

FOR SALE

1581 South Danzler Road, Duncan (Near Greer), SC 29334

Price: 1.2 million

6.00 Acres



In Association with Carolina Moves LLC | A Licensed South Carolina Broker

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1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

Table of Contents

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(Near Greer), SC 29334**

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Why This Property Stands Out

This property benefits from:

- Close proximity to **Greer**, one of the Upstate's most dynamic economic and residential hubs
- Easy access to major roads and commuter routes connecting Spartanburg, Greenville, and surrounding communities
- Increasing interest from both residential and commercial developers due to regional job and population growth



Investment & Development Potential

This site is ideal for a range of uses depending on zoning and permitting, including:

- **Commercial development** — Showroom, office campus, retail, service centers
- **Mixed-use planning** — Blending commercial frontage with residential infill
- **Residential subdivision** — Custom homes, garden homes, or townhomes
- **Land banking** — Long-term strategic holding as the market evolves



Notably, the **value is predominantly in the land**, with limited emphasis placed on existing structures. This flexibility allows you to conceptualize around your own vision and investment strategy.

Sale Overview

Acreage
6.00 acres

Price
\$1.2 million

Property Summary

Address: 1581 South Danzler Road, Duncan, SC 29334

Price: \$1.2 Million

Parcel Site: 6 acres

Accessibility:

- Near established neighborhoods and future growth corridors
- Surrounded by a mix of residential communities and commercial development pressures — a sign of rising land demand

Visibility: Situated along **South Danzler Road**, providing accessible frontage and visibility

Property Highlights

1. Compared to smaller infill properties nearby, this acreage stands out as a **high-impact parcel** with scale, strategic placement, and potential for **higher-and-better-use redevelopment**. It's rare to find this much land close to Greer with expansion upside.
2. **This acreage is especially suited for:**
 - **Developers** seeking land for commercial or mixed-use projects
 - **Investors** positioning in the Upstate land market
 - **Business owners** wanting a headquarters or service facility in a growing region
 - **Land bankers** planning for future value appreciation

Property Overview | Location Map



Property Photos



Property Photos

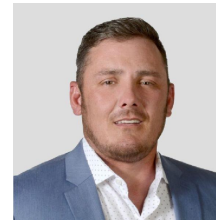




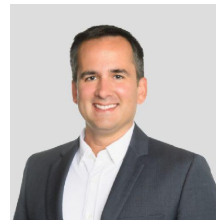
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