



FOR SALE

W BLUE RIDGE DR & CRANE AVE

Greenville, South Carolina

±7.25 ACRES OF COMMERCIAL LAND

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer this Commercial Land for sale.
- Property is 7.25 Acres
- Great location in West Greenville, just minutes from downtown Greenville.
- Utilities on-site
- Sale Price: \$600,000

SNAPSHOT

Address:	W Blue Ridge Dr & Crane Ave Greenville, SC 29617
Tax ID:	0134.00-02-003.00 (Greenville County)
Size:	± 7.25 Acres
Zoned:	S-1
Utilities:	On-Site

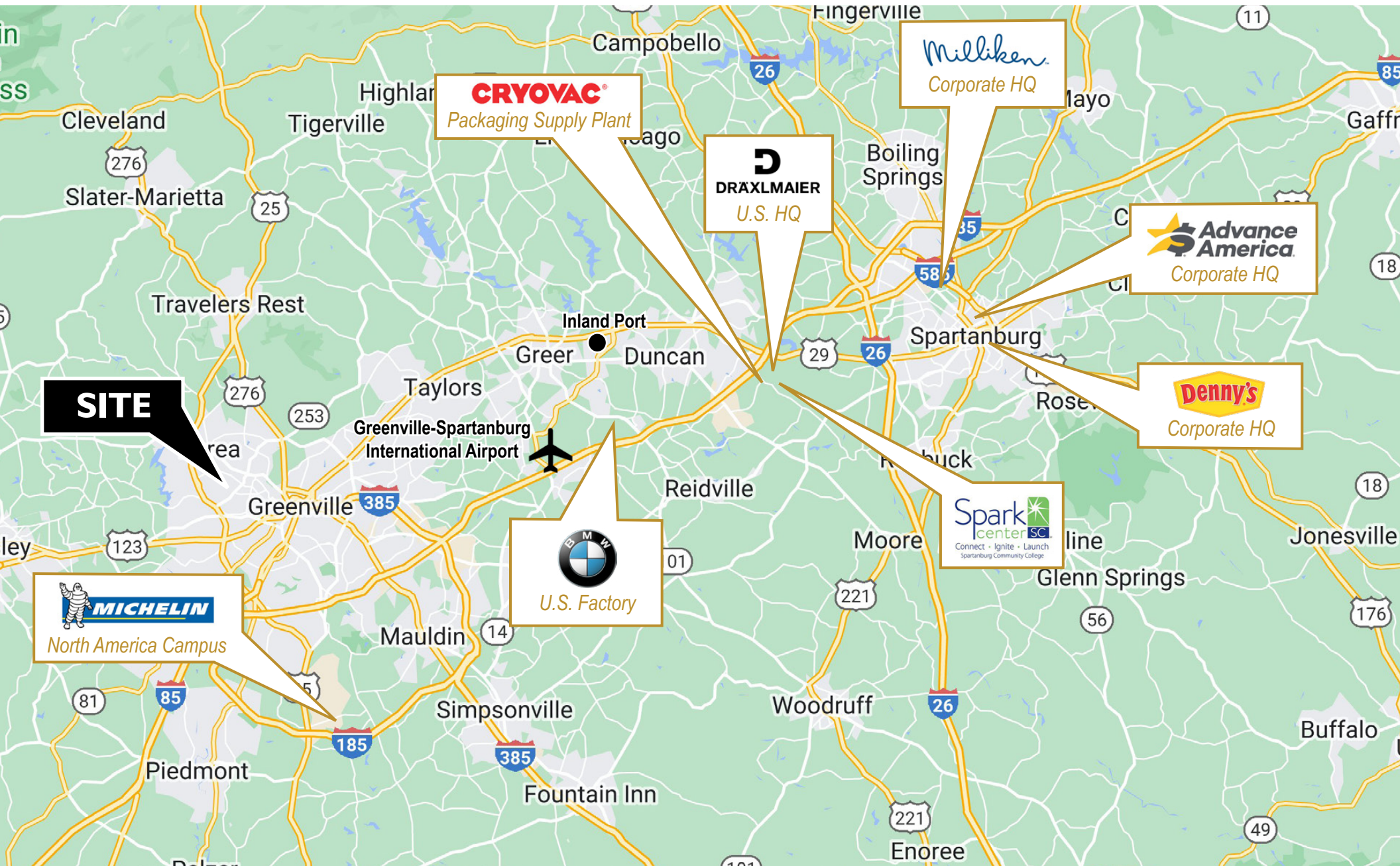
For more information, please contact:

Chris Hober • 864.601.4253 • chris@lyonsindustrial.com



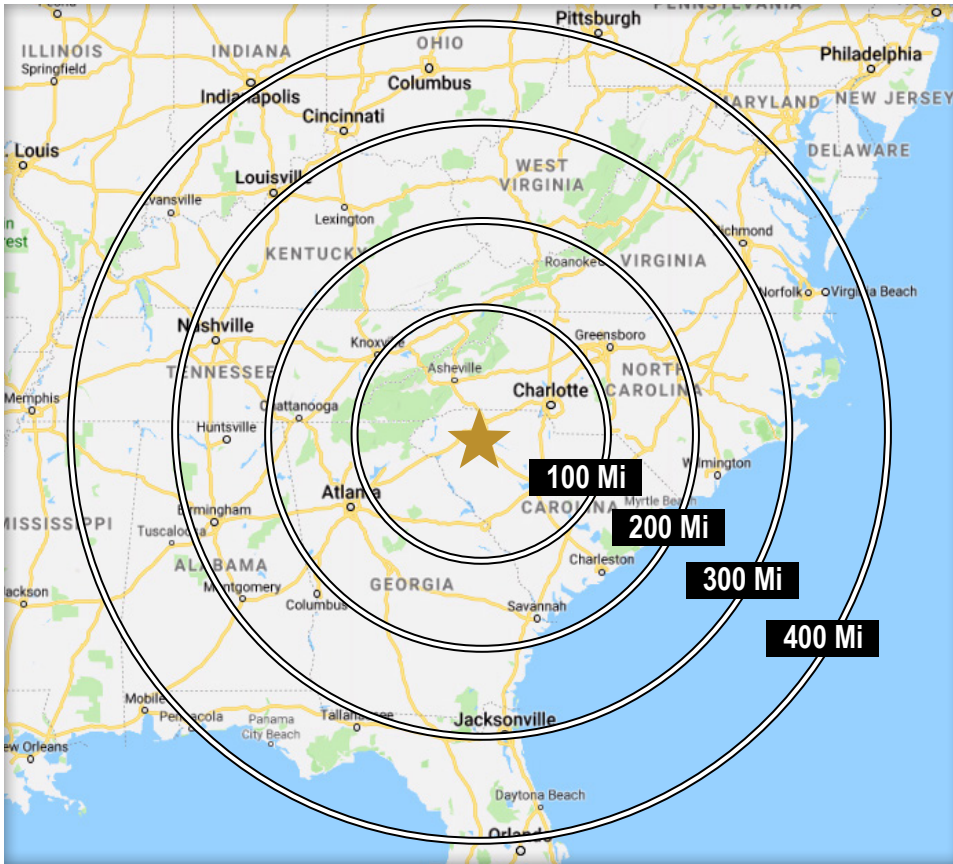
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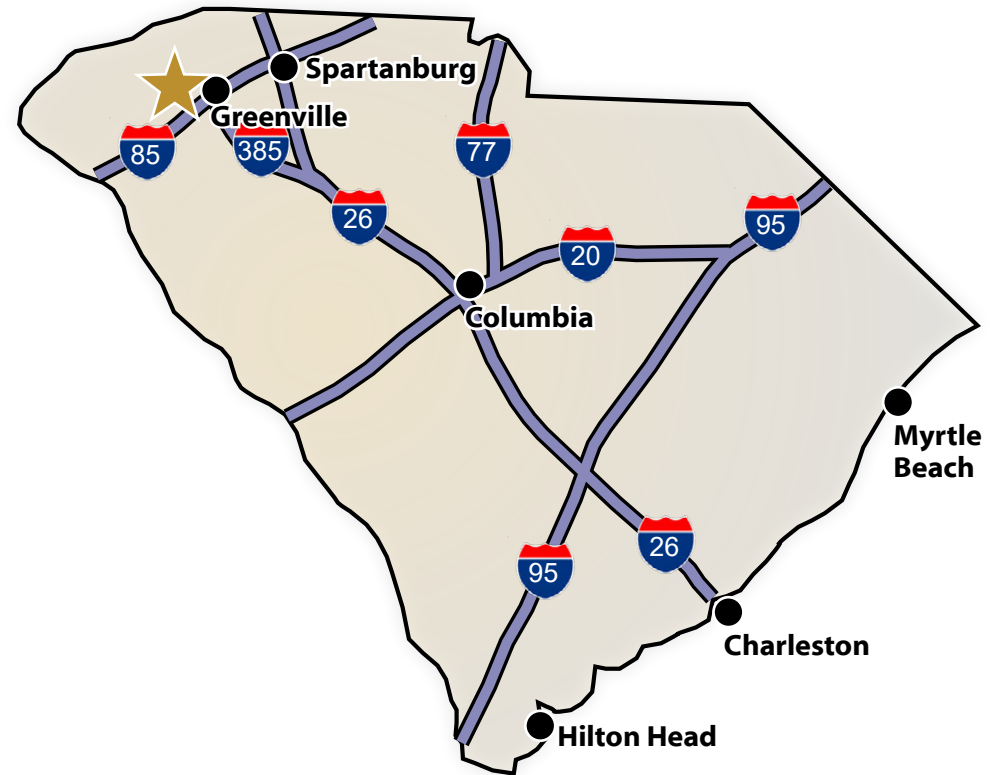
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DRIVE TIMES IN SOUTH CAROLINA

I-85	10 Min	Greenville	9 Min
I-185	10 Min	Spartanburg	43 Min
I-26	32 Min	Columbia	1 Hr 42 Min
I-20	1 Hr 30 Min	Charleston	3 Hr 16 Min
I-77	1 Hr 45 Min	Hilton Head	3 Hr 54 Min
I-95	2 Hr 22 Min	Myrtle Beach	4 Hr 6 Min



DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	2 Hr 26 Min	Louisville, KY	6 Hr 49 Min
Atlanta, GA	2 Hr 14 Min	Mobile, AL	6 Hr 53 Min
Raleigh, NC	4 Hr 6 Min	Orlando, FL	7 Hr 35 Min
Nashville, TN	5 Hr 23 min	Washington DC	7 Hr 38 Min
Jacksonville, FL	5 Hr 39 Min	Columbus, OH	7 Hr 59 Min
Cincinnati, OH	6 Hr 25 Min	Indianapolis, IN	8 Hr 1 Min
Richmond, VA	6 Hr 35 Min	Pittsburgh, PA	8 Hr 32 Min

For more information, please contact:

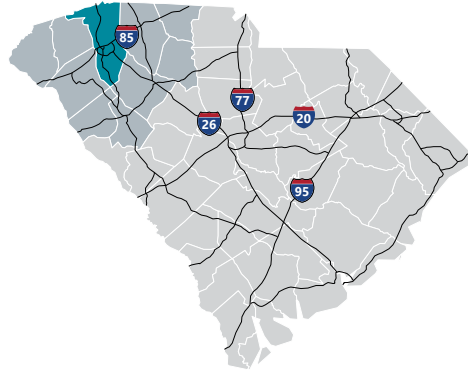
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GREENVILLE COUNTY INFO



Greenville County

Finding an abundance of streams and rivers, textile manufacturers began operating in Upstate South Carolina in the 1820s. From those early days, Greenville County has gradually transformed from the textile capital of the world into an office, engineering and advanced manufacturing center of excellence. As South Carolina's most populous county, Greenville is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, "The I-85 Mega-Growth Corridor." Located on I-85 between Charlotte, NC and Atlanta, GA, Greenville is just 200 miles via I-26 to the Atlantic Ocean and the Port of Charleston. To the northwest and just 30 minutes away are the Blue Ridge mountains. Access to the rest of the U.S. is made easy by the Greenville-Spartanburg International Airport, recognized as one of the most user friendly ones. With a unique blend of southern traditions and international influences, gentle rolling hills and beautiful, majestic mountains, Greenville County is just the right mix for a great place to live, work and play.



Total Population

	2010	2021	2026	Growth Rate ¹
Greenville County	451,225	535,463	575,020	1.44%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.9%	6.1%	6.0%
5 to 9	6.6%	6.4%	6.2%
10 to 14	6.7%	6.5%	6.5%
15 to 24	13.5%	12.1%	12.1%
25 to 34	13.4%	13.4%	12.6%
35 to 44	14.0%	13.3%	13.5%
45 to 54	14.4%	12.6%	12.3%
55 to 64	11.8%	12.9%	12.2%
65+	12.8%	16.8%	18.6%
Median Age	37.1	39.1	39.8

39.3% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	73.8%	72.4%	71.5%
Black	18.1%	17.4%	17.1%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.8%	3.2%
Hawaiian/ Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	3.9%	4.6%	4.9%
Two or More Races	1.9%	2.5%	2.8%
Hispanic Origin (Any Race)	8.1%	9.6%	10.6%

Households & Families

	2010	2021	2026
Total Households	176,531	210,860	226,734
Total Families	119,362	139,700	149,364
Average HH Size	2.49	2.49	2.49
Renter Occupied*	32.6%	33.2%	32.8%
Owner Occupied*	67.4%	66.8%	67.2%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2021	2026
Greenville County	\$62,562	\$69,630
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Greenville County	\$34,909	\$38,905
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 14.5%

Bachelor's Degree 23.4%

Associate's Degree 9.4%

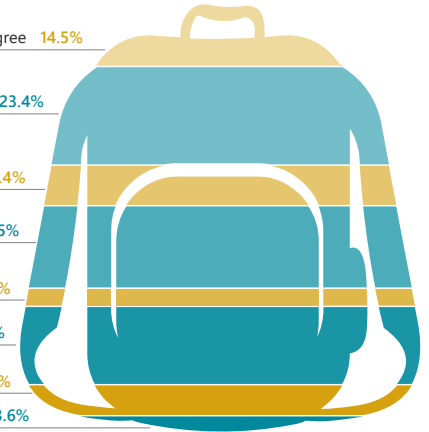
Some College, No Degree 19.5%

GED/ Alternative Credential 4.0%

High School Graduate 18.5%

9th to 12th Grade, No Diploma 7.1%

Less than 9th Grade 3.6%



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GREENVILLE COUNTY INFO (CONT.)

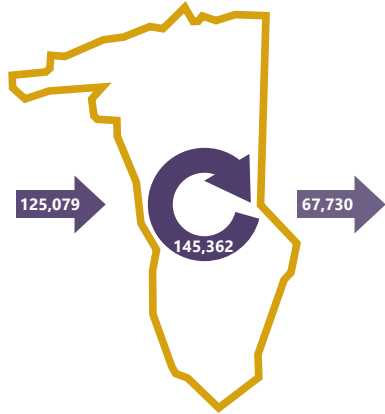
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	56.0%
10-24 miles	26.0%
25-50 miles	6.4%
50 miles or more	11.6%

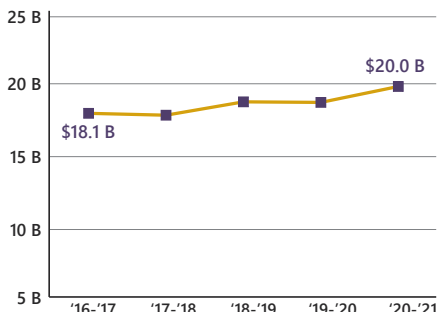
82.0% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Greenville County	145,362
Commute into Greenville County	125,079
Commute Out of Greenville County	67,730

Gross Retail Sales by Fiscal Year



Where Do Greenville County Workers Live?

Greenville County	53.7%
Spartanburg County	9.9%
Anderson County	8.1%
Pickens County	5.8%
Laurens County	3.1%
Richland County	1.9%
Oconee County	1.7%
Lexington County	1.2%
Charleston County	1.2%
York County	1.1%

2021 Employment by Industry

Agriculture/Mining	0.5%	1,220
Construction	6.2%	16,309
Manufacturing	17.5%	46,120
Wholesale Trade	3.0%	7,819
Retail Trade	9.9%	26,059
Transportation/Utilities	4.8%	12,670
Information	1.7%	4,554
Finance/Insurance/Real Estate	6.2%	16,287
Services	47.7%	126,071
Public Administration	2.7%	7,173
Total	100%	264,282

2021 Civilian Population in Labor Force (16+)

Labor Force	275,681
Unemployed	4.1%

2021 Business Establishments by Industry

Agriculture/Mining	0.2%	41
Construction	6.7%	1,274
Manufacturing	3.9%	728
Wholesale Trade	3.5%	663
Retail Trade	14.3%	2,702
Transportation/Utilities	1.6%	317
Information	1.9%	357
Finance/Insurance/Real Estate	11.7%	2,220
Services	48.0%	9,092
Public Administration	1.8%	342
Unclassified Establishments	6.1%	1,162
Total	100%	18,898

Top 10 Major Employers

Company	Employees	Primary Product(s)
Prisma Health*	10,000+	Health Services
Greenville County Schools*	10,000+	Public Education
Michelin North America*	2,501 - 5,000	Headquarters / R&D / Mfg (radial tires)
Bon Secours St. Francis Health System*	2,501 - 5,000	Health Services
Spectrum Communications	2,501 - 5,000	Utility Provider
Greenville County Government	2,501 - 5,000	Local Government
GE Power	1,001 - 2,500	Turbines
TD Bank	1,001 - 2,500	Financial Services
Fluor Corporation	1,001 - 2,500	Engineering / Construction Services
Verizon Wireless	1,001 - 2,500	Call Center

* Multiple Locations

Airport Access	Port Access	Highway Access	Rail Access
<ul style="list-style-type: none"> Greenville Spartanburg International <ul style="list-style-type: none"> 50 non-stop daily departures 17 major cities and airports across the US <ul style="list-style-type: none"> Allegiant Air American Airlines Delta Southwest Airlines United Airlines 1.2M passengers flown in FY2021 84,217 tons of air cargo moved in FY2021 Greenville Downtown Airport SC Technology and Aviation Center 	<ul style="list-style-type: none"> Inland Port Greer <ul style="list-style-type: none"> 17 miles from the City of Greenville 157,842 rail lifts in FY2021 12.3% growth from FY2020 Port of Charleston <ul style="list-style-type: none"> 212 miles from the City of Greenville 2.5 M TEUs handled in FY2021 9.63% growth from FY2020 	<ul style="list-style-type: none"> Interstates <ul style="list-style-type: none"> I-85 I-185 I-385 Highways <ul style="list-style-type: none"> US-25 US-29 US-123 SC-276 	<ul style="list-style-type: none"> Rail Providers <ul style="list-style-type: none"> CSX Norfolk-Southern Carolina Piedmont

Upstate SC Alliance
John Lummus, *President/CEO*
864.283.2300
www.upstatescalliance.com

APPALACHIAN COUNCIL OF GOVERNMENTS
Appalachian Council of Governments
30 Century Circle, Greenville, SC 29607
864.242.9733
www.scacog.org

Additional Resources

www.greenilleeconomicdevelopment.com	www.greenvillecounty.org	www.upstateforever.org
www.greenillesc.gov	www.visitgreenillesc.com	www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2018; Commuting Patterns & Where do County Workers Live); Manufacturer's News; Appalachian Council of Governments; Upstate SC Alliance; and SC Department of Revenue and Taxation (Fiscal Year Retail Sales)

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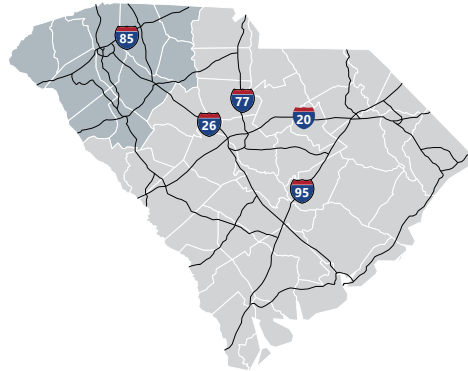
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UPSTATE SOUTH CAROLINA INFO



Upstate SC

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



Total Population

	2010	2021	2026	Growth Rate ¹
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%
United States	308,745,538	333,934,112	345,887,495	0.71%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.5%	5.7%	5.7%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.5%	12.4%
25 to 34	12.1%	13.0%	11.8%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.5%	12.0%
55 to 64	12.4%	13.4%	12.8%
65+	14.0%	18.4%	20.4%
Median Age	38.2	40.2	41.1

37.8% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	75.5%	74.4%	73.6%
Black	18.3%	17.6%	17.3%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	2.0%	2.3%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	3.5%	3.9%
Two or More Races	1.6%	2.2%	2.6%
Hispanic Origin (Any Race)	5.5%	6.9%	7.9%

Households & Families

	2010	2021	2026
Total Households	532,065	605,226	640,105
Total Families	363,466	405,265	426,221
Average HH Size	2.49	2.49	2.49
Renter Occupied*	30.5%	30.8%	30.2%
Owner Occupied*	69.5%	69.2%	69.9%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2021	2026
Upstate SC	\$54,795	\$59,587
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Upstate SC	\$29,792	\$33,253
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 11.3%

Bachelor's Degree 17.9%

Associate's Degree 10.5%

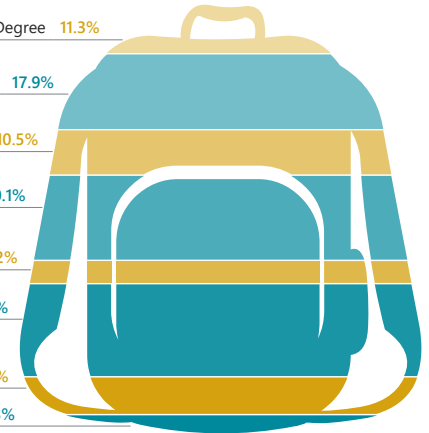
Some College, No Degree 20.1%

GED/ Alternative Credential 5.2%

High School Graduate 22.1%

9th to 12th Grade, No Diploma 8.7%

Less than 9th Grade 4.3%



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UPSTATE SOUTH CAROLINA (CONT.)

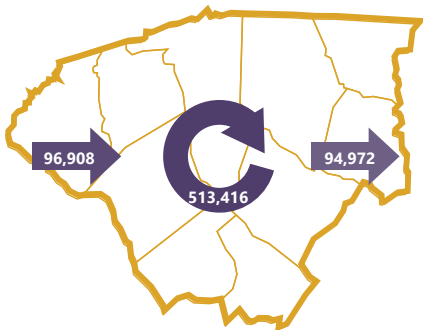
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	44.4%
10-24 miles	28.7%
25-50 miles	12.0%
50 miles or more	14.9%

73.1% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in the Upstate SC Region	513,416
Commute into the Upstate SC Region	96,908
Commute Out of the Upstate SC Region	94,972

Where Do Upstate SC Region Workers Live?

Greenville County	30.7%
Spartanburg County	17.5%
Anderson County	12.0%
Pickens County	6.9%
Oconee County	4.1%
Laurens County	3.8%
Greenwood County	3.6%
Cherokee County	3.0%
Richland County	1.6%
Union County	1.3%

2021 Employment by Industry

Agriculture/Mining	0.6%	4,407
Construction	6.5%	46,846
Manufacturing	19.7%	141,316
Wholesale Trade	2.7%	19,323
Retail Trade	10.8%	77,379
Transportation/Utilities	5.3%	37,880
Information	1.3%	9,505
Finance/Insurance/Real Estate	5.0%	36,002
Services	45.0%	322,482
Public Administration	3.1%	22,095
Total	100%	717,235

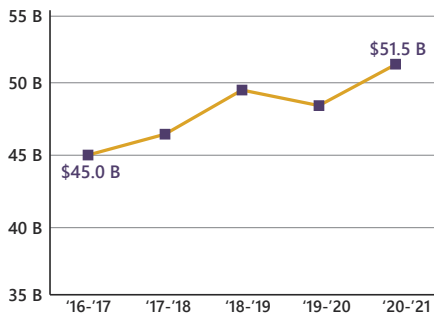
2021 Civilian Population in Labor Force (16+)

Labor Force	755,338
Unemployed	5.0%

2021 Business Establishments by Industry



Gross Retail Sales by Fiscal Year



Top 10 Major Employers

Company	Employees	Primary Product(s) / Industry
BMW Manufacturing Corp	5,000+	Automobile Manufacturer
Prisma Health	5,000+	Healthcare System
Spartanburg Regional Healthcare System	5,000+	Healthcare System
School District of Greenville County	5,000+	K-12 Public Education
Spartanburg County School Districts	5,000+	K-12 Public Education
Michelin North America	5,000+	Tire Manufacturing
Clemson University	5,000+	Public Research University
Bon Secours St. Francis Health System	2,501-5,000	Healthcare System
Spectrum Communications	2,501-5,000	Call Center
Greenville County	2,501-5,000	Local Government

Airport Access	Port Access	Highway Access	Rail Access
Greenville Spartanburg International - 50 non-stop daily departures - 17 major cities and airports across the US Allegiant Air American Airlines Delta Southwest Airlines United Airlines - 1.2M passengers flown in FY2021 - 84,217 tons of air cargo moved in FY2021	Inland Port Greer - 157,842 rail lifts in FY2021 - 12.3% growth from FY2020 Port of Charleston - 2.5 M TEUs handled in FY2021 - 9.63% growth from FY2020	Interstates - I-26 - I-85 - I-385 - I-585	Rail Providers - 2 Major providers - CSX - Norfolk-Southern - 2 Short line providers - Greenville & Western - Pickens - Carolina Piedmont

Additional Resources

- | | | |
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| www.investabbevillecounty.com
www.andersoncountysc.org/econ-dev
www.cherokeecountydevelopmentboard.com
www.gogadc.com
www.greenwoodcounty-sc.gov | www.growlaurenscounty.com
www.investoconeesc.com
www.alliancepickens.com
www.economicfuturesgroup.com
www.uniondevelopmentboard.com | www.scacog.org
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www.upper.savannah.com
www.southcarolinaparks.com
www.sciway.net |
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 864.283.2300 | www.upstatescalliance.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2018 Commuting Patterns); Where do County Workers Live?; Manufacturing News; Appalachian Council of Governments; Upstate

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