



Investment Opportunity:

Commercial Lot & MultiFamily Portfolio



LISTING PRICE - \$1,089,000

111 Bainbridge Dr, Greenville, SC. 29611* Commercial Lot, 1 Mobile Home*

109 Bainbridge Dr Greenville, SC 29611 * Plus+ 4 Mobile Homes



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Greenville County



COMMERCIAL LOT FOR SALE



Greenville, SC

List Price: \$750,000

Approx. 1.3 acres

Zoning C-2

CALLING ALL INVESTORS!

Prime Income-Producing Property with Commercial & Residential
Potential in Greenville, SC

Outstanding opportunity to own a fully rented investment portfolio in
the high-traffic White Horse Road corridor—one of Greenville's fastest-
growing and most visible commercial areas.

This unique offering includes:

One rented commercial lot (zoned C-2, approx. 1.3 acres) is currently
operating as a car dealership

Five income-producing mobile homes on an adjacent commercial lot
(0.86 acres, zoned R-12)

All units are presently occupied with solid rental history

Self-managed with low vacancy and long-term tenants

Whether you're looking to expand your rental portfolio or secure a
strategic location for future development, this property checks all the
boxes: cash flow, location, and long-term growth potential.



LOCATION, LOCATION, LOCATION

Ideally situated on busy White Horse Road, this property offers unbeatable visibility and access. Minutes to Downtown Greenville, Furman University, Cherrydale, and key employment centers, the area is experiencing rapid population and commercial growth.

Diverse Income Streams - Enjoy stable monthly revenue from five residential units and a leased commercial parcel, with the potential for increased rents or future redevelopment. C-2 zoning permits flexible commercial uses and accommodates future expansion, and room to grow.

Strong Demand for Affordable Housing

Mobile home parks remain a recession-resistant asset, especially in high-demand, affordable submarkets like Berea.

Tenants tend to be long-term, minimizing turnover and maintenance costs.


No Restrictions = Endless Possibilities

Both parcels offer incredible flexibility for redevelopment, expansion, or continued use as-is.

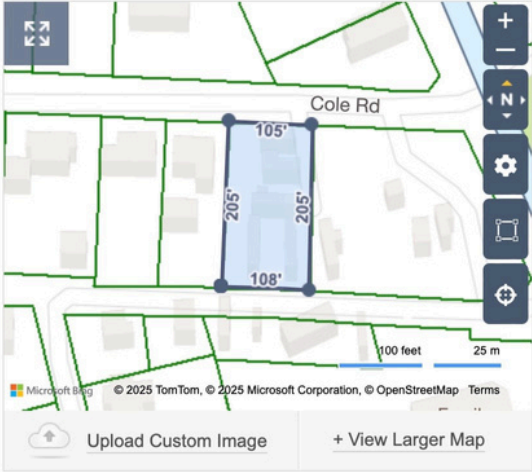
With minimal vacancy and strong tenant retention, this is an income-producing asset from day one with huge upside potential.

Don't miss this rare chance to invest in a mixed-use income property with proven performance and room to grow.

Zoning



No Images Available




Map showing property boundaries and dimensions: 105', 205', 205', 108'. Streets: Cole Rd. Scale: 100 feet, 25 m. Map controls: +, -, N, Settings, Full Screen, Share. Copyright: © 2025 TomTom, © 2025 Microsoft Corporation, © OpenStreetMap. Links: Upload Custom Image, + View Larger Map.

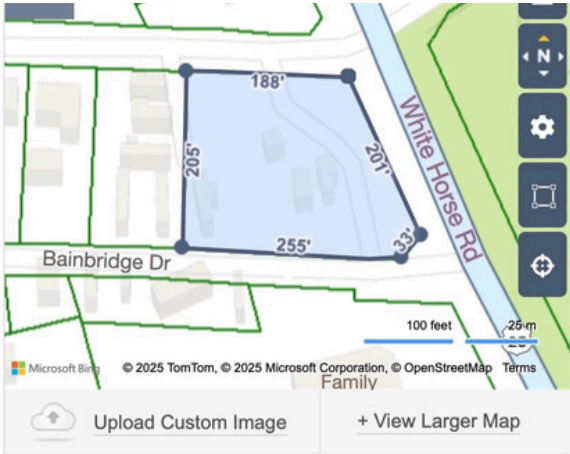
LOCATION	
Property Address	109 Bainbridge Dr Greenville, SC 29611-5549
Subdivision	Camilla Park
County	Greenville County, SC

PROPERTY SUMMARY	
Property Type	Residential
Land Use	Mobile Home Park
Improvement Type	
Square Feet	Edit

4 mobile homes that convey are on the 109 bainbridge 0.86 acres
that part is still zoned residential R-12



No Images Available



Map showing property boundaries and dimensions: 188', 205', 255', 33'. Streets: Bainbridge Dr, White Horse Rd. Scale: 100 feet, 25 m. Map controls: +, -, N, Settings, Full Screen, Share. Copyright: © 2025 TomTom, © 2025 Microsoft Corporation, © OpenStreetMap. Links: Upload Custom Image, + View Larger Map.

LOCATION	
Property Address	111 Bainbridge Dr Greenville, SC 29611-5549
Subdivision	
County	Greenville County, SC

PROPERTY SUMMARY	
Property Type	Commercial
Land Use	General
Improvement Type	
Square Feet	Edit

The car lot is zoned commercial C-2 1.13 acres. Mobile home 111 is on
the commercial lot.

Residential Mobile Homes



Total
Properties: 4

List Price: \$339,000



Greenville, South Carolina
29611

Unit Mix:

5/A - 2 Bedrooms/1 Bath(Cole Rd)

5/B - 2 Bedrooms/1 Bath

5/C - 2 Bedrooms /1 Bath

107 Bainbridge- 2 Bedrooms /2 Baths

109- Lot only

111- (sits on commercial property. -- 2Bedrooms/1 Bath

Property Types:

Multifamily-Manufactured/ Mobile Homes

Singe-wide: 5 Units

Occupancy Rate:

100%

Current Rent
Collected: \$5,450

Tenant Fees: Monthly Rent & Utilities

Year Built: From 1971-1990

Per unit: \$700

Heating: Central and some window units

Parking: Front of Home Only
Designated Spots

Water: Public- Greenville Water

Sewer: Public

Garbage Pickup: Public Each Tenant Responsible

Appliances: Stove, Refrigerator, Washer, Dryer

Laundry: Hook Ups Available

Executive Summary



The investment package includes commercial land and mobile homes

5 Mobile Homes Units Convey

Growing local population

Self-managed by the current owners,
all units are rented

No restriction for future growth

Minimal vacancy rates

Seller prefer to sell as a package









INVESTMENT HIGHLIGHTS

I Mobile Home Park + Commercial Lot – Berea, Greenville, SC

Investing in a fully rented 4-unit mobile home park in the growing Berea area of Greenville, SC, represents a solid opportunity for both stable cash flow and long-term appreciation. The inclusion of a rented commercial lot currently operating as a car dealership adds income diversity and enhances overall asset value.

1. Stable, Immediate Cash Flow

- All units and the commercial lot are currently rented, meaning immediate rental income with minimal vacancy risk.
- Mobile home tenants tend to stay in their homes for long periods, reducing turnover and maintenance costs.

2. Affordable Housing Demand

- Berea is a lower-cost, high-demand rental market, especially for workforce and affordable housing.
- With rising rental prices across Greenville, mobile home parks continue to be an essential and recession-resistant housing option.

3. Strategic Location

- Located on or near White Horse Road, a major commercial artery seeing rapid growth.
- Easy access to downtown Greenville, Furman University, and key employers.

4. Commercial Lot Income Diversification

- The rented car dealership lot adds a valuable second income stream.
- Potential for future redevelopment or increased lease value as the corridor continues to gentrify.

About Berea- Greenville, SC

Here's an enhanced look at the Berea area along White Horse Road in Greenville, SC—capturing land parcels, homes, apartment developments, and local amenities.

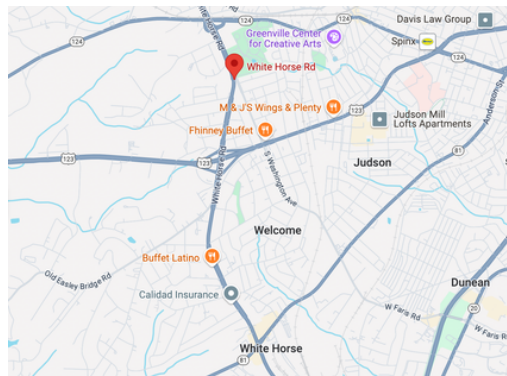
Rapid commercial expansion has been shaping White Horse Road into a bustling retail and dining corridor. High-visibility parcels next to Walmart and Planet Fitness regularly list for commercial development—one 7.8-acre lot even fetched \$1.4 million

Multifamily housing boom: Projects like the 96-unit Freeman Ranch (under construction) and planned 84-unit Freeman Ranch Apartments respond to increasing rental demand .

Infill residential builds: Townhomes and smaller single-family subdivisions are popping up. The Lenhardt Townes development (80+ units) won approval despite concerns over traffic and density

The median home price in Berea is about \$245k, with rentals averaging around \$1,586/month

Homes range from mid-century ranches (1960s–80s) to newly built Craftsman-style houses and townhomes along White Horse Road

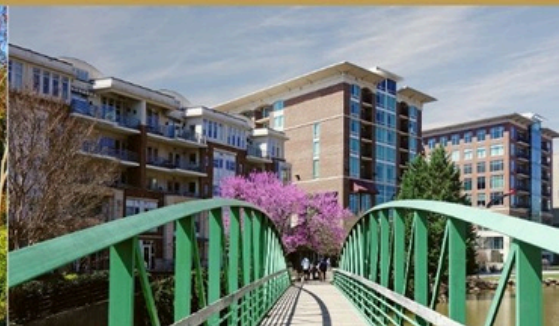
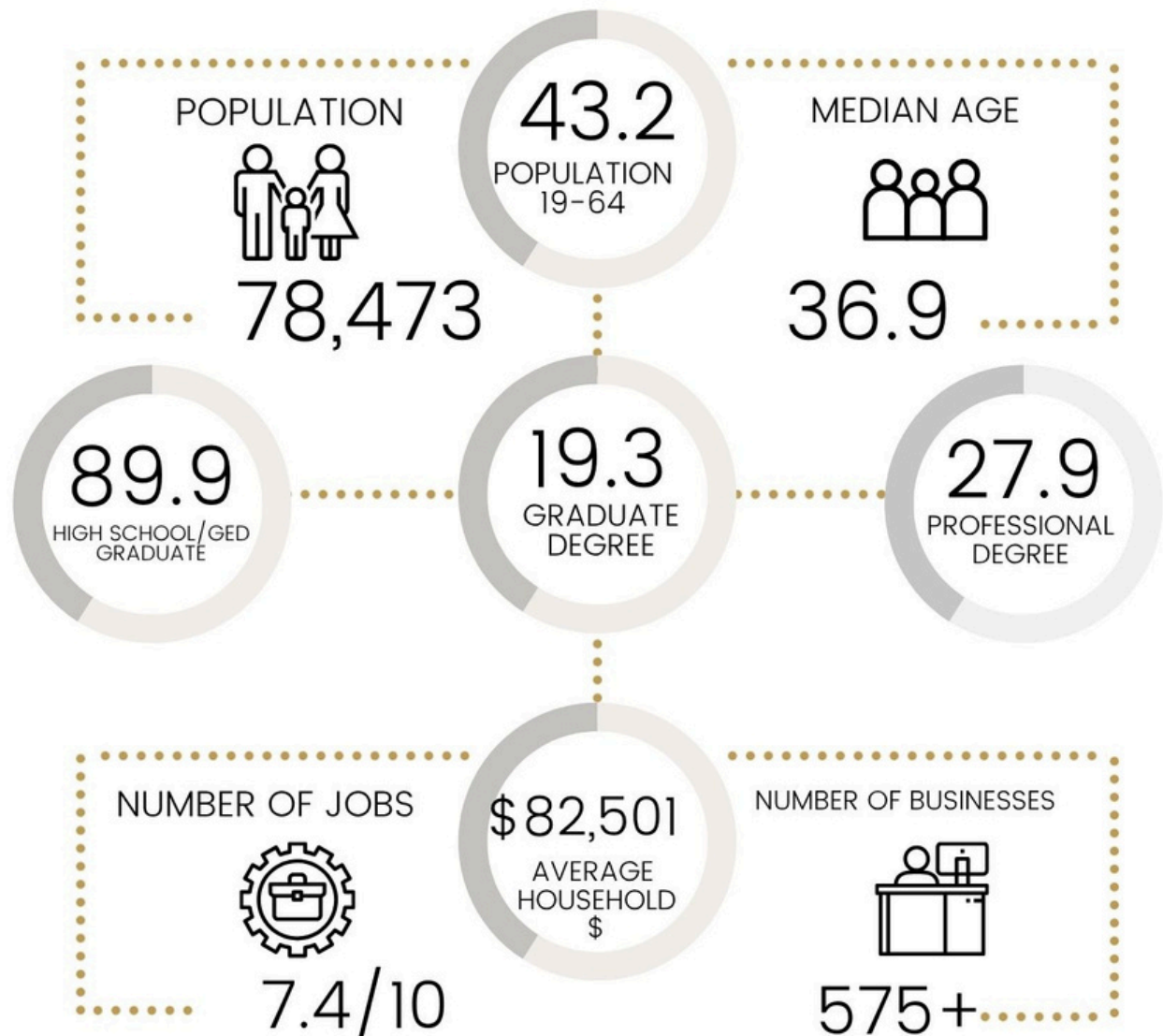


Summary: What's Driving Growth?



- Strategic location 10–15 min drive to Furman University & Downtown Greenville
- Affordable real estate Lower cost compared to other Greenville areas draws momentum.
- Transit & connectivity Car-centric area with growing bike punting and bus service.
- Mixed-use zoning Zoning supports commercial, residential, multifamily, and infill.
- Strong upside for developers and investors, thanks to commercial demand and dense housing.
- Promising for families: affordable homes with access to schools, stores, and parks.
- Socio-economic mix: diverse incomes, with pockets needing more investment in safety, infrastructure, and transportation.
- Continuing transformation: Berea is evolving from a working-class neighborhood into a more mixed, amenity-rich corridor—expect ongoing development, new retail, apartments, and updated infrastructure.

DEMOGRAPHICS



Nearby



Schools

Welcome Elementary School

Grades: K-5

Distance: 0.2 mi

Tanglewood Middle School

Grades: 6-8

Distance: 1.3 mi

Carolina Academy

Grades: 9-12

Distance: 0.7 mi

Nearby Eats

Tacos Amaiya

4.9 ★★★★★ (16) · \$10-20

Mexican · 2614 Anderson Rd

Open · Closes 10 PM



Dine-in · Curbside pickup · No delivery

The Original Clock Drive - IN

4.2 ★★★★★ (728) · \$10-20

Restaurant · 2921 White Horse Rd

Closes soon · 9 PM · Opens 9 AM Thu



Dine-in · Drive-through · No delivery

Botana Cantina & Grill

3.9 ★★★★★ (54) · \$30-50

Restaurant · 3023 White Horse Rd

Open · Closes 2 AM



Dine-in · Takeout · No delivery

Gus's Streetside Cafe

4.4 ★★★★★ (821) · \$10-20

Southern · 2703 Anderson Rd

Closed · Opens 6 AM Thu



Dine-in · Takeout · No delivery

Buffet Latino

4.4 ★★★★★ (428) · \$10-20

Latin American · 3799 White Horse Rd Suite 700

Open · Closes 10 PM





Greenville, South Carolina, boasts beautiful parks that cater to various activities and natural beauty. Falls Park on the Reedy is a stunning urban oasis with waterfalls, gardens, and the iconic Liberty Bridge. Cleveland Park features recreational facilities, including playgrounds, tennis courts, and a zoo, making it family-friendly. For a tranquil experience, Lake Conestee Nature Preserve offers trails for wildlife observation and peaceful walks. Nearby, Paris Mountain State Park has scenic hiking trails, picnic areas, and a lake for kayaking or fishing. Greenville's parks provide opportunities for relaxation and adventure amid beautiful landscapes.

- 01 FALLS PARK ON THE REEDY
- 02 CLEVELAND PARK
- 03 UNITY PARK
- 04 FURMAN UNIVERSITY
- 05 PARIS MOUNTAIN STATE PARK

Rental Rates & Occupancy

Address	Mobile Home	Tenant	Rent	Deposit	Lease Exp	Appliances
5A Cole Rd	1985 Bucca 12x44	(1/22)	700	700	MTM	Was/dry/Sto/ Ref
5 B Cole Rd	1990 Fleet 14x48	(9/23)	700	700	MTM	Was/dry/Sto/ Ref
5C Cole Rd	1971 Kirkw 12x60	(1/24)	700	0	MTM	Was/dry/Sto/ Ref
107 Bainbridge Dr	1972 Conte 12x65	(1/22)	700	650	MTM	Was/dry/Sto/ Ref
109 Bainbridge Dr	LOT	(3/23)	300	0	MTM	None
111 Bainbridge Dr	1987 Oakw 12x65	(7/23)	750	700	Mar 26, 2025	Was/dry/Sto/ Ref
Commercial Property						
White Horse Rd	3607 White Hrse Rd		1600		MTM	None

Mobile Homes Improvements

Address	Mobile Home	Size	Date	Repairs	Cost
5 A Cole Rd	1985 Century Buc	12x44	Oct 27, 2022	Complete ren.	1200
			Dec 24, 2022	Repair pips frozen	400
				Roof repair	475
5B Cole Rd	1990 Fleetwood	14/48	Mar 18, 2023	Replce toilit	325
			Aug 23, 2025	replace flooring	6400
			Dec 1, 2023	Plumbing	2500
			Dec 21, 2023	rem/replace water heater	2950
				revent under trailer	
			Jun 2, 2024	replace stove	925
5C Cole Rd	1971 Red/Kirkwood	12x 60	Feb 11, 2024	Replace flooring	7640
111 Bainbridge	1987 Oakwood	14x 60	Oct 28, 2022	Complete ren.	16500
			Aug 24, 2024	Replace water heater	
				kitchen sink	1250
107 Bainbridge	1972Conte	12 x 65	Aug 30, 2021	floors replaced	3500
Trailer Park			Jul 24, 2023	Under pend all trailers	
				Aluminum/ all new cut offs	17500



MARKET OVERVIEW

Greenville, SC is experiencing robust economic growth with a diversified economy that includes advanced manufacturing, automotive, aerospace, and technology sectors.

Major Employer Investments:

Greenville is a fast-growing economic hub fueled by major employers like BMW, Michelin, GE, Bosch, and Lockheed Martin. BMW has invested over \$12 billion in its nearby Spartanburg plant—now the largest BMW facility worldwide. Michelin and GE have also expanded operations, boosting job growth and demand for housing and commercial space.

With continued investments in automotive, aerospace, clean energy, and logistics, Greenville offers a strong foundation for property investors. The area's rapid industrial growth is driving increased need for workforce housing and commercial development, making it a prime market for future investment.

Rental Market:

Greenville, SC's rental market remains strong, with average rents around \$1,750 and steady demand driven by job and population growth. Major employers like BMW, Michelin, and GE continue to expand, fueling the need for both workforce housing and commercial space. The region is seeing rapid growth in build-to-rent and affordable housing segments, including mobile home parks. With low vacancy rates and ongoing industrial development, Greenville offers prime opportunities for stable, long-term real estate investment.

VALUE-ADD OPPORTUNITIES

RENT OPTIMIZATION:

- Potential to increase rents across several properties, after renovation and improvement.

PROPERTY IMPROVEMENTS:

- Strategic renovations to justify higher rents and enhance property values

OPERATIONAL EFFICIENCIES:

- Economies of scale in maintenance and management services
- Implementing technology for streamlined operations

POTENTIAL OF GROWHT:

- Opportunity of adding more manufacture homes on some of the lots, and adding additional home to the vacant lot that convey as well.

Investment Considerations

MARKET TIMING AND GROWTH POTENTIAL:

- Investing now allows acquisition at competitive pricing before potential market appreciation

RISK MITIGATION:

- Geographic and property-type diversification reduces investment risk Strong DSCR and break-even occupancy rates provide financial resilience

TAX BENEFITS:

- Depreciation benefits and potential for tax incentives

PROFESSIONAL MANAGEMENT:

- Experienced team ensures smooth operations and tenant satisfaction



Why Invest in This Property?

- **Turnkey Cash Flow:** Generate income immediately from 5 occupied units with minimal vacancy.
 - **Expansion Potential:** Take advantage of unrestricted zoning to enhance income streams.
 - **Emerging Market:** The expanding Greenville-Spartanburg metro area, offering long-term appreciation potential.
 - **Diverse Income Streams:** Rental income from homes and lots, plus hay production on additional land.
- This property is a rare find, combining the security of land ownership, consistent cash flow, and growth opportunities.

IMMEDIATE CASH FLOW:

Fully leased properties
providing consistent
income

UPSIDE POTENTIAL:

Rent optimization and
market appreciation
enhance returns

MARKET POSITIONING:

Located in a high-
growth area

CONCLUSION

This portfolio offers an exceptional investment opportunity

Whether you're expanding your portfolio or entering the real estate investment market, this portfolio offers immediate returns with room for future expansion.

For more details or to schedule a viewing, contact us today.



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