

**AVISON
YOUNG**

For sale or build-to-suit

Highway 221 | Laurens, SC

±117 acres

±117 acres development opportunity
No zoning | \$35,000/acre*



For more information, contact:

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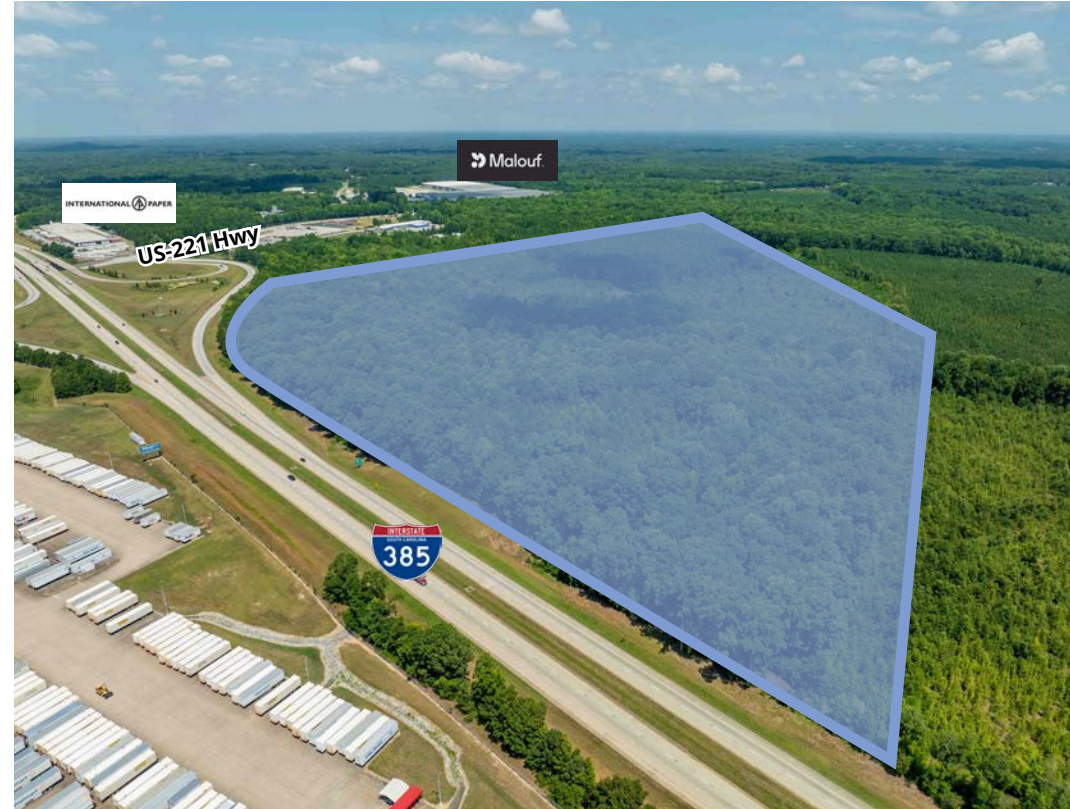
Woodson Hunter

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Property overview

The Bryson tract, which is adjacent to exit 9 on I-385, is ideally situated for distribution warehouse or manufacturing as the site is just 30 minutes from Greenville and less than an hour from Columbia. A 12" water line and an 8" gravity fed sewer line runs along US Hwy 221 to the west of the property.

Parcel ID	#411-00-00-001
Submarket:	Laurens County
Site area:	±117 acres
Zoning:	No zoning
Topography:	Flat/rolling
Power:	Up to 10 MW possible to site
Utility providers:	Duke power Water/sewer - Laurens County
Sales price:	\$35,000/acre *Seller will consider subdividing the property- price/acre will increase



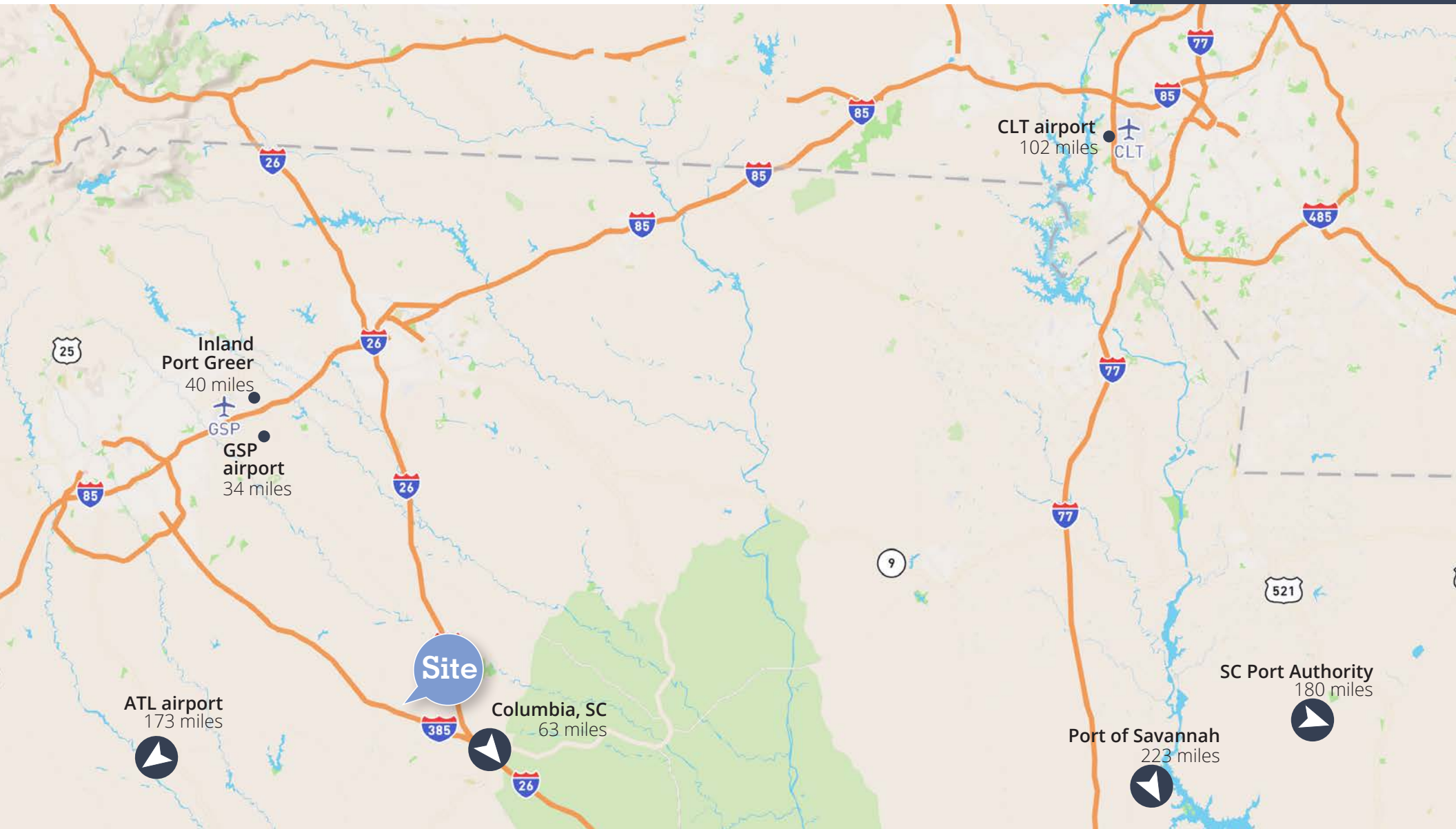
Location

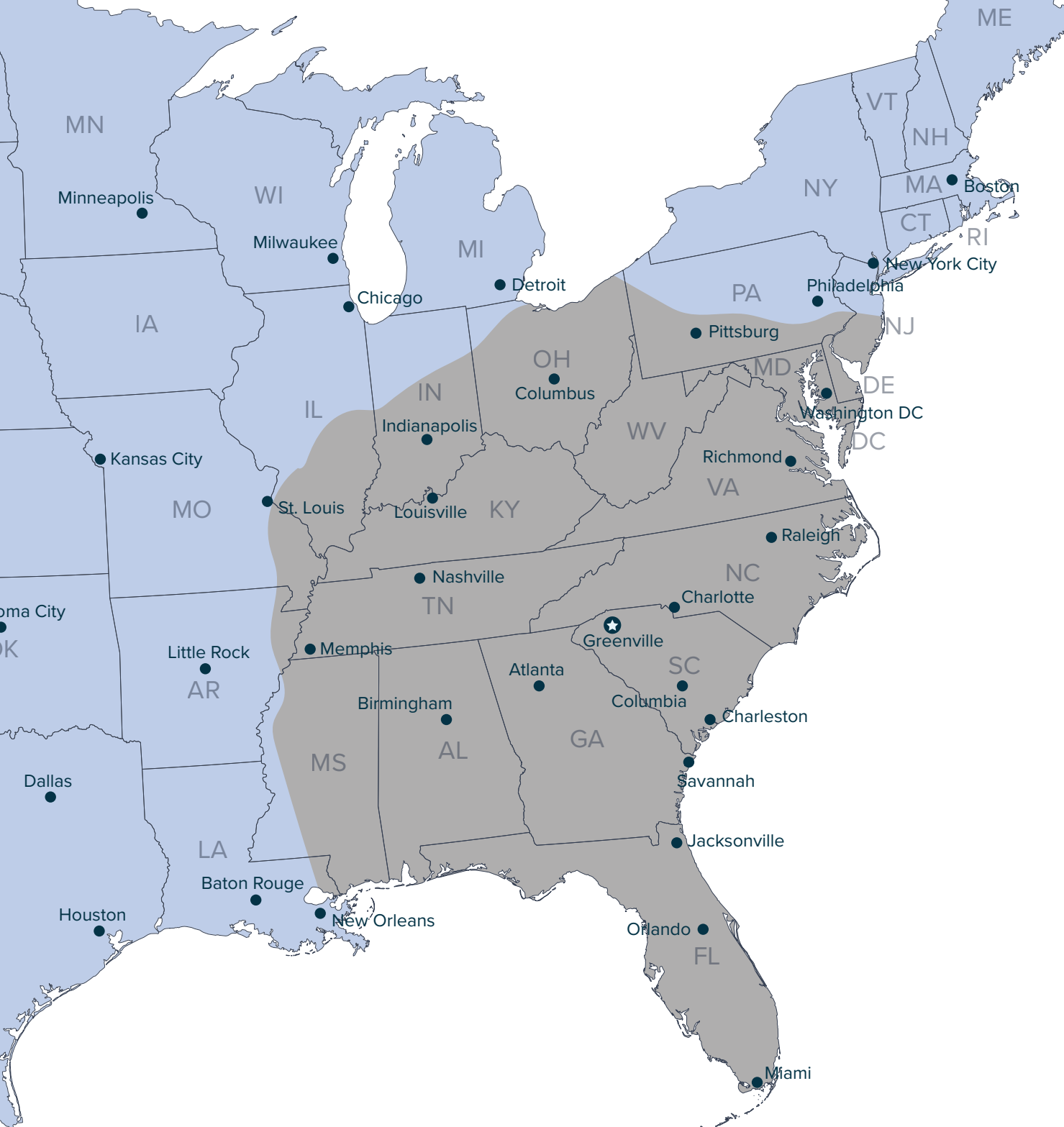
Laurens County is situated near numerous distribution channels making it an ideal location for cost-effective delivery of products across the United States and internationally.



Interstate distances

I-85	28 miles
I-385	0.9 miles
I-26	9 miles





Region

Greenville	34 miles
Spartanburg	39 miles
Columbia	73 miles
Charlotte	109 miles
Charleston	183 miles
Atlanta	165 miles
Savannah	226 miles
Raleigh	270 miles
Nashville	379 miles

Drive times*

1 day

Total US population:
174,838,380

2 days

Total US population:
251,630,820

*Based on 650 miles driven per day

Development options

Conceptual Plan 1

Conceptual Plan 1 shows a large development site with a central facility and several outparcels. The central facility is a large rectangular building with a yellow background, labeled "PROPOSED FACILITY 558,480 SF (470' x 1,188')". It is surrounded by parking areas, including a "185' DEEP TRUCK COURT WITH 90 TRAILER SPACES" and a "185' DEEP TRUCK COURT WITH 72 TRAILER SPACES". The site is divided into several outparcels, each labeled "OUTPARCEL" followed by an acreage value (e.g., "OUTPARCEL 2 AC.", "OUTPARCEL 1.5 AC."). The site is bordered by a red line, and a blue line indicates a "DRY STORMWATER MANAGEMENT BASIN". A road labeled "ON DRIVE" is visible on the left, and a highway labeled "385" is at the bottom.

Conceptual Plan 2

Conceptual Plan 2 shows a development site with multiple buildings and parking areas. The site is divided into several buildings, each labeled "BUILDING" followed by a number and dimensions (e.g., "BUILDING 1 100,000 SF (200' x 500')", "BUILDING 2 100,000 SF (200' x 500')", "BUILDING 3 100,000 SF (200' x 500')", "BUILDING 4 100,000 SF (200' x 500')", "BUILDING 5 100,000 SF (200' x 500')", "BUILDING 6 100,000 SF (200' x 500')", "BUILDING 7 100,000 SF (200' x 500')"). The buildings are surrounded by parking areas, including a "185' DEEP TRUCK COURT WITH 90 TRAILER SPACES" and a "185' DEEP TRUCK COURT WITH 72 TRAILER SPACES". The site is bordered by a red line, and a blue line indicates a "DRY STORMWATER MANAGEMENT BASIN". A road labeled "ON DRIVE" is visible on the left, and a highway labeled "385" is at the bottom.

Conceptual Plan 1

ON DRIVE

±150 PARKING SPACES

185' DEEP TRUCK COURT WITH 90 TRAILER SPACES

PROPOSED FACILITY
538,380 SF
(470' X 1,188')

185' DEEP TRUCK COURT WITH 90 TRAILER SPACES

±150 PARKING SPACES

OUTPARCEL 2 AC.

OUTPARCEL 2 AC.

OUTPARCEL 3 AC.

OUTPARCEL 1.5 AC.

OUTPARCEL 1.5 AC.

OUTPARCEL 3 AC.

OUTPARCEL 1.3 AC.

OUTPARCEL 1.5 AC.

HOTEL 2 AC.

OUTPARCEL 1.5 AC.

OUTPARCEL 1.5 AC.

DRY STORMWATER MANAGEMENT BASIN

DRY STORMWATER MANAGEMENT BASIN

185' DEEP TRUCK COURT WITH 72 TRAILER SPACES

PROPOSED FACILITY
301,320 SF
310' x 972'

±380 PARKING SPACES

385

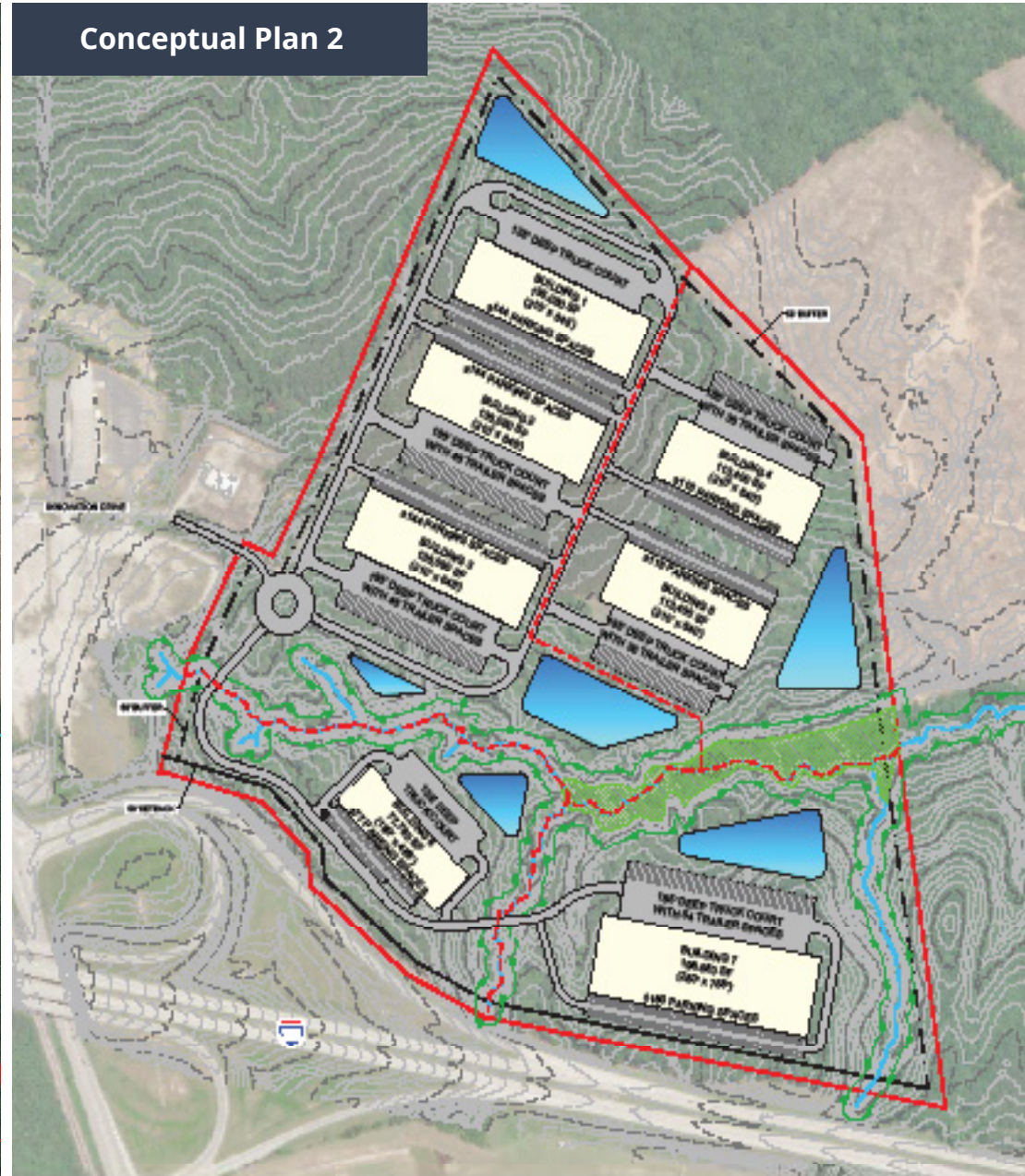


Conceptual Plan 2

The plan shows the following buildings and their specifications:

- BUILDING 1:** 10,000 sq ft, 200 parking spaces
- BUILDING 2:** 10,000 sq ft, 200 parking spaces
- BUILDING 3:** 10,000 sq ft, 200 parking spaces
- BUILDING 4:** 10,000 sq ft, 200 parking spaces
- BUILDING 5:** 10,000 sq ft, 200 parking spaces
- BUILDING 6:** 10,000 sq ft, 200 parking spaces
- BUILDING 7:** 10,000 sq ft, 200 parking spaces

Other features include a central circular feature, a large parking area, and a road network. The site is bordered by a red line, and the surrounding area is shown with topographic contours and a river.



Recent market news



In early 2024, Tesla will open a regional distribution center in Fountain Inn. The facility will be located in Fox Hill Business Park. Tesla will focus strictly on distribution of vehicle parts regionally and will not include manufacturing.



Europastry, a baked goods producer based in Spain, announced in September they will be investing \$23 million to establish operations in Hunter Industrial Park, creating 155 new jobs.



ZF group will invest \$500 million to expand its Gray Court manufacturing facility. The investment is expected to add 400 jobs as the company begins to build next generation propulsion systems for cars and commercial vehicles.



Flame Spray, a thermal spray coatings manufacturer, will invest \$2.5 million to expand operations in Fountain Inn. The investments will create 40 jobs and will add advanced thermal spray coating technologies.



Sunny Days Entertainment, a leading supplier, distributor and manufacturer of children's toys, announced in August plans to move its expanding corporate headquarters to Laurens County. The company is making an investment of \$16 million that will create 80 new jobs.



Hunter Industrial Park Expansion, an additional 2 million sf of distribution facilities will be developed, with the first 621,468 sf building projected to deliver in Q4 2023.



Malouf Companies, a diverse consumer goods business, announced in July of 2021 their plans to establish operations in Laurens County. Operating at 101 Michelin Drive in Laurens, Malouf is making a \$47.2 million investment creating 240 new jobs.

Economic incentives

The state of South Carolina believes in securing its economic future by offering robust economic incentives such as low taxes to attract businesses. These incentives help keep business operating costs low, allowing companies to reinvest in our state. Additionally, as Laurens County has sought to grow its economic development, have begun to offer a variety of economic incentives for the development of business and industry as well.

South Carolina economic incentives for business

- No state property tax
- No local income tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable corporate income tax structure

Laurens County economic incentives for business

- Property Valuation and Assessment Ratios
- Fee-in-Lieu-of Property Taxes (FILOT)
- Special Source Revenue Credit (SSRC)
- Property Tax Abatements
- Employee Training
- Multi-County Industrial Park
- New Markets Tax Credit Program (NMTC)



Ready to learn more?



Check out the
Laurens County
incentives

Meet your neighbors



1



3



5



7



9



2



4



6



8



10



Demographics

Within 20 minutes



43,888
POPULATION



\$72,219
AVG HH INCOME



16,999
TOTAL HOUSEHOLDS



\$141k
MEDIAN HOME VALUE



45/34%
WHITE/BLUE COLLAR



4.9%
UNEMPLOYMENT RATE





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