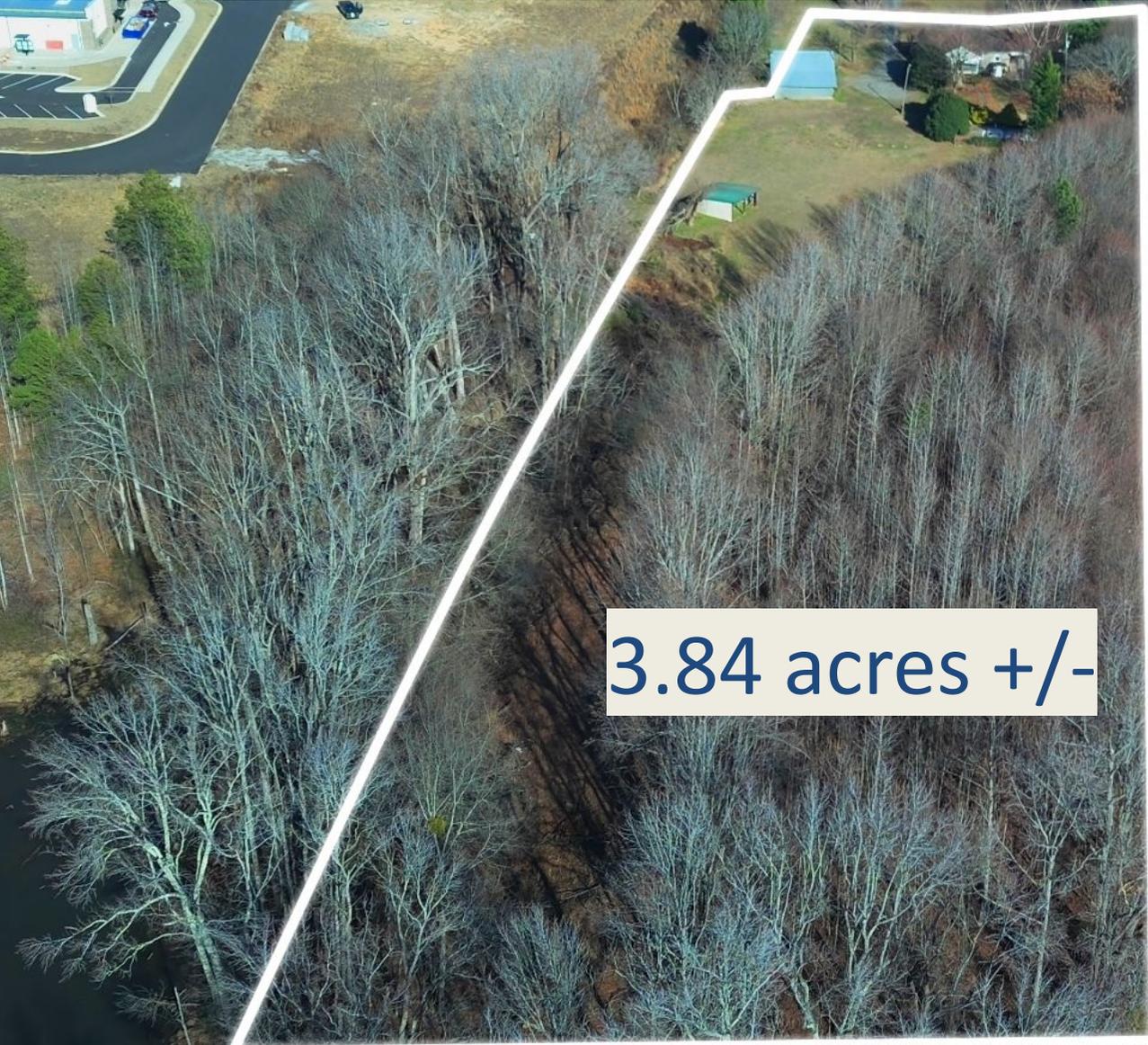


Prime Acreage + Development Opportunity —

1984 Highway 101 S, Greer, SC 29651



3.84 acres +/-

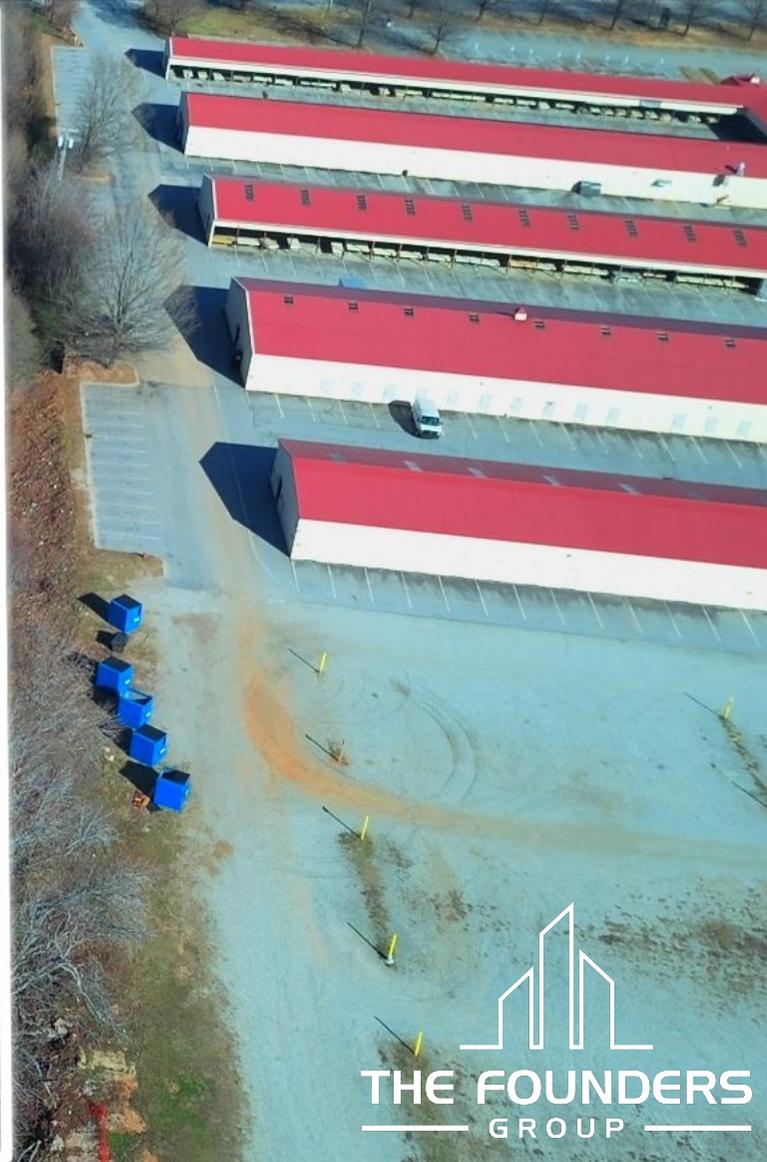


Table of Contents

1984 Highway 101 S

03 Sale Overview

04 Property Overview

5-6 Property Photos

07 Disclaimer

08 Transaction Team

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Sale Overview

Acreage

3.84 acres

Price

1.385 million

PROPERTY SUMMARY

Address 1984 Highway 101 S, Greer, SC 29651

Price 1.385 million

Parcel Size ±3.84 acres parcel blends investment potential, versatility, and strategic location & residential

Accessibility

- Minutes from **Greenville-Spartanburg International Airport (GSP)**
- Immediate access to **Interstate 85**
- Quick drive to **Downtown Greer** and **Downtown Greenville**
- Surrounded by established neighborhoods and expanding commercial zones

Visibility Delivers excellent visibility and accessibility, making it ideal for a variety of future uses

PROPERTY HIGHLIGHTS

- **Mixed-Use Potential:** With no strict zoning constraints, the acreage could accommodate commercial enterprises alongside residential projects
- **Development Flexibility:** Suitable for retail storefronts, office space, service businesses, multi-family residences, auto-oriented investment, self-storage, or hospitality concepts — subject to permitting.
- **Flat, Buildable Terrain:** The lay of the land allows for straightforward planning and construction, reducing initial development hurdles.
- This expansive property presents a remarkable opportunity for developers, investors, business owners, and visionaries seeking acreage in one of the Upstate's most dynamic growth corridors.

Property Overview | Location Map: Highway 101 (High Traffic)



Property Overview | Site Photos



Property Overview | Site Photos



Why Investors Are Watching This Location??



1. **Growth in the Upstate Region:** Strong Population inflows and sustained economic expansion are fueling long-term demand for commercial investment and development within the area.
2. **Road Front Exposure:** High visibility along an important local corridor enhances tenant appeal and signage value.
3. **Flexible Use Potential:** The absence of strict zoning means buyers can tailor their vision — from development projects to long-term land banking.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Founders Group in compliance with all applicable fair housing and equal opportunity laws.

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1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.



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