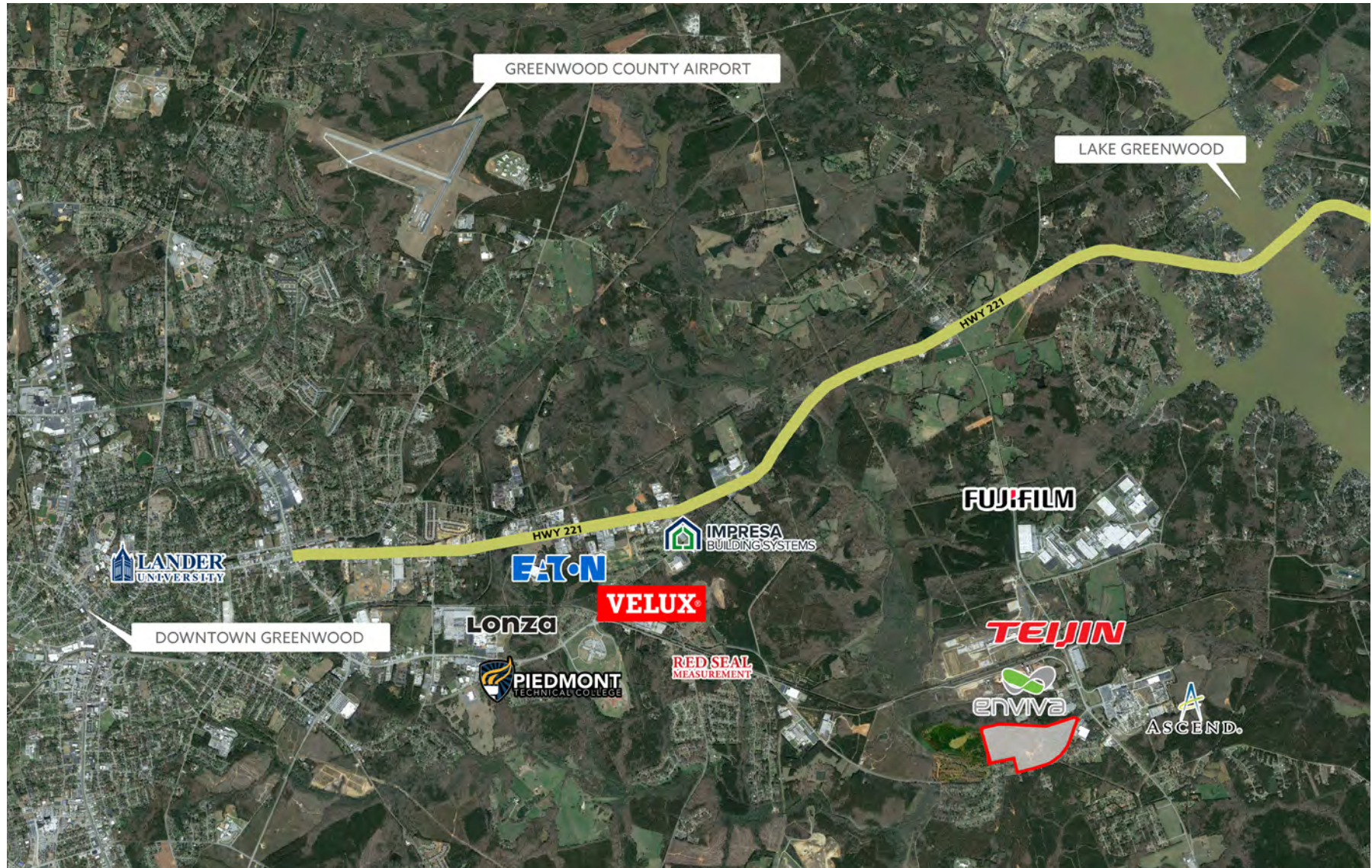
<b>SEWER</b>	Greenwood Metropolitan District
Distance to primary sewer:	0 ft
Primary sewer line diameter:	18 in
<b>WATER</b>	Greenwood Commissioner of Public Works
Distance to primary water line:	0 ft
Primary water line diameter:	12 in
<b>GAS</b>	Greenwood Commissioner of Public Works
Distance to primary natural gas line:	0 ft
Primary natural gas line diameter:	4 in
<b>POWER</b>	Duke Energy
Distance to primary electric service:	0 ft
Volts:	100-KV, 12-KV, 3 Phase
<b>TELECOM</b>	WCFiber, Vyve Broadband
<b>ZONING</b>	I-1





## 4 | EMERALD INDUSTRIAL SITE

*surrounding area*





For more information,  
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