



Offering Memorandum

LARGE TRACT DEVELOPMENT OPPORTUNITIES IN GREENWOOD, SC

4 SITES | 1,229 TOTAL ACRES

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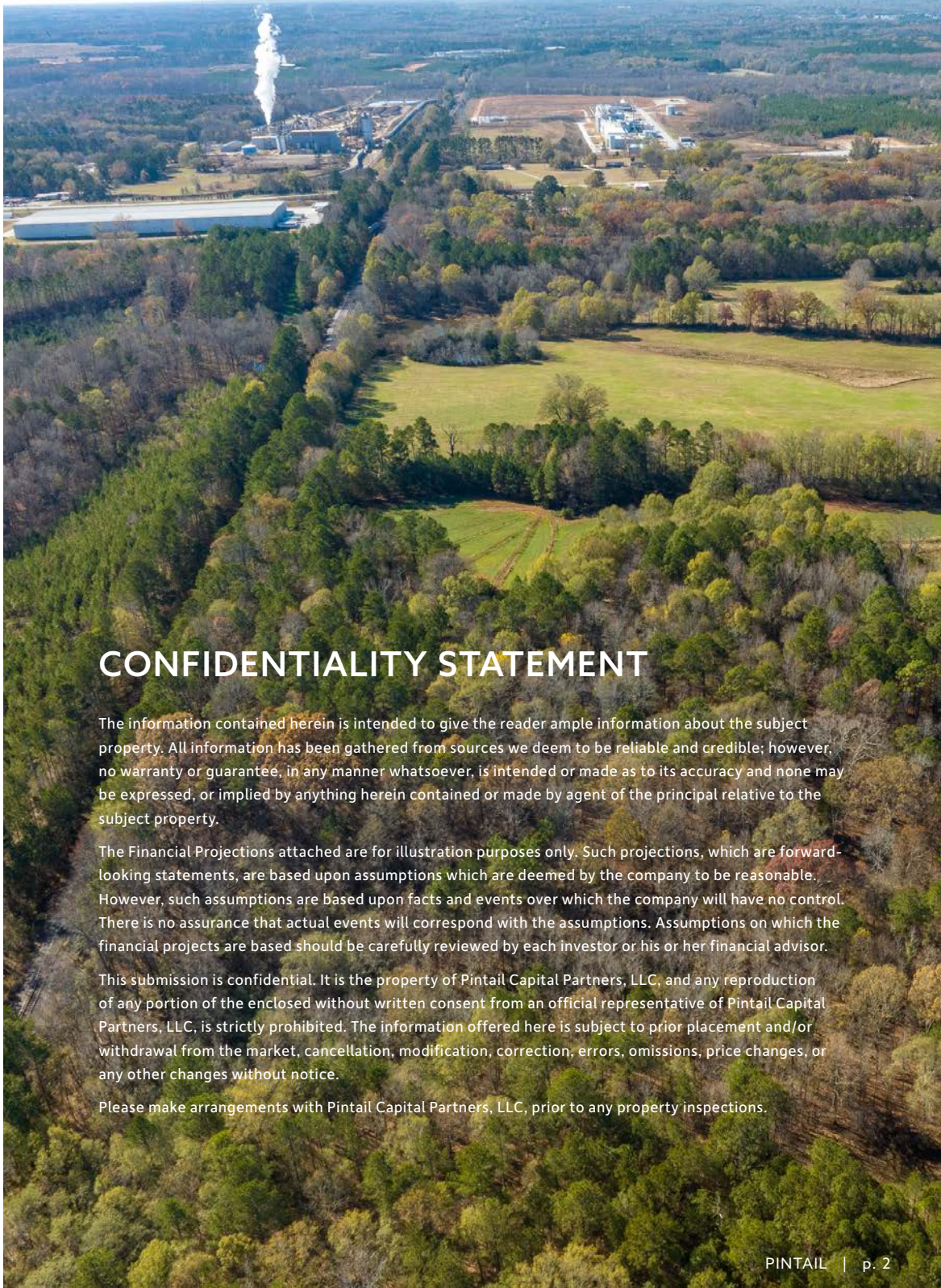


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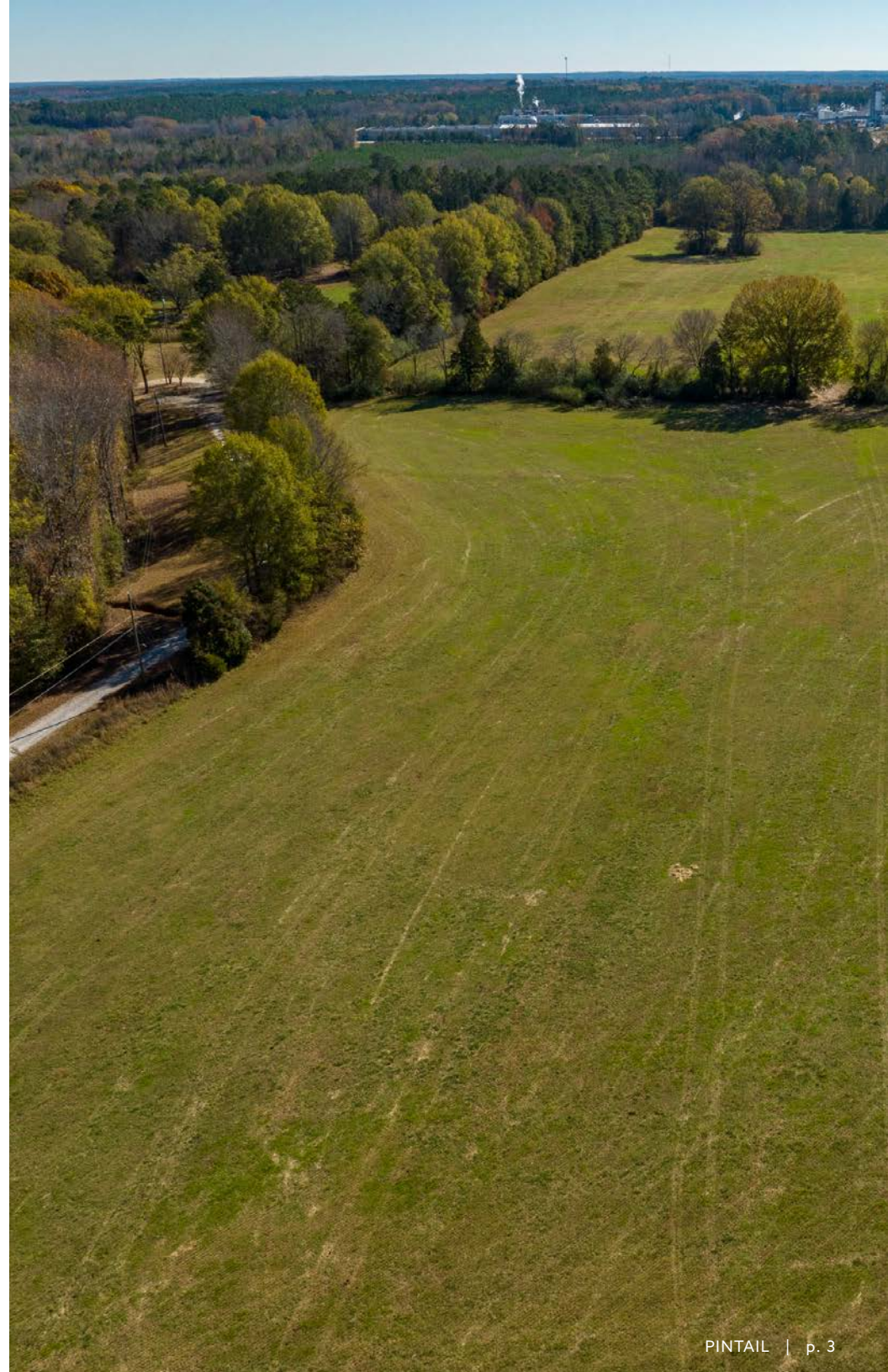
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EXECUTIVE *summary*



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	\$9,229,975 (\$14,500)
2 Puckett Ferry Rail Site	308 Puckett Ferry Rd	6877-946-745	I-1	67.46	\$1,888,880 (\$28,000)
	404 Puckett Ferry Rd	6887-056-816	R-DD	48.84	\$1,367,520 (\$28,000)
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)
		6877-722-015	I-1/R-DD	88.80	\$1,776,000 (\$20,000)

TOTAL ACREAGE: 1,229.25

**GREENWOOD AIRPORT
COMMERCE PARK**

1



LAKE
GREENWOOD

**PUCKETT FERRY
RAIL SITE**

2



GREENWOOD
COUNTY AIRPORT

**GREENWOOD EAST
RAIL PARK**

3



4

**EMERALD INDUSTRIAL
SITE**



DOWNTOWN
GREENWOOD

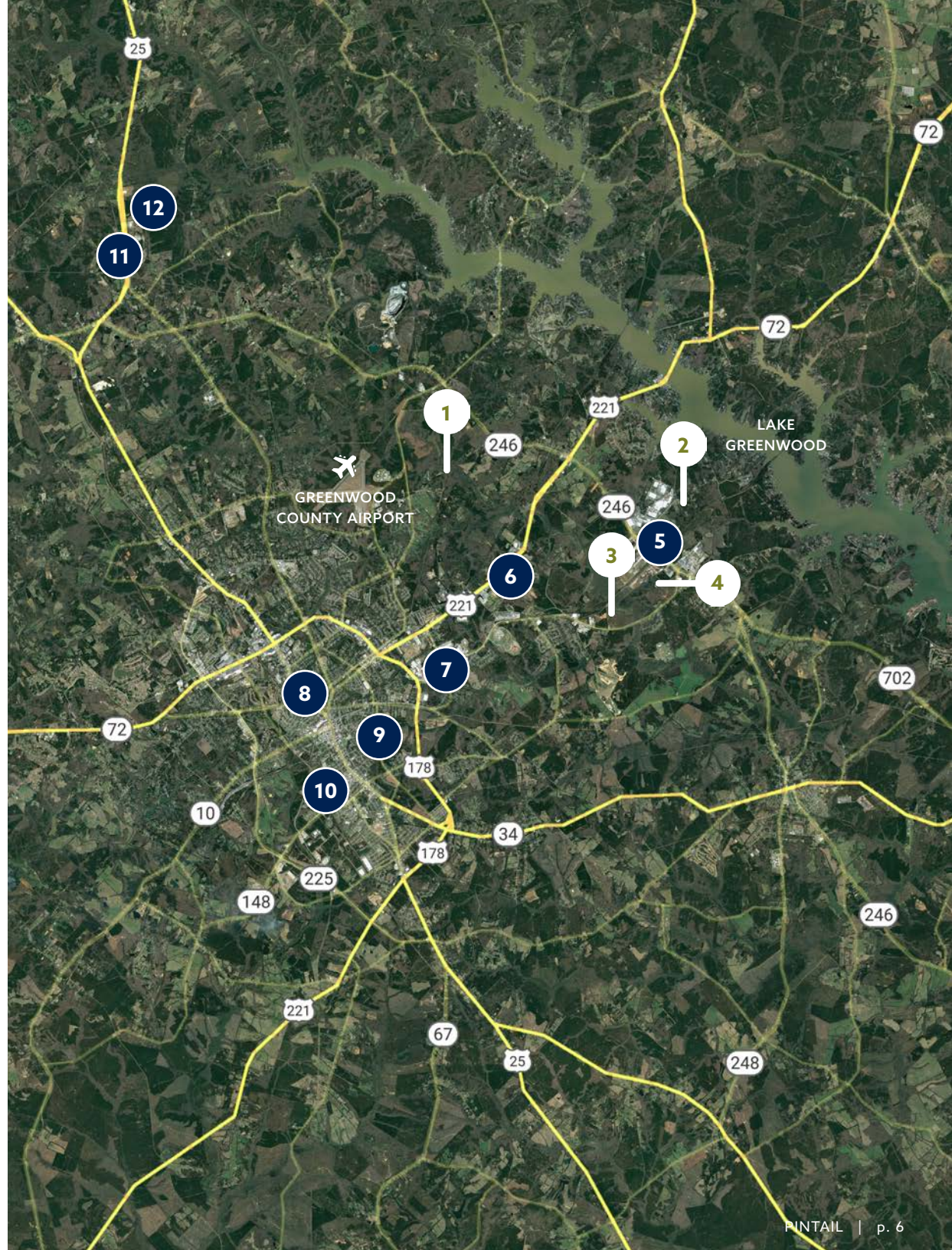
PROPERTY *locations*

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 ENVOGUE TEIJIN ASCEND. ENVIVA
- 6 MEC VELUX EATON
- 7 LONZA PIEDMONT TECHNOLOGICAL COLLEGE CardinalHealth™
- 8 Lander UNIVERSITY
- 9 Carolina PRIDE GREENWOOD MILLS
- 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 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



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.

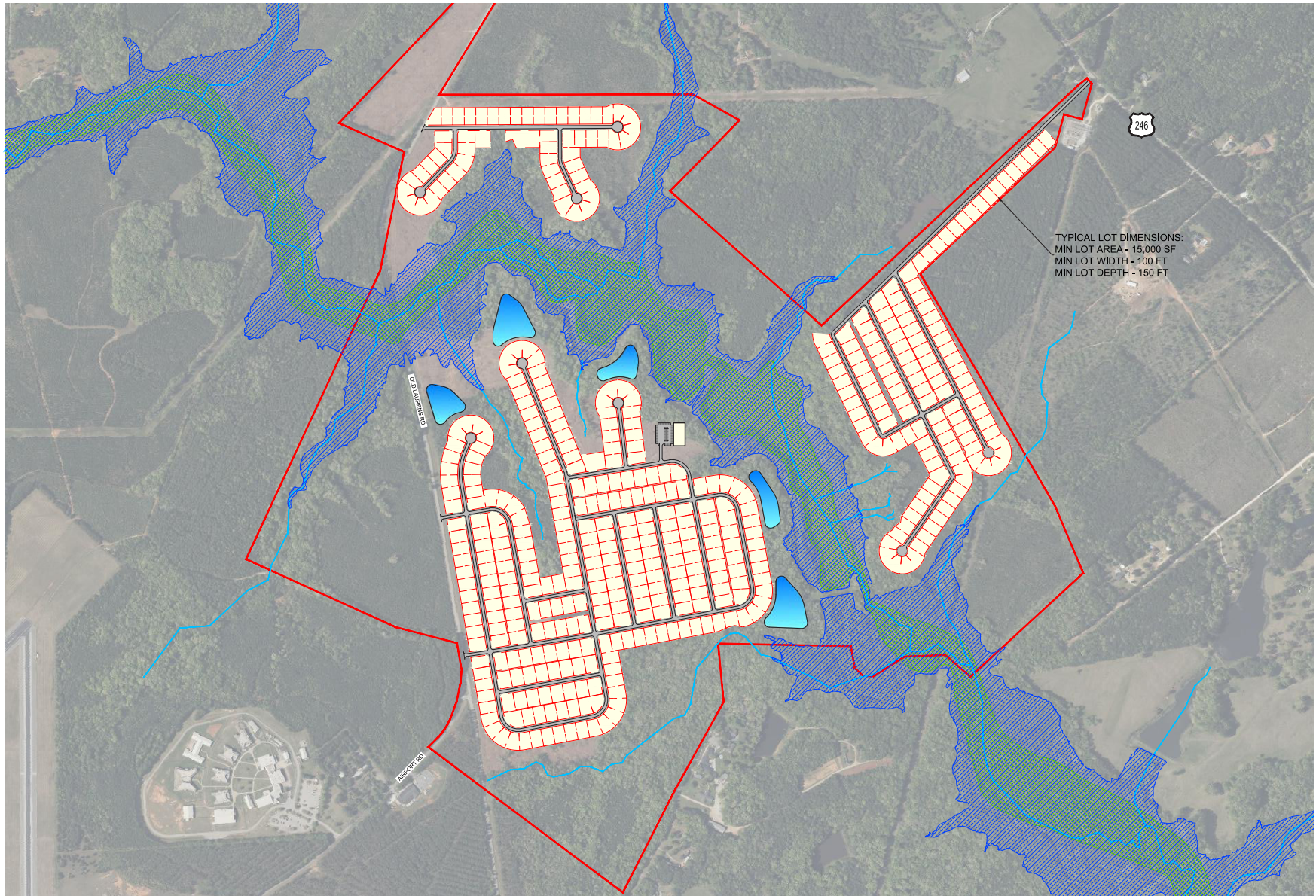
ADDRESS/LOCATION	Hwy 246 N and 3000 Old Laurens Rd
PARCEL NUMBER(S)	6858-991-630 (±47.25 AC) 6858-762-535 (±589.30 AC)
TOTAL ACREAGE	±636.55 AC
ZONING	R-1/I-1 ✓ State Tax Incentives ✓ County Tax Incentives

ASKING PRICE: **\$9,229,975**
\$14,500/AC



1 | GREENWOOD AIRPORT COMMERCE PARK

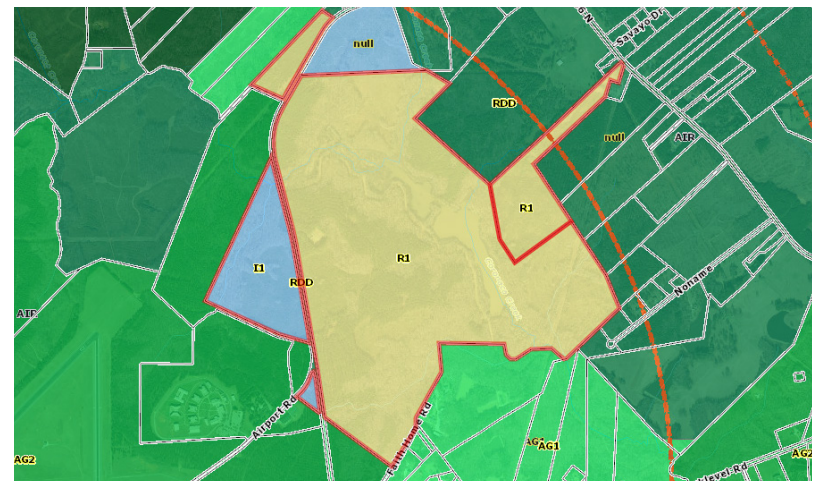
conceptual layout



1 | 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



1 | GREENWOOD AIRPORT COMMERCE PARK

surrounding area



PUCKETT FERRY RD



2 | PUCKETT FERRY RAIL SITE 116.30 AC

2 | PUCKETT FERRY RAIL SITE

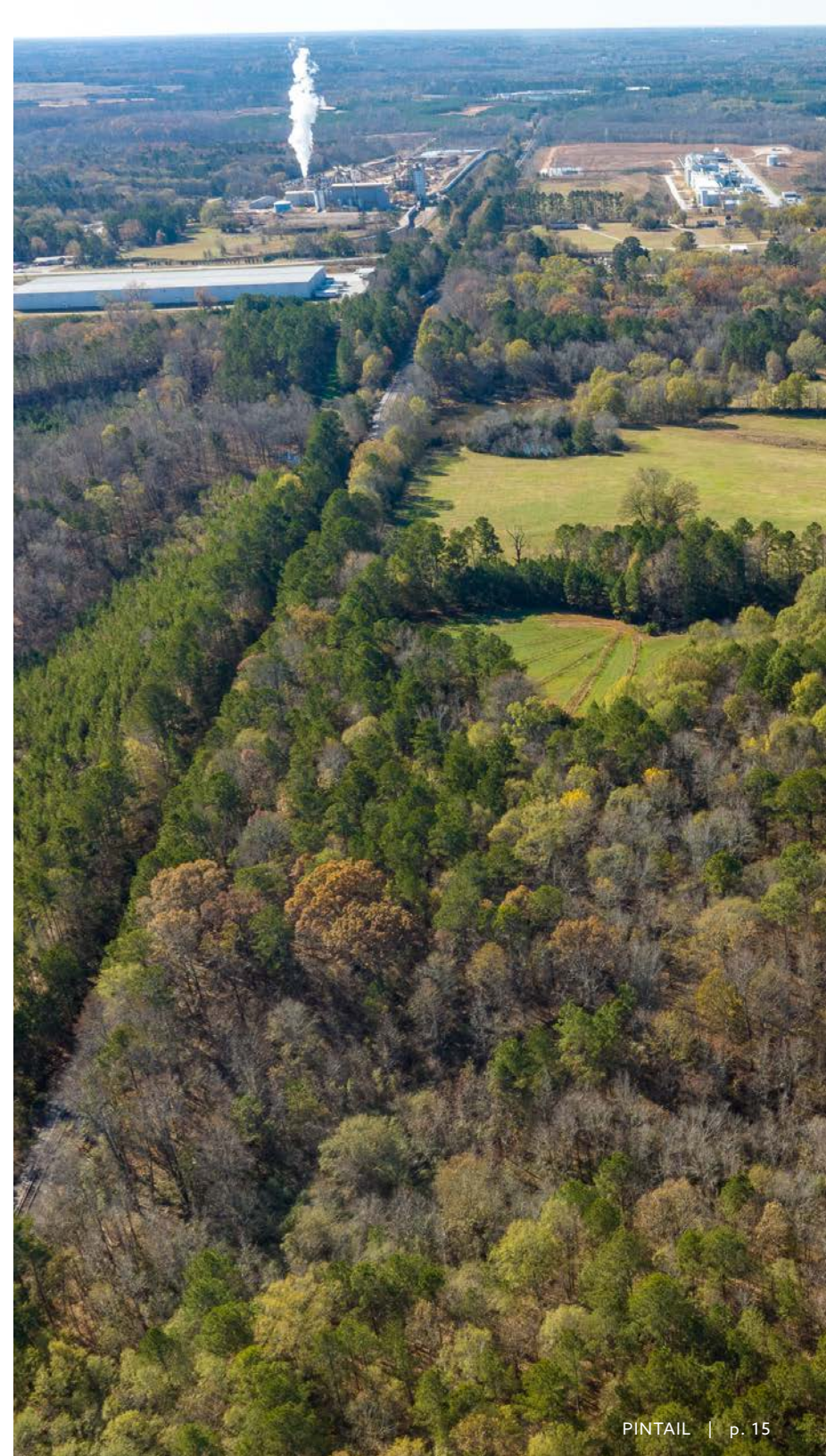
property details

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.




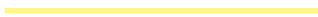
ADDRESS/LOCATION	308 + 404 Puckett Ferry Rd
PARCEL NUMBER(S)	6877-946-745 (±67.46 AC) 6887-056-816 (±48.84 AC)
TOTAL ACREAGE	±116.3 AC
ZONING	I-1/R-DD ✓ Opportunity Zone ✓ State Tax Incentives ✓ County Tax Incentives
RAIL	CSX Transportation

ASKING PRICE: **\$3,256,400**
\$28,000/AC



2 | PUCKETT FERRY RAIL SITE

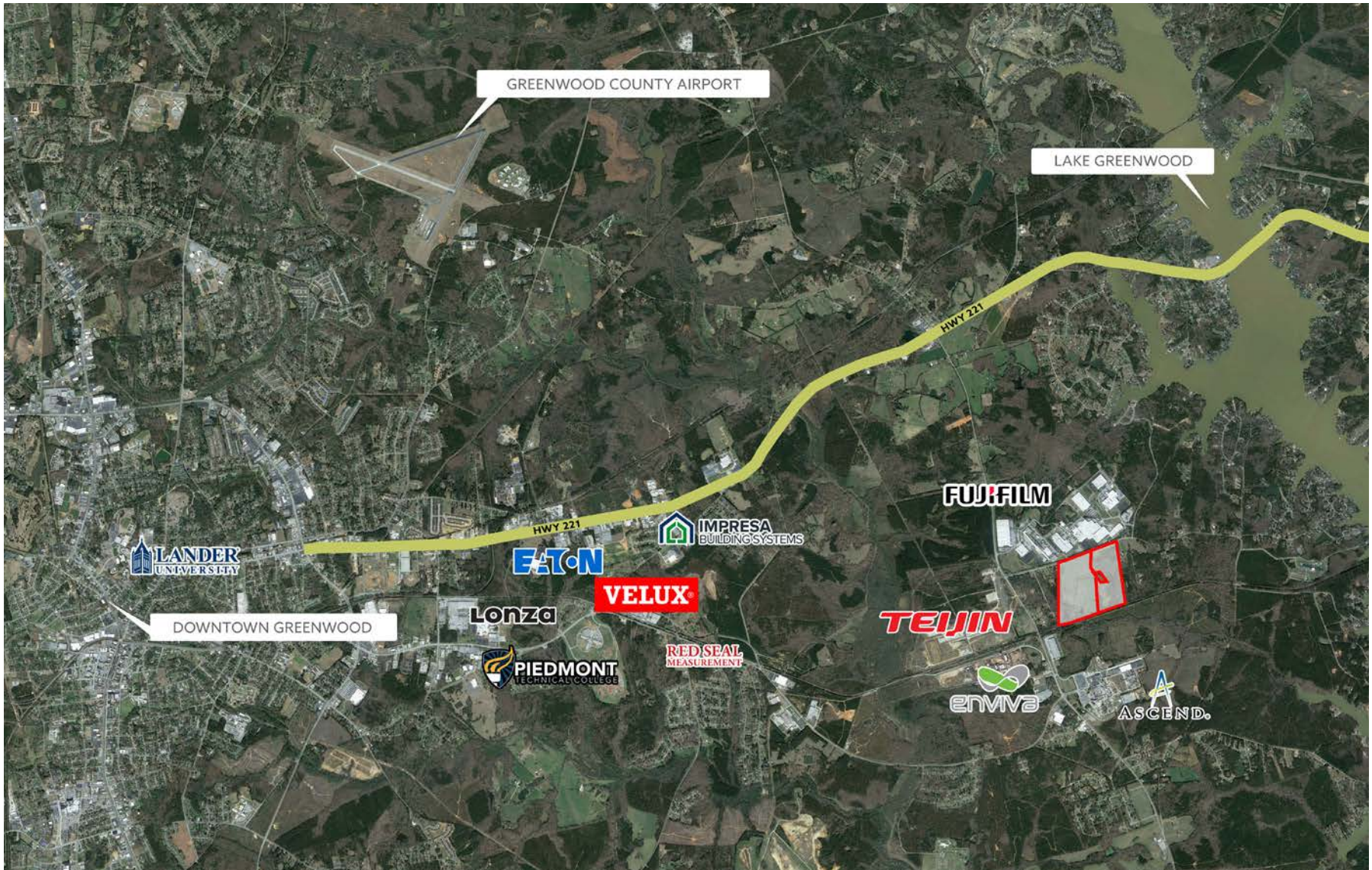
utilities + zoning

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	Duke Energy
Distance to primary electric service:	0 ft
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

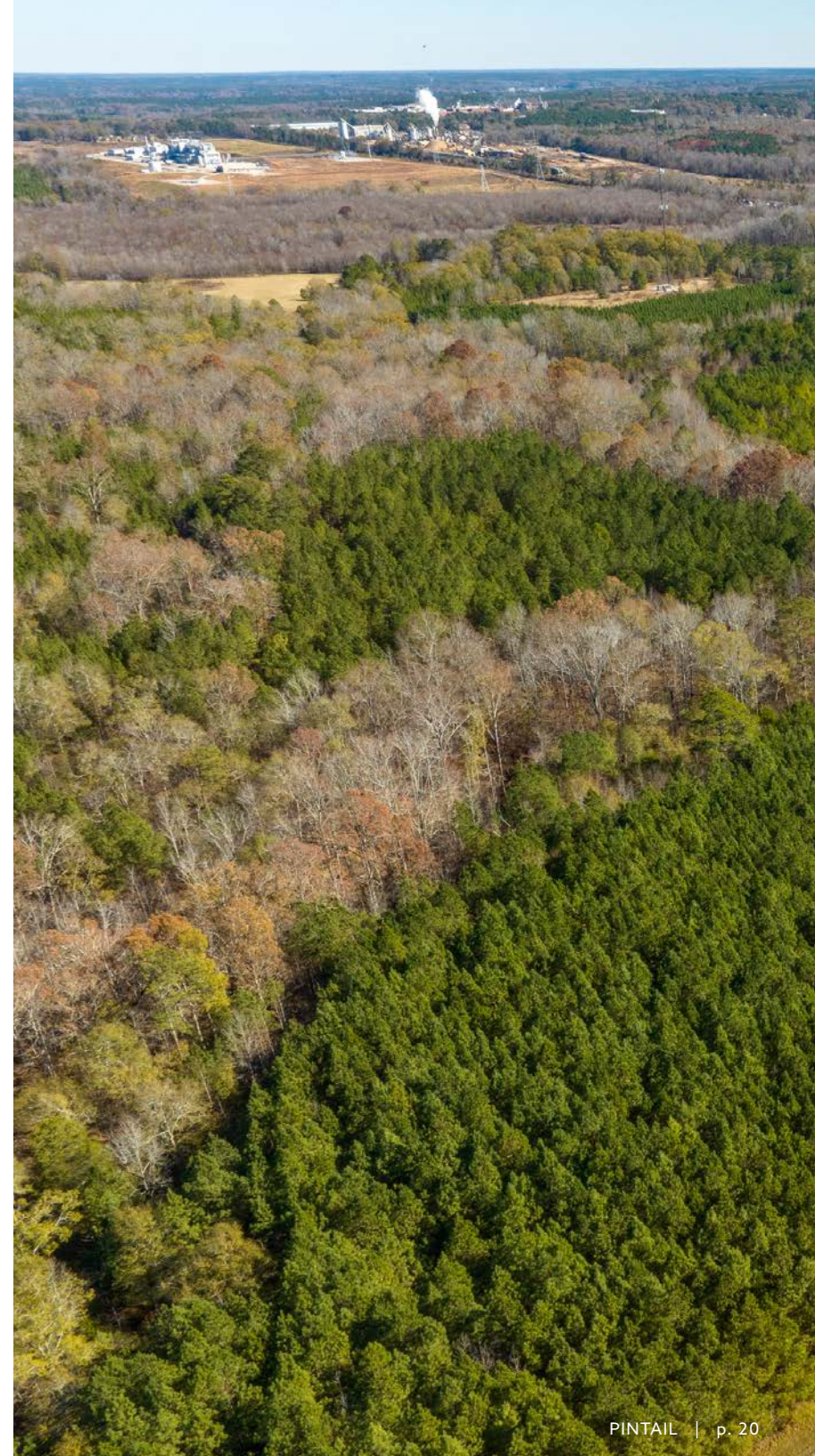
property details

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.

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






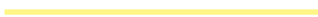
3 | GREENWOOD EAST RAIL PARK

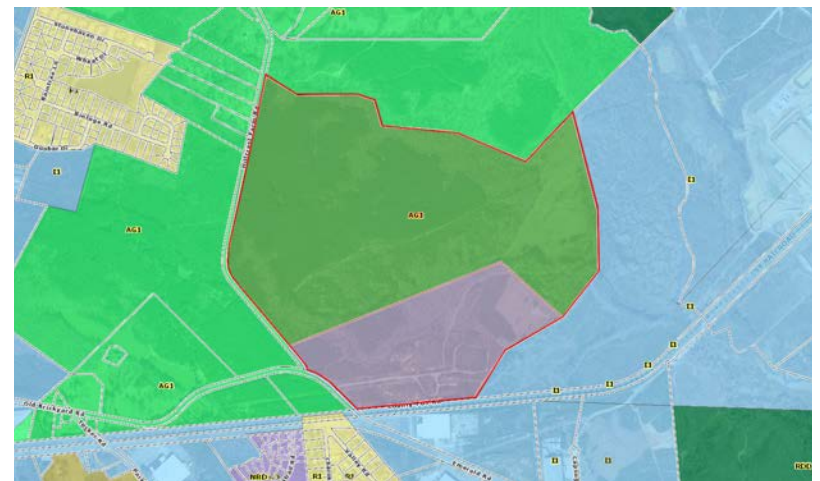
conceptual layout



3 | GREENWOOD EAST RAIL PARK

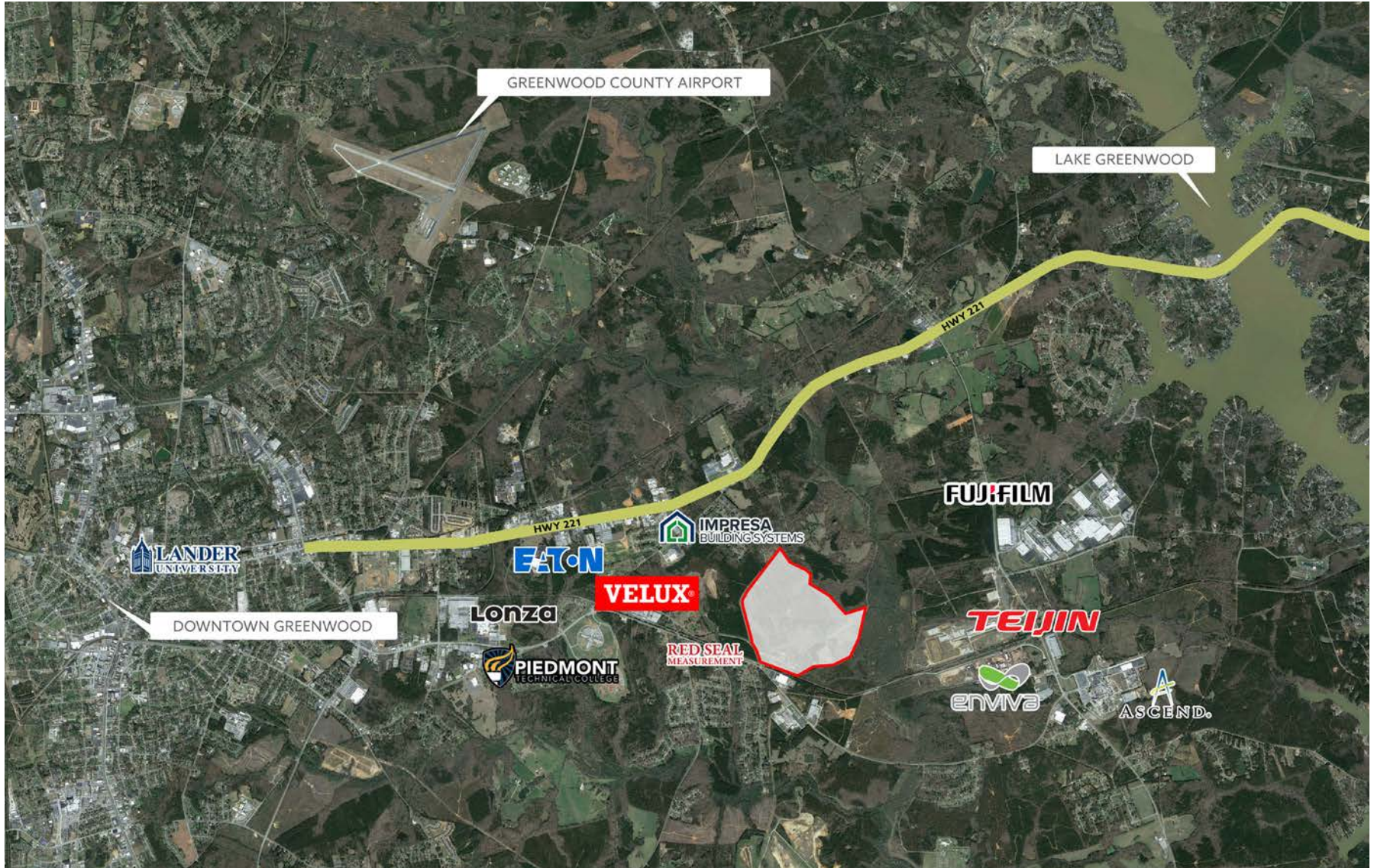
utilities + zoning

SEWER		Greenwood Metropolitan District
		Sewer - 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

4 | EMERALD INDUSTRIAL SITE 177.60 AC

4 | EMERALD INDUSTRIAL SITE

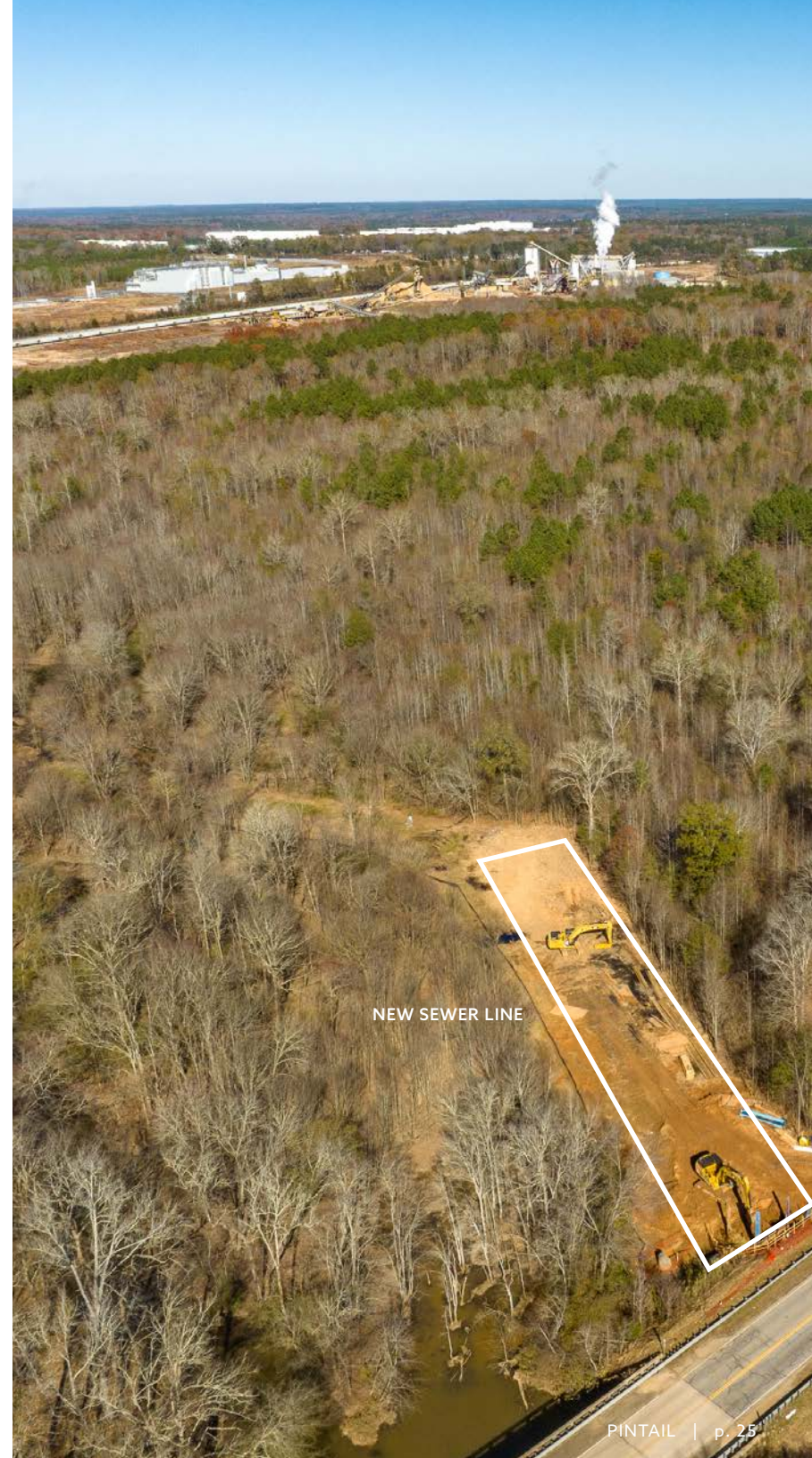
property details

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) 6877-722-015 (±88.80 AC)
TOTAL ACREAGE	±177.60 AC
ZONING	I-1/R-DD ✓ Opportunity Zone ✓ State Tax Incentives ✓ County Tax Incentives

ASKING PRICE: **\$3,552,000**
\$20,000/AC




4 | EMERALD INDUSTRIAL SITE


conceptual layout




4 | EMERALD INDUSTRIAL SITE

utilities + zoning

SEWER  Greenwood Metropolitan District
Distance to primary sewer: 0 ft
Primary sewer line diameter: 18 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: 4 in

POWER Duke Energy
Distance to primary electric service: 0 ft
Volts: 100-KV, 12-KV, 3 Phase

TELECOM WCFiber, Vyve Broadband

ZONING I-1/R-DD



4 | EMERALD INDUSTRIAL SITE

surrounding area



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