

# MULTIFAMILY

DEVELOPMENT OPPORTUNITY IN GREER, SC



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# Multifamily Development Opportunity in Greer, SC

East Avenue, Greer, SC 29651

LAND FOR SALE



SUBJECT SITE

## PROPERTY DESCRIPTION

Excellent investment opportunity for a builder!

This potential 25-unit townhome complex spanning 2.2 acres is strategically located just minutes away from the revitalized downtown Greer. Greer is nestled near the Blue Ridge Mountains, conveniently situated near Interstate 85, midway between the vibrant cities of Atlanta and Charlotte. It also sits in the corridor between the flourishing cities of Greenville and Spartanburg.

The city of Greer's population is said to be currently growing at a rate of 6.98% annually, and is one of the state's fastest growing cities. Given the presence of successful enterprises like the BMW manufacturing plant, Pelham Medical Center, Mitsubishi Polyester Film, Benore Logistic Systems, and Honeywell in the vicinity, the housing market continues to thrive here.

This development has undergone thorough engineering and city review processes, making it poised for ground-breaking. Contact us at [commercial@primerealtysc.com](mailto:commercial@primerealtysc.com) or (864) 438-2999 for more information!

## OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	2.2 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	155	624	2,455
Total Population	451	1,738	6,267
Average HH Income	\$40,015	\$41,144	\$44,020



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## PROPERTY HIGHLIGHTS

- 25 unit townhome community in entitlement phase
- Nearby recent development – Lively Victor Park – a \$50M+ development with over 400 apartments.
- Majority of engineering completed, last step before final submission is retaining wall engineering (in process)
- Minutes from major enterprises such as BMW, Inland Port, Mitsubishi Polyester Film, Pelham Medical Center, Benore Logistic Systems, and Honeywell
- Located minutes from the historic downtown Greer and Greer City Park
- Situated between the vibrant Charlotte and Atlanta
- Approximately 10 minutes from Greenville Spartanburg International Airport



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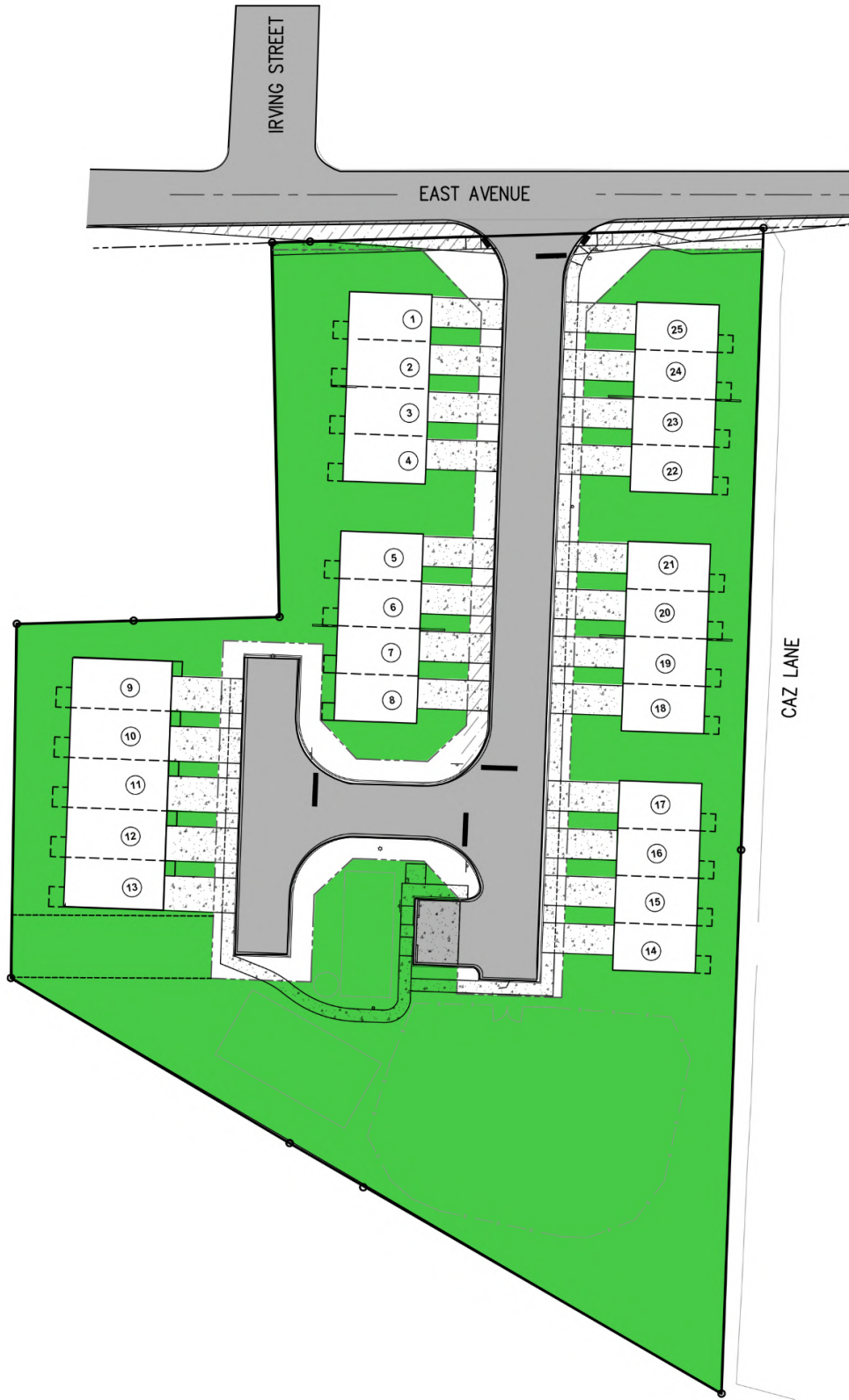
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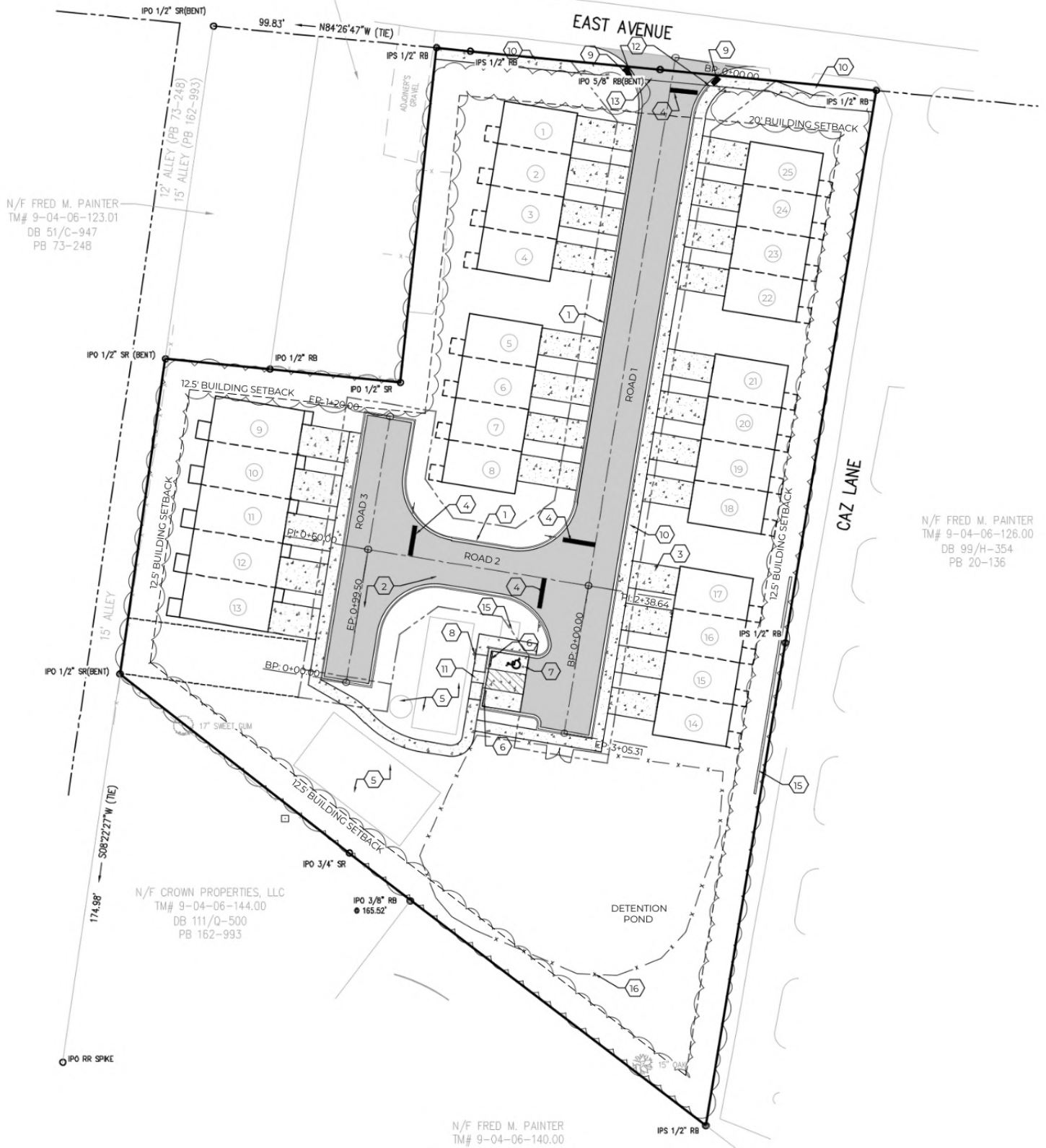
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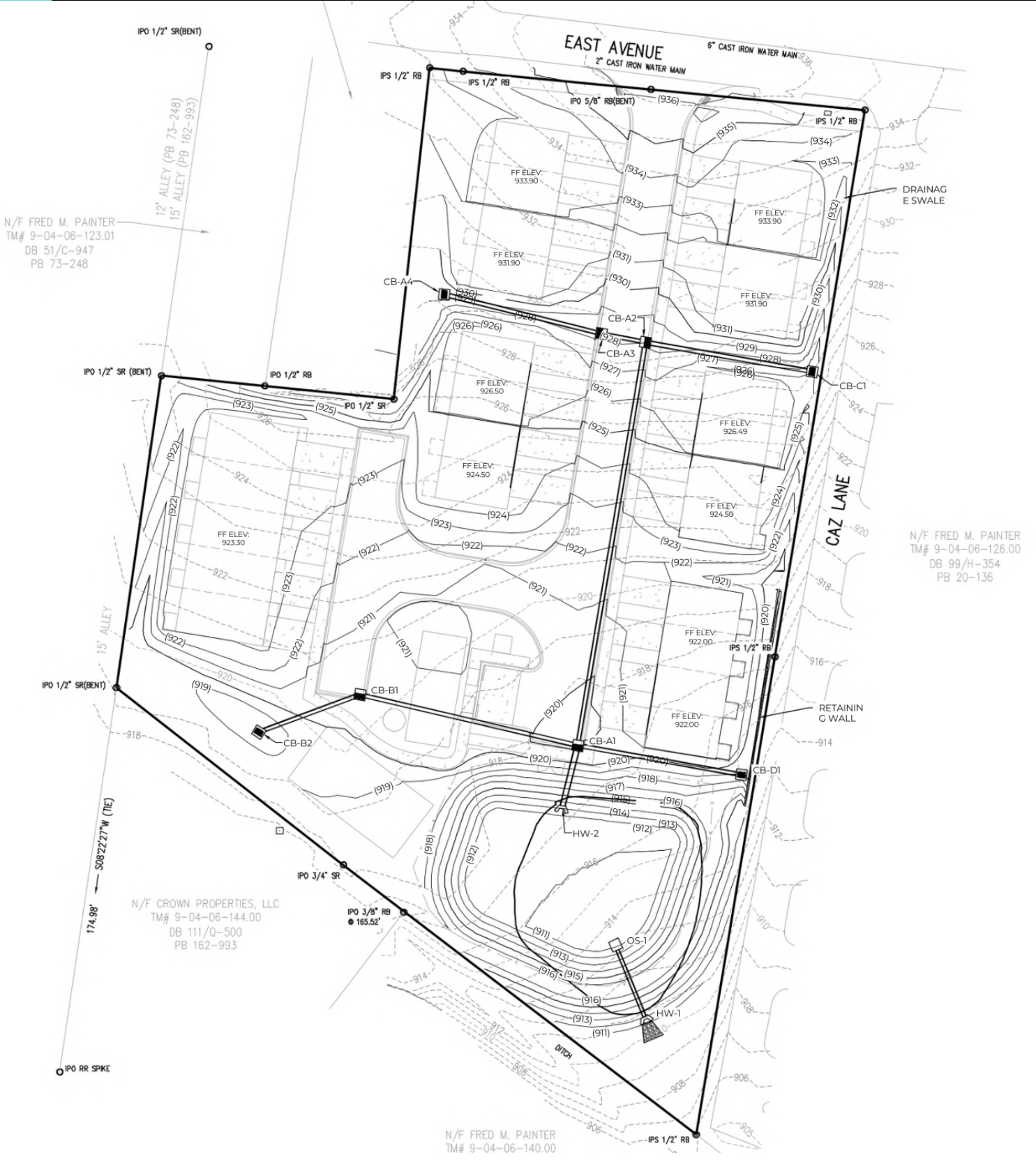


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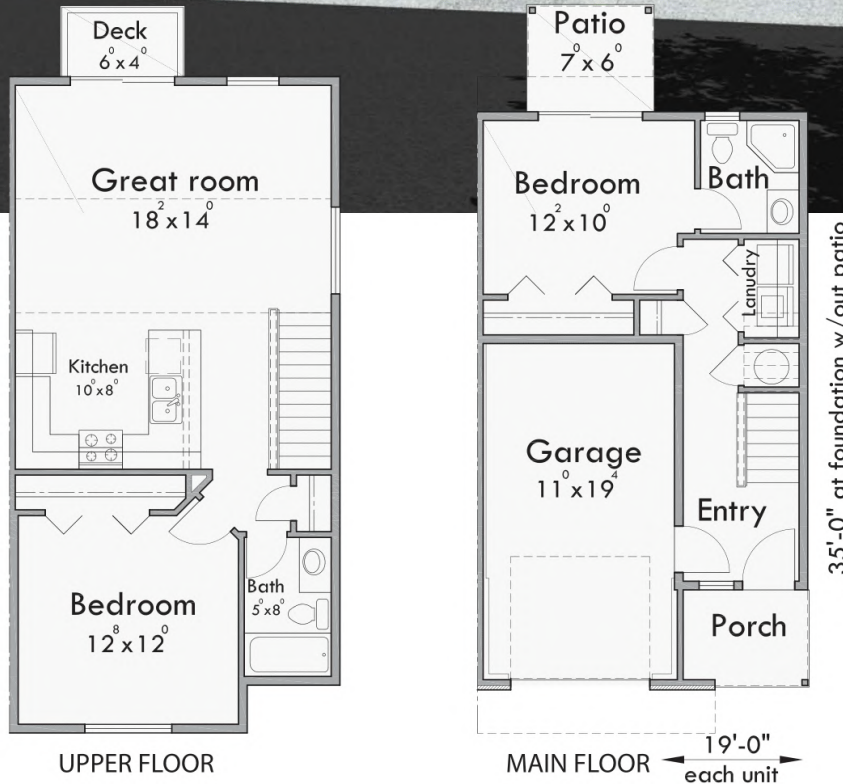
## PLAN #F-576

MAIN FLR. 362 SQ. FT.

UPPER FLR. 670 SQ. FT.

TOTAL 1032 SQ. FT.

GARAGE 226 SQ. FT.



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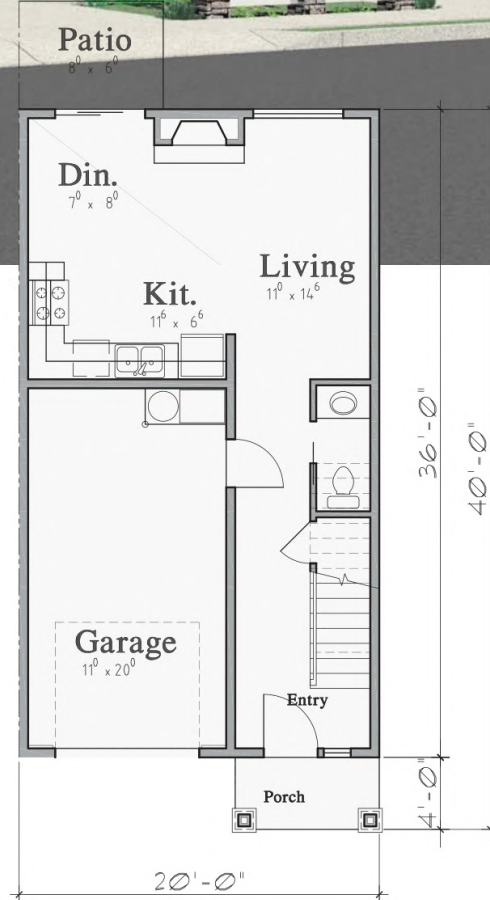
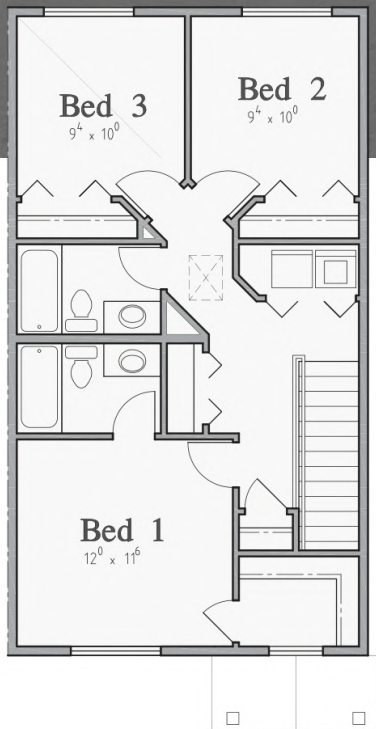
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## PLAN # F-600

MAIN FLR. 484 SQ. FT.

UPPER FLR. 680 SQ. FT.

TOTAL 1164 SQ. FT.



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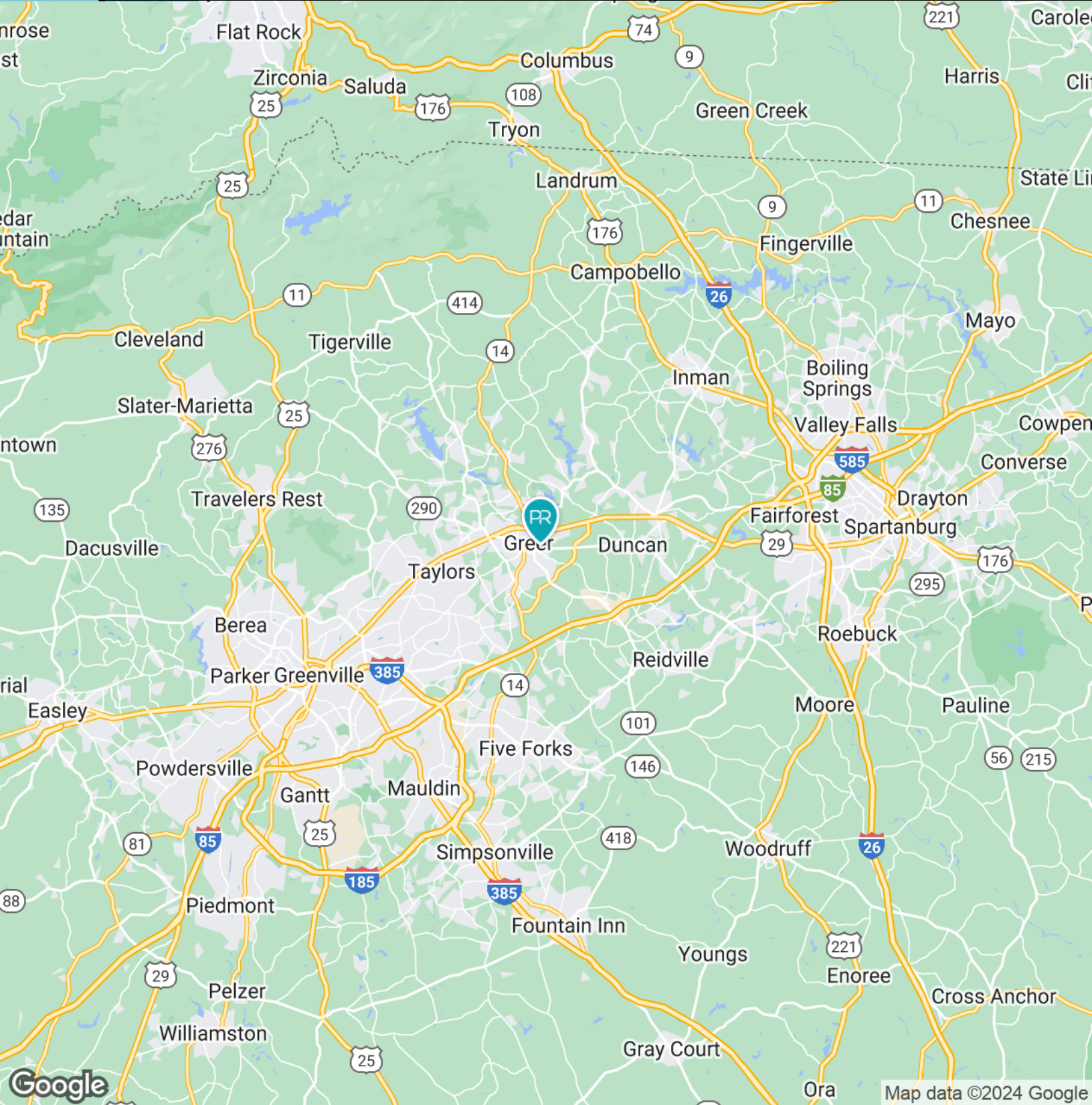
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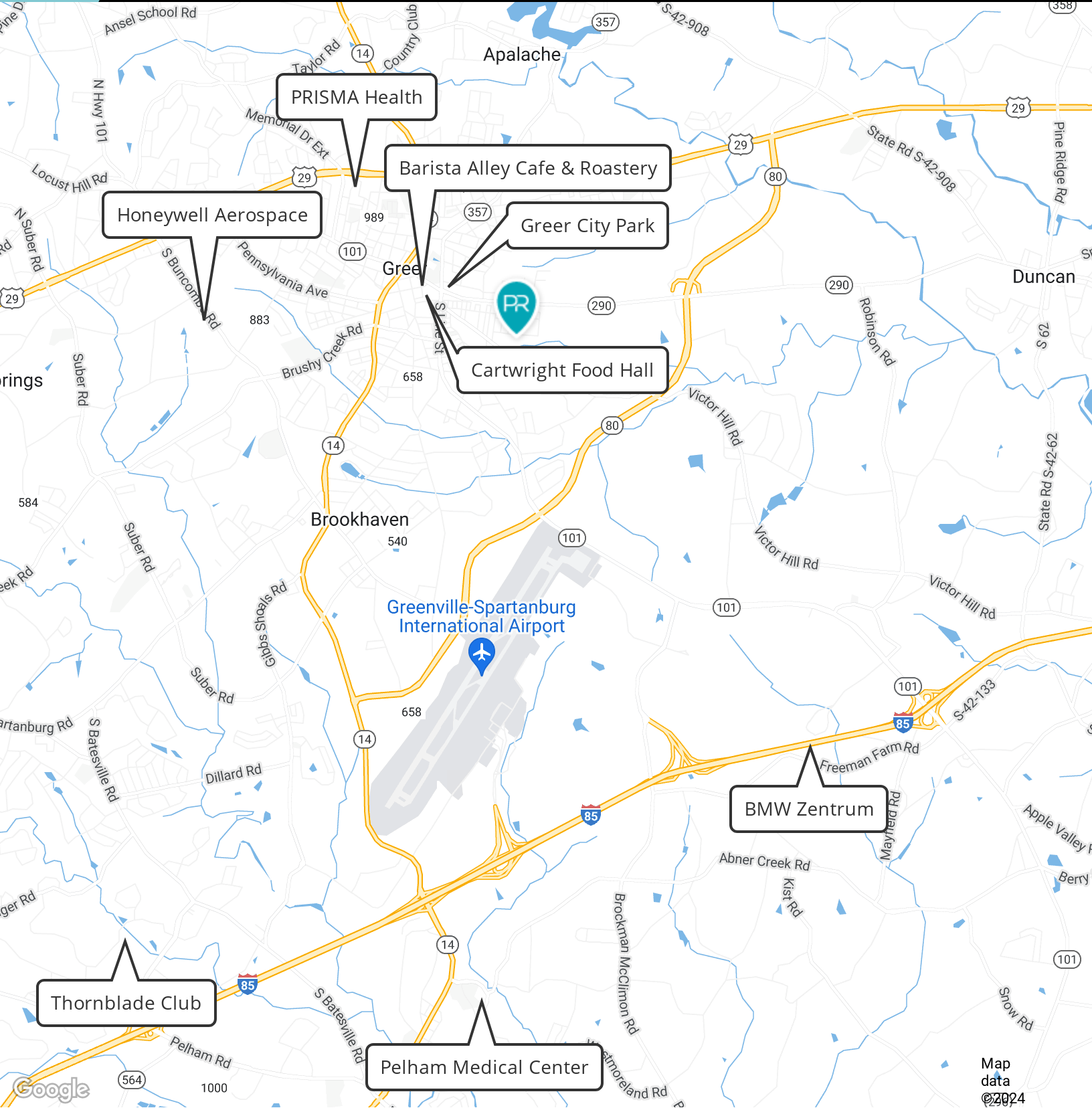
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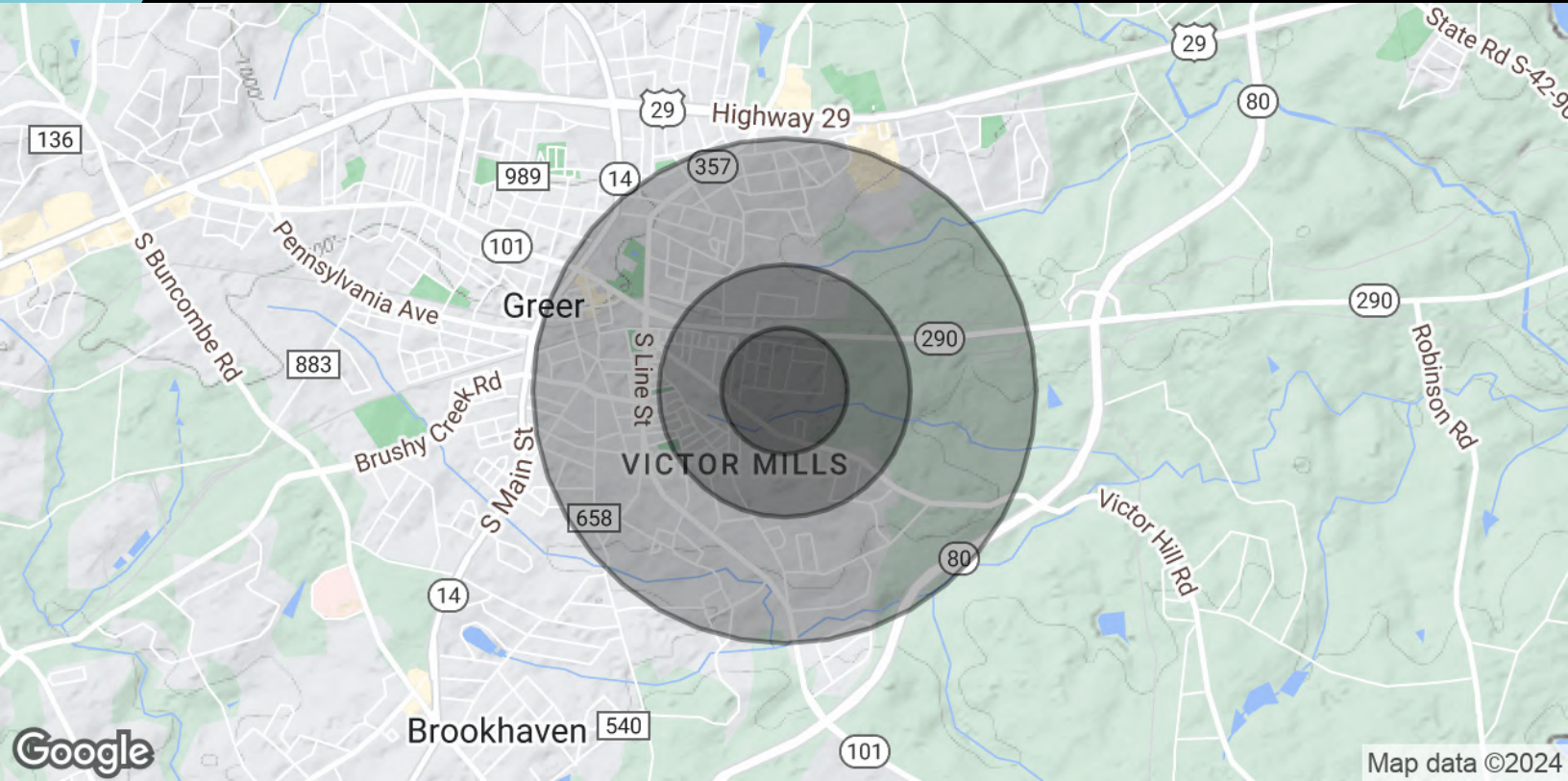
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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	451	1,738	6,267
Average Age	30.2	30.5	33.2
Average Age (Male)	28.2	28.6	30.4
Average Age (Female)	30.6	31.7	36.1

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	155	624	2,455
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$40,015	\$41,144	\$44,020
Average House Value	\$87,226	\$83,769	\$95,346

2020 American Community Survey (ACS)



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