

FOR SALE

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

Price: 1.2 million

6.00 Acres



Disclaimer

All materials and information received or derived from The Founders Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Founders Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

The Founders Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Founders Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Founders Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Founders Group in compliance with all applicable fair housing and equal opportunity laws.

By acknowledging your receipt of this Offering Memorandum from The Founders Group, you agree:

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

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

Prepared by:

The Founders Group

Contacts

Josh Hakala

Associate Broker

864.404.9377

josh@foundersgroupsc.com

Matt Foster

Partner

864.444.0022

matt@foundersgroupsc.com

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



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





The Founders Group
455 Congaree Rd
Greenville, SC 29607
www.foundersgroupsc.com

In Association with Carolina Moves, LLC.
A Licensed South Carolina Broker

Transaction Team



Josh Hakala
Associate Broker
864.404.9377
josh@foundersgroupsc.com



Matt Foster
Partner
864.444.0022
matt@foundersgroupsc.com