



Milacron Drive / SC-418 — 5.9 Acres



4 Contiguous Parcels

FOUNTAIN INN, SC 29644

PRESENTED BY:

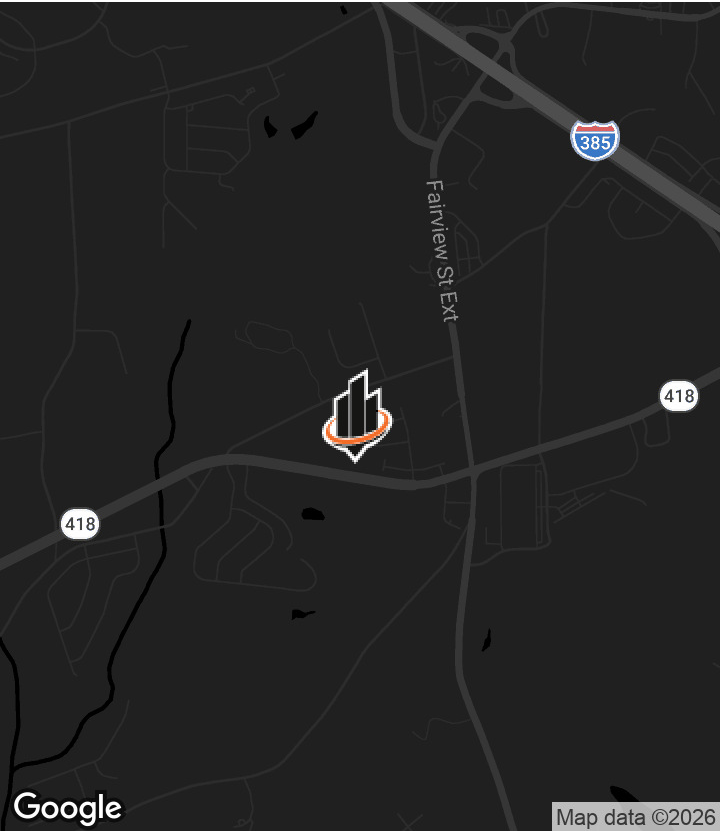
BEN MILES
O: 864.263.1358
ben.miles@svn.com
SC #144790

RICK HAMMETT
O: 864.313.9507
rick.hammett@svn.com

PROPERTY SUMMARY

SC-418 Assemblage

±5.91 Acres · 4 Contiguous Parcels · Fountain Inn, SC 29644
Greenville County, SC · SC-418 / Milacron Drive Frontage · Commercial redevelopment opportunity



OFFERING SUMMARY

SALE PRICE:	Subject to offer
LOT SIZE:	5.91 Acres

PROPERTY DESCRIPTION

A rare ±5.91-acre assemblage of four contiguous parcels on the high-growth SC-418 (Hwy 418) / Milacron Drive corridor in Fountain Inn, SC — offered together as one development site or individually. The combined frontage and scale open the corridor to larger-format users while preserving the flexibility to acquire a single tract.

Sewer access is very close (to be confirmed by buyer), and all parcels are currently unzoned (Greenville County jurisdiction) — allowing flexible use including medical/urgent care, childcare, office, flex/light-industrial, or retail (buyer to confirm permitted use). The assemblage spans ±2.02, ±1.65, and ±2.24 acres (the latter two contiguous, creek-side parcels), with preliminary engineering supporting near-term development.

Surrounded by powerful demand drivers — Amazon's new Greenville County distribution center, Tesla's first South Carolina logistics center at Fox Hill Business Park, an established Prisma Health campus and the planned Golden Strip Medical Park, and a Chick-fil-A coming to Hwy 418 — in one of the Upstate's fastest-growing submarkets, with 1,000+ new homes nearby and convenient access to I-385 and downtown Greenville.

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

TOTAL SIZE	±5.91 Acres
PARCELS	4 Contiguous
CITY, STATE, ZIP	Fountain Inn, SC 29644
COUNTY	Greenville
MARKET	Greenville
SUB-MARKET	Fountain Inn / Southeast Greenville
CROSS-STREETS	Hwy 418 / Milacron Dr



PROPERTY HIGHLIGHTS

- ±5.91-acre assemblage — 4 contiguous parcels; available together or individually
- Sewer access is close (accessibility to be confirmed); public water adjacent
- Unzoned (County jurisdiction) — flexible use: medical, childcare, office, flex/industrial, or retail (buyer to confirm)
- Milacron Drive frontage in Fountain Inn’s high-growth SC-418 (Hwy 418) corridor
- Path of progress — near Amazon, Prisma Health, Tesla Logistics Center, Chick-fil-A & strong new residential growth
- Conceptual site plan and detention concept prepared
- Convenient access to I-385 and downtown Greenville
- Price Upon Request

LOCATION MAP

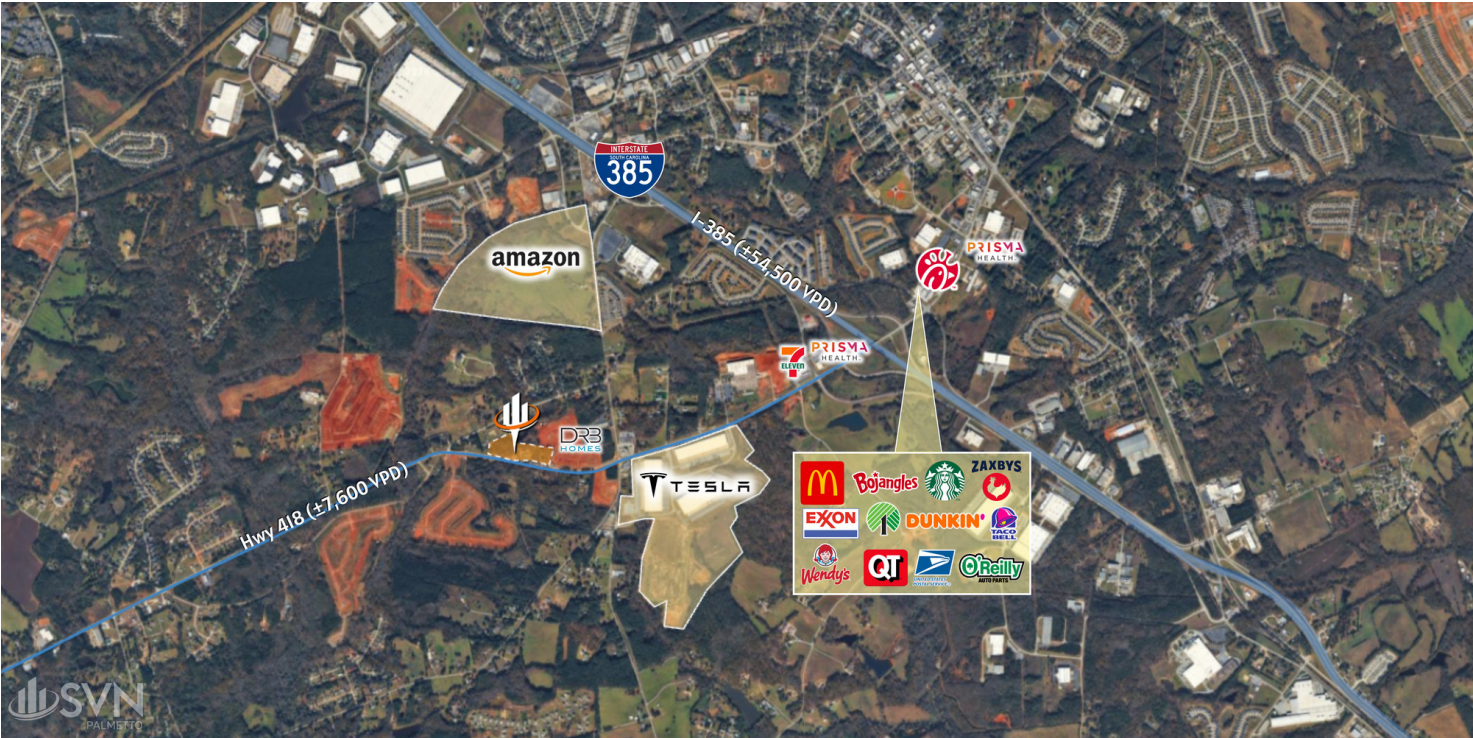


LOCATION OVERVIEW

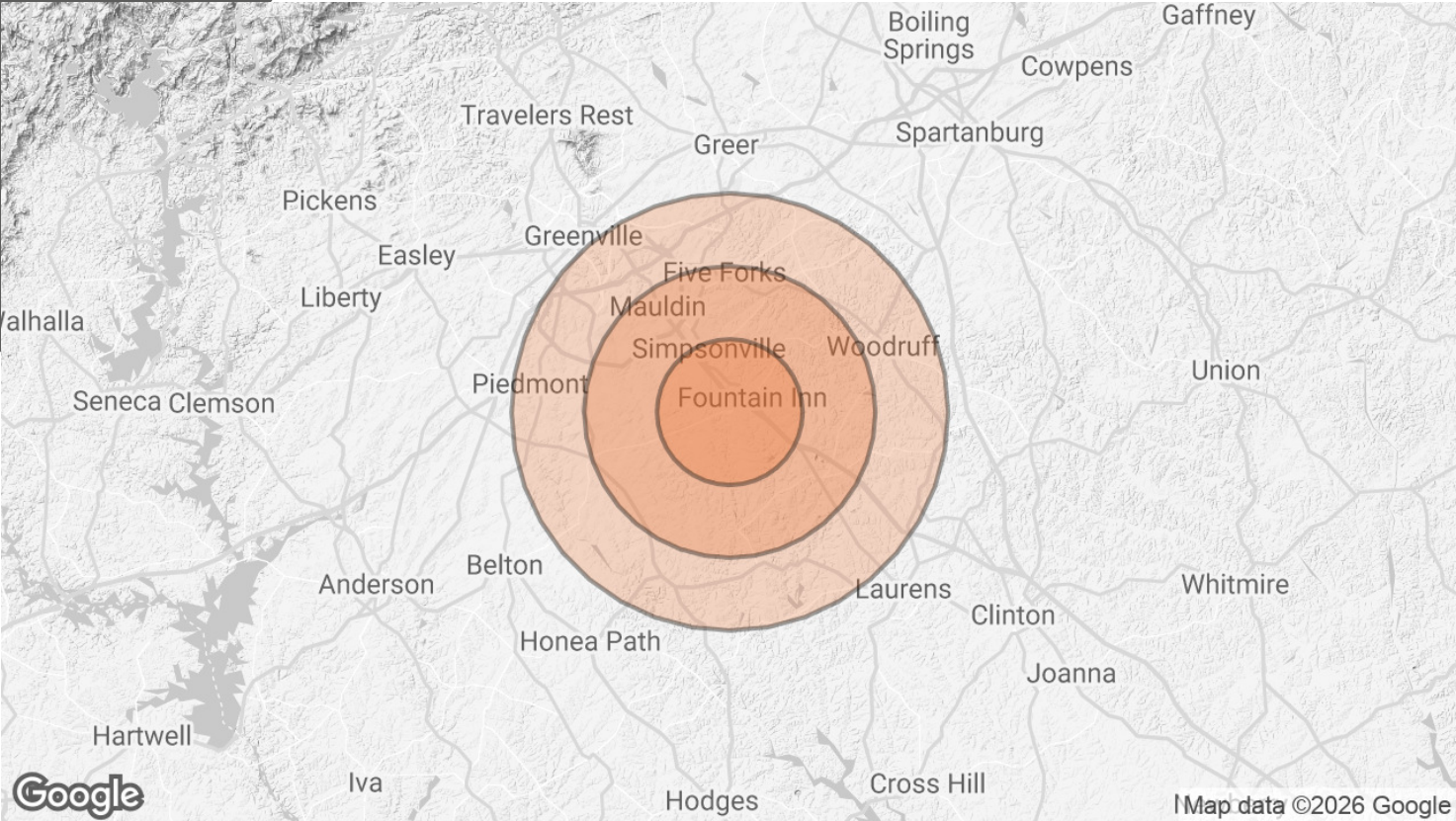
Milacron Drive sits in the heart of Fountain Inn's high-growth SC-418 (Hwy 418) corridor — one of the Upstate's fastest-expanding submarkets, less than 2 minutes from I-385. The immediate area is anchored by Amazon's new Greenville County distribution center, Tesla's first South Carolina logistics center at Fox Hill Business Park, Prisma Health, and a Chick-fil-A coming to Hwy 418, plus a new dental office under construction nearby. With 1,000+ new homes delivered or underway, strong rooftops and daytime population continue to drive demand.

Google

Imagery ©2026 Airbus, Maxar Technologies



DEMOGRAPHICS MAP & REPORT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION (2026)	±1,099	±21,727	±64,583
PROJECTED GROWTH (2030)	+7.4%	+6.9%	+6.1%
AVERAGE AGE	43.3	39.8	40.5
AVERAGE HH INCOME	±\$122,570	±\$103,777	±\$110,571
MEDIAN HOME VALUE	\$445,557	\$376,954	\$402,937
DAYTIME POPULATION	±364	±5,015	±12,302

MEET THE TEAM



BEN MILES

Associate Advisor

Direct: 864.263.1358
ben.miles@svn.com

SC #144790



RICK HAMMETT

Senior Advisor

Direct: 864.313.9507
rick.hammett@svn.com