

REQUEST FOR PROPOSALS

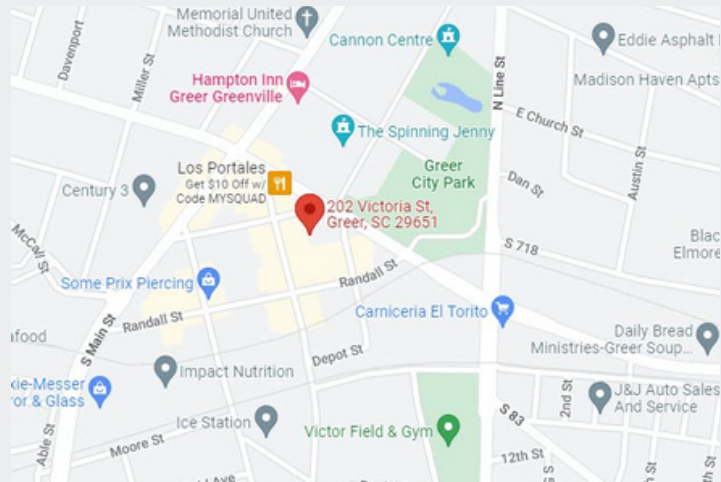
202 VICTORIA STREET, GREER, SC 29651

REDEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

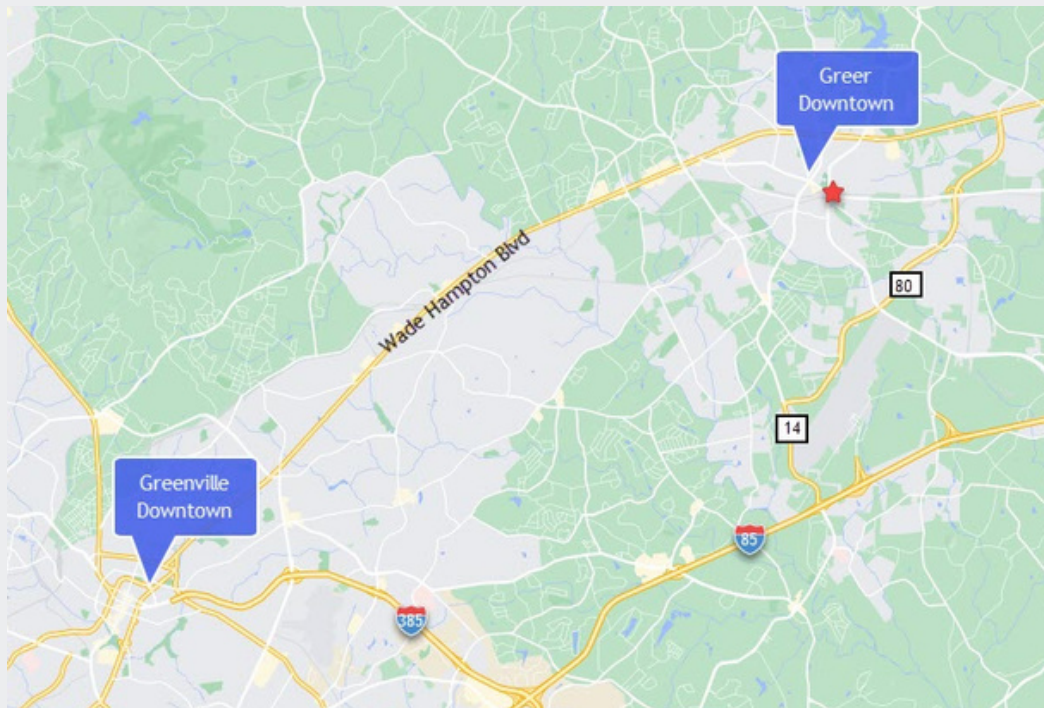
- +/- 1.2 ACRES | REDEVELOPMENT PROPERTY WITH +/- 9,900 SF EXISTING BUILDING
- LOCATED IN THE CENTER OF DOWNTOWN GREER
- IDEALLY LOCATED FOR MIXED USE REDEVELOPMENT
- CURRENT TENANT TO BE RELOCATED TO NEW BUILDING





PROPERTY LOCATION

202 VICTORIA STREET IS LOCATED IN THE HEART OF DOWNTOWN GREER. WITHIN WALKING DISTANCE IS THE CITY'S CENTRAL BUSINESS DISTRICT, KNOWN AS GREER STATION, WHICH HAS BECOME A DESTINATION IN ITSELF WITH RETAIL, DINING, ENTERTAINMENT AND PROFESSIONAL SERVICE BUSINESSES.





OFFERING

- **KDS IS REPRESENTING THE CITY OF GREER SOLICITING THIS RFP FOR THE ENTIRE PROPERTY**
- **REDEVELOPMENT PROPERTY ON +/- 1.2 ACRES WITH A +/- 9,900 SF EXISTING BUILDING**
- **THE PROPERTY IS A PRIME SITE IN THE HEART OF DOWNTOWN GREER**
- **IDEAL REDEVELOPMENT WOULD INCLUDE A NEW 3 TO 4 STORY MIXED USE BUILDING WITH COMMERCIAL ON THE GROUND LEVEL AND RESIDENTIAL ON THE UPPER FLOORS**
- **ATTACHMENTS INCLUDE CONCEPTUAL DRAWINGS; HOWEVER, DEVELOPER WOULD HAVE FREEDOM IN DESIGN OF THE FINAL PRODUCT SUBJECT TO THE CITY OF GREER APPROVAL.**
- **REQUEST FOR PROPOSALS (RFP) ATTACHED**



UPSTATE SOUTH CAROLINA

LOCATED BETWEEN ATLANTA AND CHARLOTTE, THE UPSTATE OF SOUTH CAROLINA IS HOME TO A GROWING LIST OF INTERNATIONAL, NATIONAL AND REGIONAL HEADQUARTERS.



GREER, SOUTH CAROLINA

IDENTIFIED AS SOUTH CAROLINA'S SECOND-FASTEST GROWING CITY IN 2022, THE CITY OF GREER IS LOCATED IN THE FOOTHILLS OF THE BLUE RIDGE MOUNTAINS - IN THE HEART OF THE STATE'S BUSTLING UPSTATE REGION.

THE CITY OFFERS BEAUTIFUL SCENERY WITH VISTAS THAT INCLUDE BOTH MOUNTAINS AND LAKES. FAMILIES AND YOUNG PROFESSIONALS HAVE DISCOVERED THE CITY'S FIRST-RATE SERVICES, OUTSTANDING PARK FACILITIES AND RECREATION PROGRAMS, AND BIG-CITY AMENITIES WHILE PRESERVING A SMALL-TOWN FEEL.

SPANNING MORE THAN 25 SQUARE MILES, GREER'S CITY LIMITS TO THE NORTH OFFER OUTDOOR RECREATION AT LAKE ROBINSON AND LAKE CUNNINGHAM, WHILE ITS SOUTHERN BOUNDARY INCLUDES A MAJOR TRANSPORTATION CORRIDOR WITH INTERSTATE 85 AND THE GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT.

JUST STEPS FROM GREER CITY HALL'S EVENTS SPACE, GREER CITY PARK INCLUDES A LARGE FOUNTAIN TIMED TO MUSIC, AN AMPHITHEATER FOR PUBLIC CONCERTS AND CEREMONIES, A CHILDREN'S PLAY AREA, WALKING TRAILS AND AMPLE GREEN SPACE FOR FAMILY FUN.

IN 1990, GREER'S POPULATION WAS JUST OVER 10,000. THAT NUMBER TOPPED 37,000 IN 2020 AND IS EXPECTED TO SURPASS 50,000 WITHIN THE NEXT FIVE YEARS.