

SALE

1877 Highway 14

1877 HWY 14,
Greer, SC 29650

CO-BROKERED BY:

TAWANA HAMBY

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JOE GOBBETT

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BLACKSTREAM
COMMERCIAL REAL ESTATE



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
PORTFOLIO SALE:	Strip Center/Storage Units/Land
ACREAGE:	3.5 ACRES +/-
MARKET:	GREENVILLE/SPARTANBURG

PROPERTY OVERVIEW

A rare opportunity to acquire two contiguous or closely situated parcels in the rapidly growing Greenville market. Near the Greenville/Spartanburg airport right on HWY 14, these parcels offer exceptional potential for owner-occupants, developers, or long-term investors looking to capitalize on the region's economic expansion. Income generating property with tenants in place or development opportunity.

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PROPERTY HIGHLIGHTS

- 3 Storage Units fully rented
- Strip Retail Center with 4 Separate Units
- Used car lot on the property with solid tenant
- Great Visibility right on HWY 14
- Great development opportunity or income generating investment.

COMPLETE HIGHLIGHTS



LOCATION HIGHLIGHTS

Greenville County is consistently ranked as one of the best places to do business in the Southeast. These parcels sit at the heart of a logistics hub, providing easy transit to:

- I-85 & I-385 Interstates
- GSP International Airport
- Inland Port Greer
- BMW (7 mi)
- Strong Demographics: Benefit from Greenville's robust labor pool and the steady influx of new residents and businesses.

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ADDITIONAL PHOTOS



JOE GOBBETT

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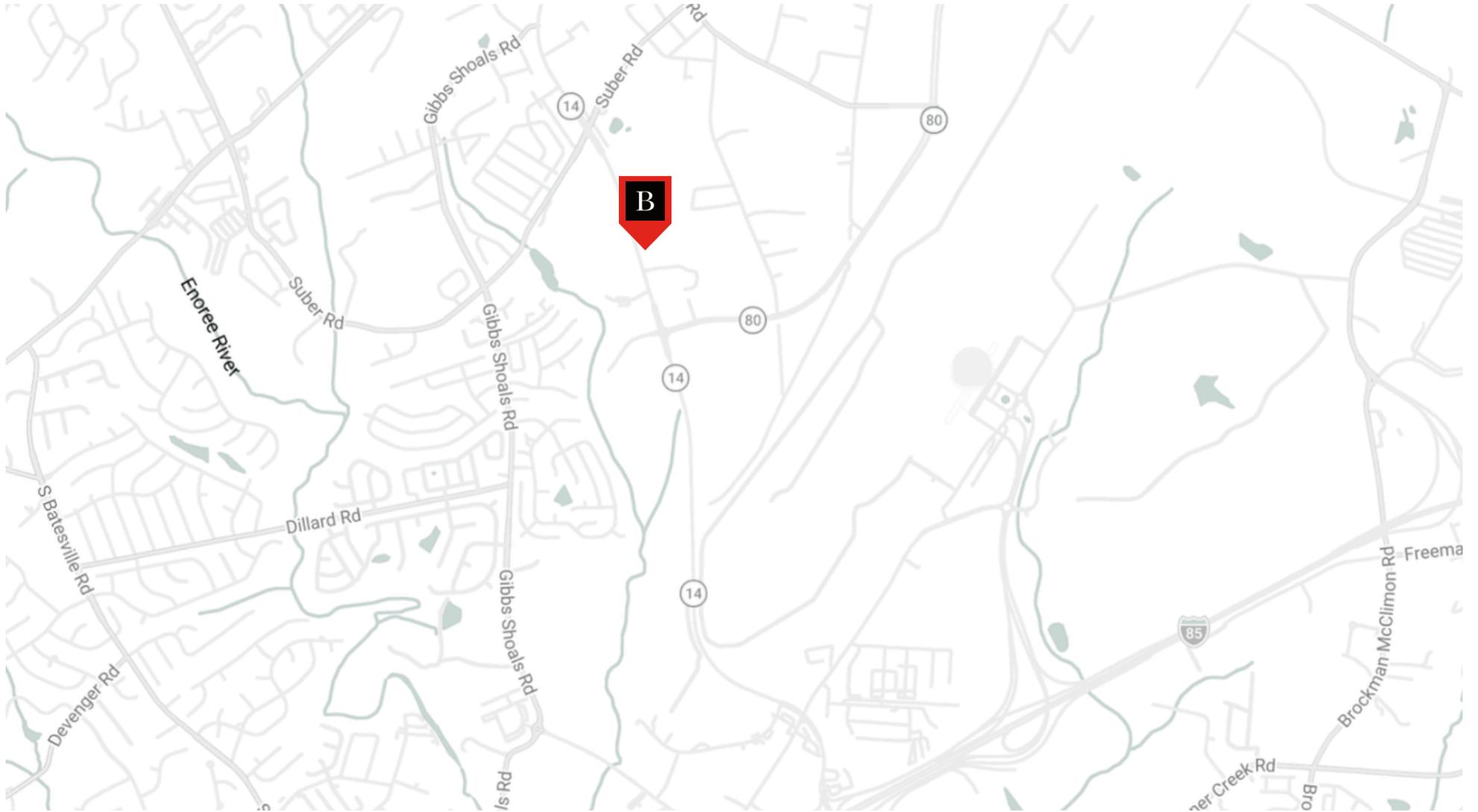
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LOCATION MAP



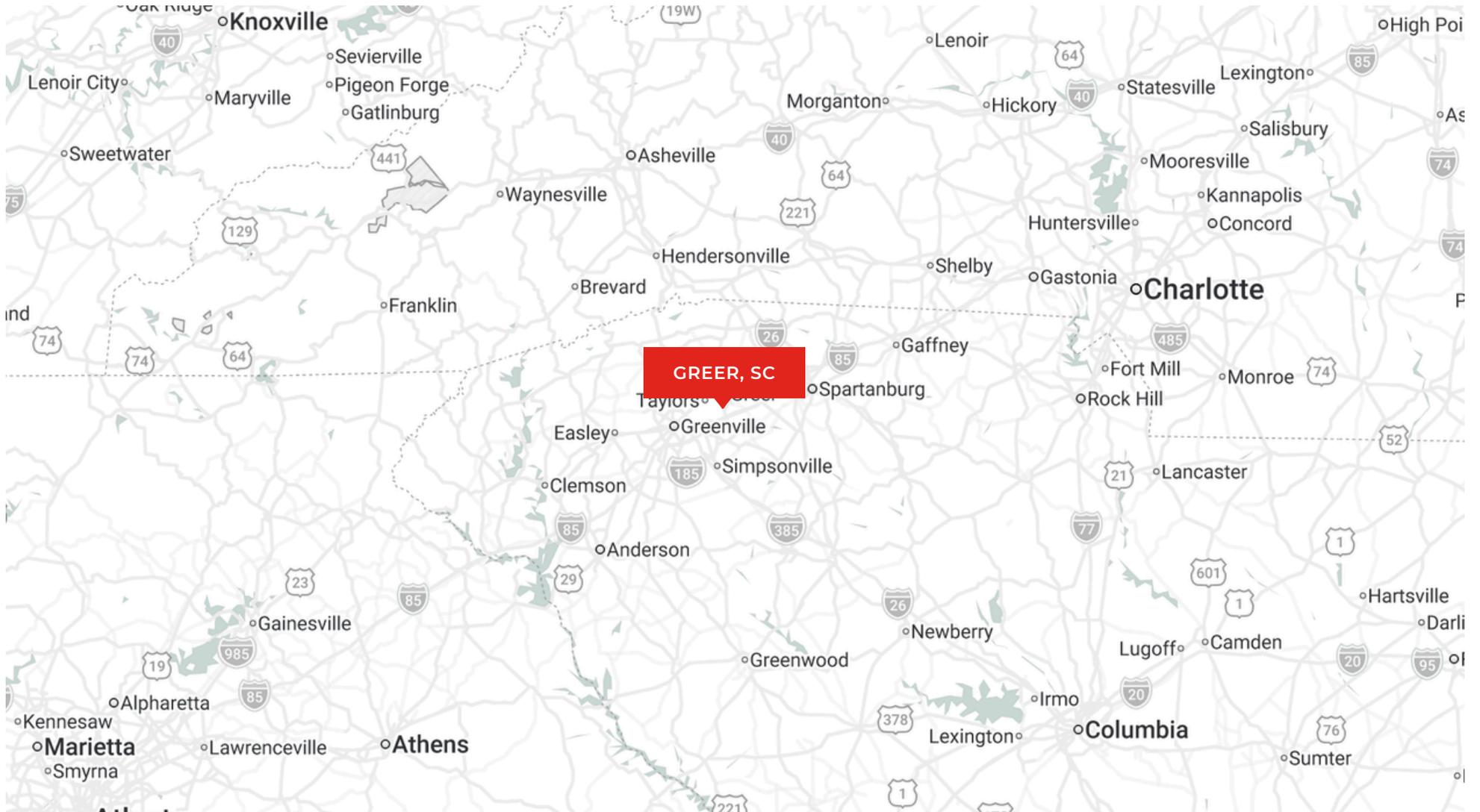
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REGIONAL MAP



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ADVISOR BIO



JOE GOBBETT

BROKER-IN-CHARGE

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PROFESSIONAL BACKGROUND

Joe Gobbett is a distinguished figure in the commercial real estate industry, bringing over four decades of expertise to his role as Broker-In-Charge at Blackstream Commercial Real Estate.

Joe's career, which began in the early 1970s, has been characterized by a commitment to excellence and a passion for education in the field. Joe's comprehensive understanding of various sectors, including office, retail, industrial, and multi-family properties, is instrumental in guiding Blackstream Commercial's plans for strategic growth and market positioning.

As a key figure in the Blackstream Real Estate Academy, Joe develops cutting-edge curriculum focused on commercial real estate principles, market analysis, and investment strategies. His dedication to education extends beyond the company, as he regularly conducts seminars for commercial real estate agents. He taught Advanced Real Estate Financing and Investment in Multi-Family and Commercial Real Estate at the Realtors Institute of Maryland for over two decades.

Throughout his career, Joe has achieved several notable milestones. He founded his own real estate firm in Maryland in 1989, demonstrating his entrepreneurial spirit. In 2012, he made a strategic move to South Carolina, where he continued to excel in the industry. His expertise and leadership were recognized when he joined Blackstream Real Estate, LLC in 2015, taking on the role of broker-in-charge for both the commercial and residential divisions.

In his leadership role at Blackstream Commercial, Joe guides the company's strategic direction, mentors commercial real estate advisors, oversees complex transactions, and ensures compliance with industry regulations. His approach combines traditional real estate wisdom with innovative strategies, fostering a culture of continuous learning and professional development that keeps Blackstream at the forefront of the commercial real estate industry in the Carolinas.

BLACKSTREAM[®]

COMMERCIAL REAL ESTATE

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ADVISOR BIO



TAWANA HAMBY

REAL ESTATE ADVISOR

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PROFESSIONAL BACKGROUND

Meet Tawana Hamby, an Upstate South Carolina native, whose career spans over 25 years of success in the real estate industry. With a deep-rooted understanding of the local landscape and a passion for serving the community, Tawana has cemented a reputation as a trusted advisor in the field. As a seasoned real estate investor, she possesses a wealth of experience and expertise that sets her apart. Having navigated through a myriad of market fluctuations and economic trends, she brings a unique perspective to the table, allowing clients to capitalize on lucrative opportunities and maximize their returns. Renowned for her exceptional negotiation skills, Tawana is adept at orchestrating seamless transactions that culminate in winning outcomes for her clients. With an innate ability to anticipate market movements and leverage strategic advantages, she consistently delivers results that exceed expectations, earning the trust of clients and colleagues alike. In her quest for excellence, Tawana remains committed to empowering sellers with the knowledge and resources they need to achieve success in today's competitive real estate landscape, inviting property owners to take advantage of her expertise by requesting a personalized analysis of their property's potential worth, enabling owners to make informed decisions and set realistic expectations. Above all, Tawana is driven by a genuine desire to make a positive impact in the lives of her clients. Whether you're a first-time seller or experienced investor, she is dedicated to guiding you through every step of your real estate journey with professionalism, integrity, and unwavering commitment. For unparalleled service and results, contact Tawana Hamby today and experience the difference that working with a true real estate professional can make.

**BERKSHIRE
HATHAWAY** | C. DAN JOYNER,
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