MULTIFAMILY

DEVELOPMENT OPPORTUNITY IN GREER, SC









East Avenue, Greer, SC 29651



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 or (864) 438-2999 for more information!

OFFERING SUMMARY

Sale Price:

			T /
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



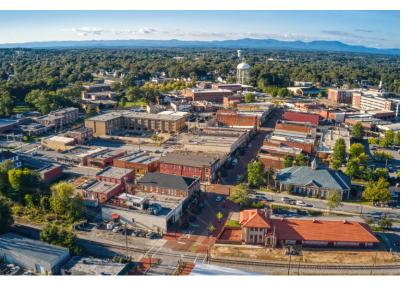


\$695.000

East Ave, Greer, SC 29651

LAND FOR SALE







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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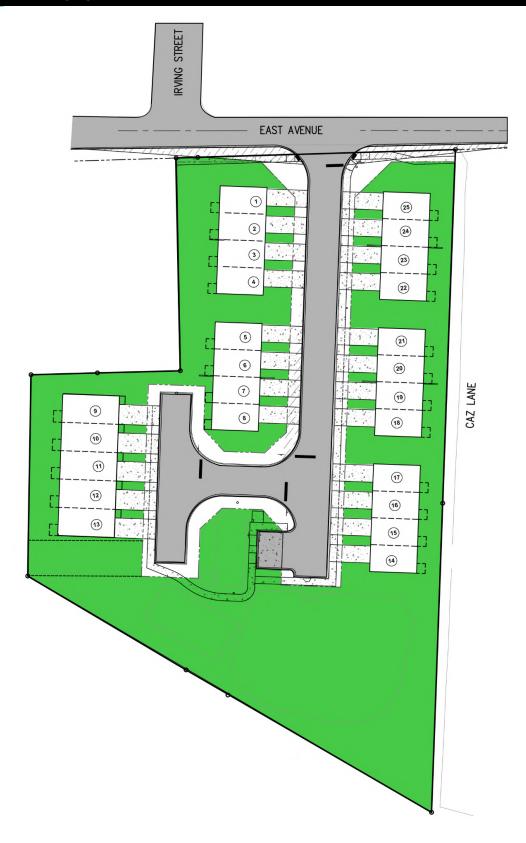
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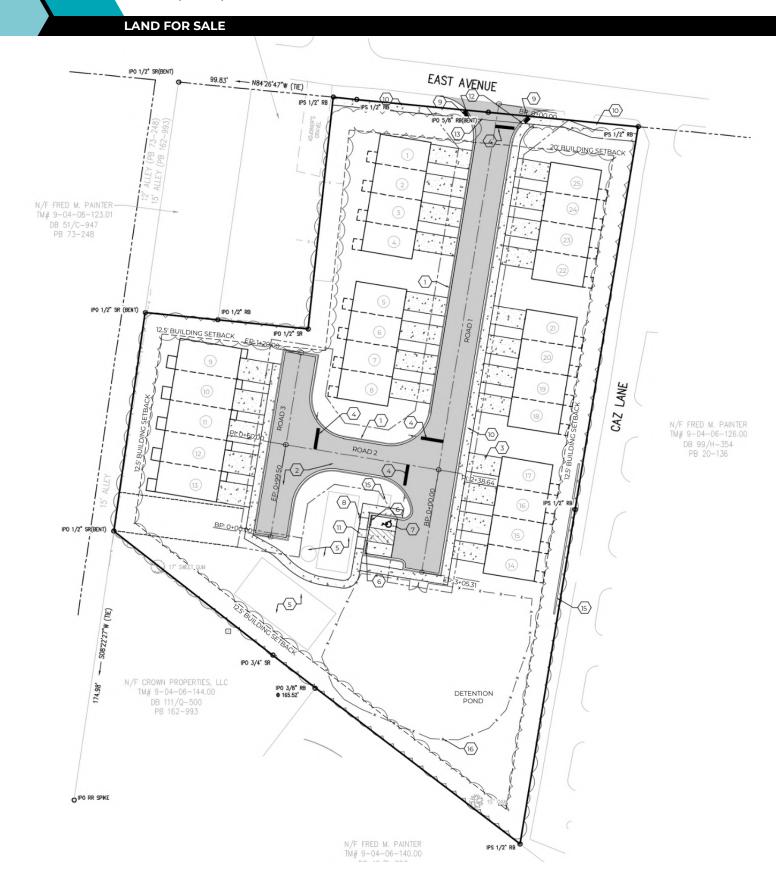
LAND FOR SALE







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East Ave, Greer, SC 29651 **LAND FOR SALE** Carole (221) 74 nrose Flat Rock Columbus st Harris Zirconia Cli Saluda (108) 25 176 Green Creek Tryon State Li Landrum (9) dar Chesnee (176) intain Fingerville Campobello 26 (11)(414)Mayo Cleveland Tigerville (14) Boiling Inman Springs Slater-Marietta (25) Cowpen Valley Falls ntown (276) 585 Converse Drayton Travelers Rest (290) (135)Fairforest Spartanburg Greer 29 Duncan Dacusville (176) Taylors (295) Berea Roebuck Reidville Parker Greenville 385 rial (14)Pauline Moore Easley (101) Five Forks (56) (215) (146)Powdersville Mauldin Gantt (25) (418) 85 (81) Woodruff 26 Simpsonville 185 385 88) Piedmont Fountain Inn (221) Youngs 29 Enoree Pelzer Cross Anchor Williamston **Gray Court** 25 Ora Map data ©2024 Google

Multifamily Development Opportunity in Greer, SC





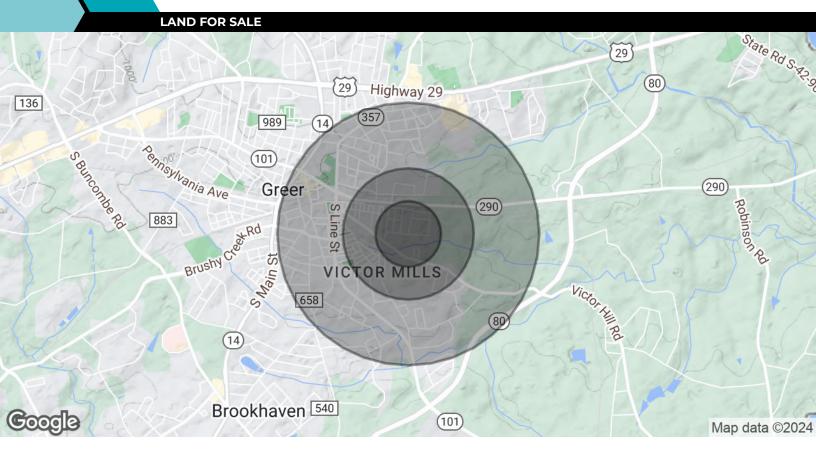
East Ave, Greer, SC 29651 **LAND FOR SALE** Ansel School Rd 5.42.908 (357) **Apalache** N Hwy 101 PRISMA Health Memorial Dr. Str. State Rd S-42-900 Pine Ridge Ra Barista Alley Cafe & Roastery Cocust Hill Rd 29 2 Suber Rd Honeywell Aerospace 989 Greer City Park Rennsylvania Ave (101) Gred Duncan (290) 29 (290) Brushy Creat Rd \$ 62 Cartwright Food Hall Victor Hill Rd 658 rings (80) 584 Brookhaven (101) Totor Hill Rd Victor Hill Rd RR Shops Shops Greenville-Spartanburg International Airport (101) Suber Rd (101) 658 S Batesville Rd artanburg Rd Freeman Farm Rd (14) Dillard Rd Apple Valley I BMW Zentrum Abner Creek Rd Berry Kist Ro ger Rd Brockman McClimon Rd (101) 85 Thornblade Club Pelham Rd More and Rd Pelham Medical Center Мар data **Coogle** 1000 @2024 **Ashley Lewis BROKER** 864.438.2999

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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)



