



HILLCREST FARM RD

OLD BRICKYARD RD



Offering Memorandum

LARGE TRACT DEVELOPMENT OPPORTUNITY IN GREENWOOD, SC

GREENWOOD EAST RAIL PARK | ±298.8 TOTAL ACRES

TRANSACTION *team*



David Sigmon
CCIM, SIOR

PARTNER, BROKER
david@pintailcre.com
864.430.8060



Matt Vanvick
CCIM, SIOR

PARTNER, BROKER
matt@pintailcre.com
864.414.7005

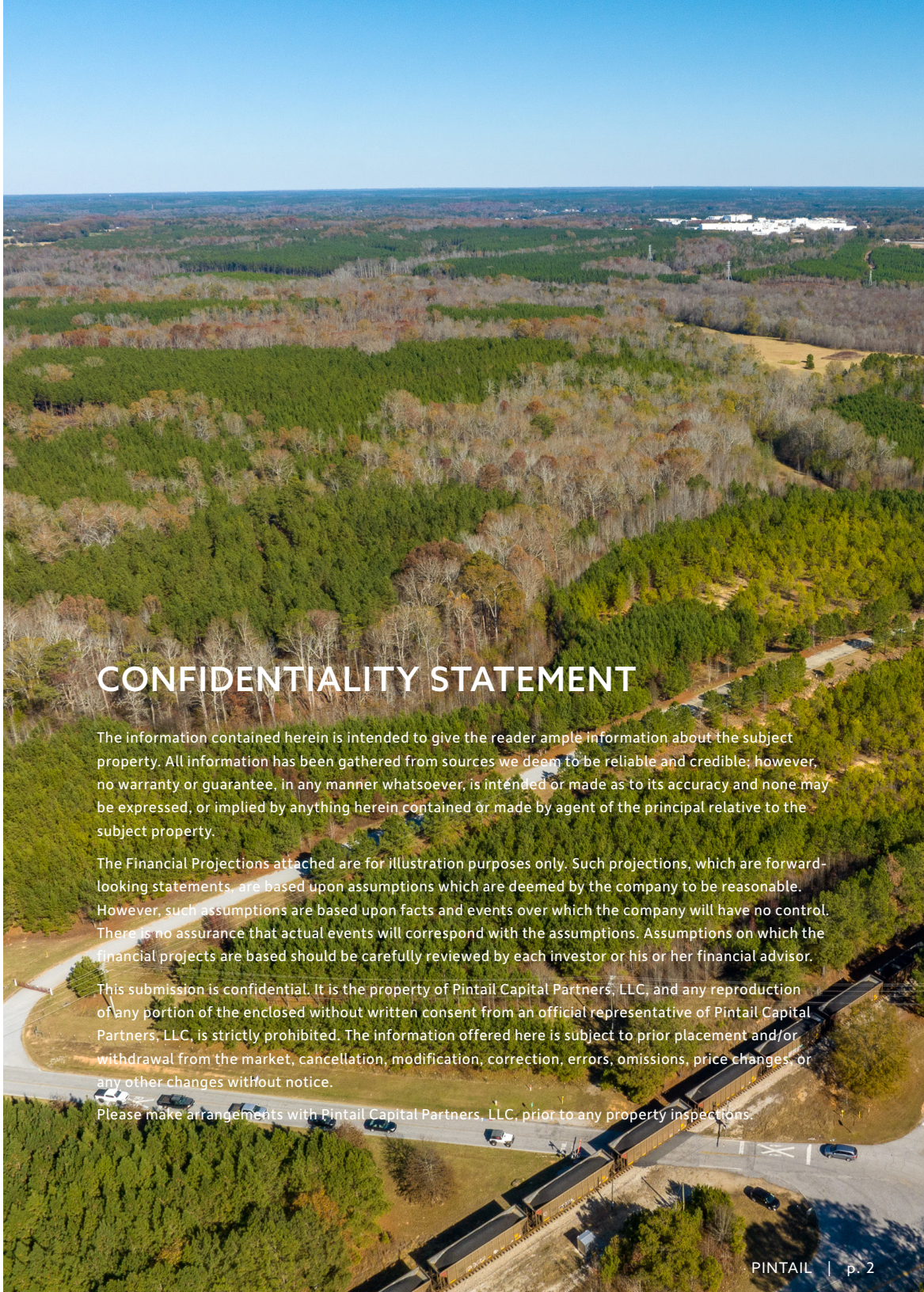


Reynolds Flowe

BROKER
reynolds@pintailcre.com
864.980.8951



PO BOX 9776 . GREENVILLE SC 29604
864.729.4500 · WWW.PINTAILCRE.COM



CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed, or implied by anything herein contained or made by agent of the principal relative to the subject property.

The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projects are based should be carefully reviewed by each investor or his or her financial advisor.

This submission is confidential. It is the property of Pintail Capital Partners, LLC, and any reproduction of any portion of the enclosed without written consent from an official representative of Pintail Capital Partners, LLC, is strictly prohibited. The information offered here is subject to prior placement and/or withdrawal from the market, cancellation, modification, correction, errors, omissions, price changes, or any other changes without notice.

Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

GREENWOOD EAST RAIL PARK

property details

The Greenwood East Rail Park site is approximately 298.80 acres with rail access serviced by CSX Transportation. Situated along Greenwood's industrial corridor, the site is surrounded by manufacturing facilities including: Tejin, FujiFilm, Velux, Ascend, Eaton, Cardinal Health and Lonza.

Positioned on a two-lane highway, a new four-lane highway will break ground in 2024, creating connectivity to I-26 (approximately 30 minutes) and I-85 (approximately one hour). As well, two high-quality labor sources, Piedmont Technical College and Lander University are just minutes from the property.

ADDRESS/LOCATION	Hillcrest Farm Rd & Old Brickyard Rd
PARCEL NUMBER(S)	6877-080-212 (±224.14 AC) 6877-109-021 (±74.66 AC)
TOTAL ACREAGE	±298.80 AC
ZONING	AG1, I1 ✓ Opportunity Zone ✓ State Tax Incentives ✓ County Tax Incentives
RAIL	CSX Transportation

ASKING PRICE: **\$8,366,400**
\$28,000/AC






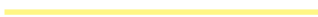

GREENWOOD EAST RAIL PARK

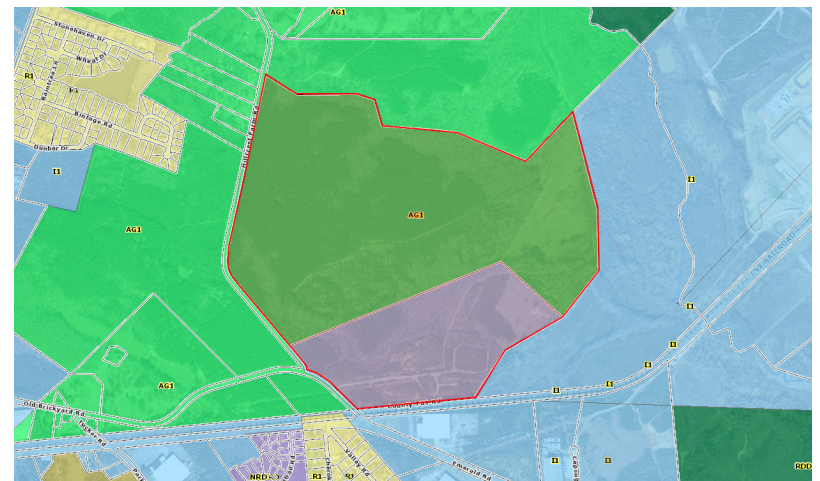
conceptual layout



GREENWOOD EAST RAIL PARK

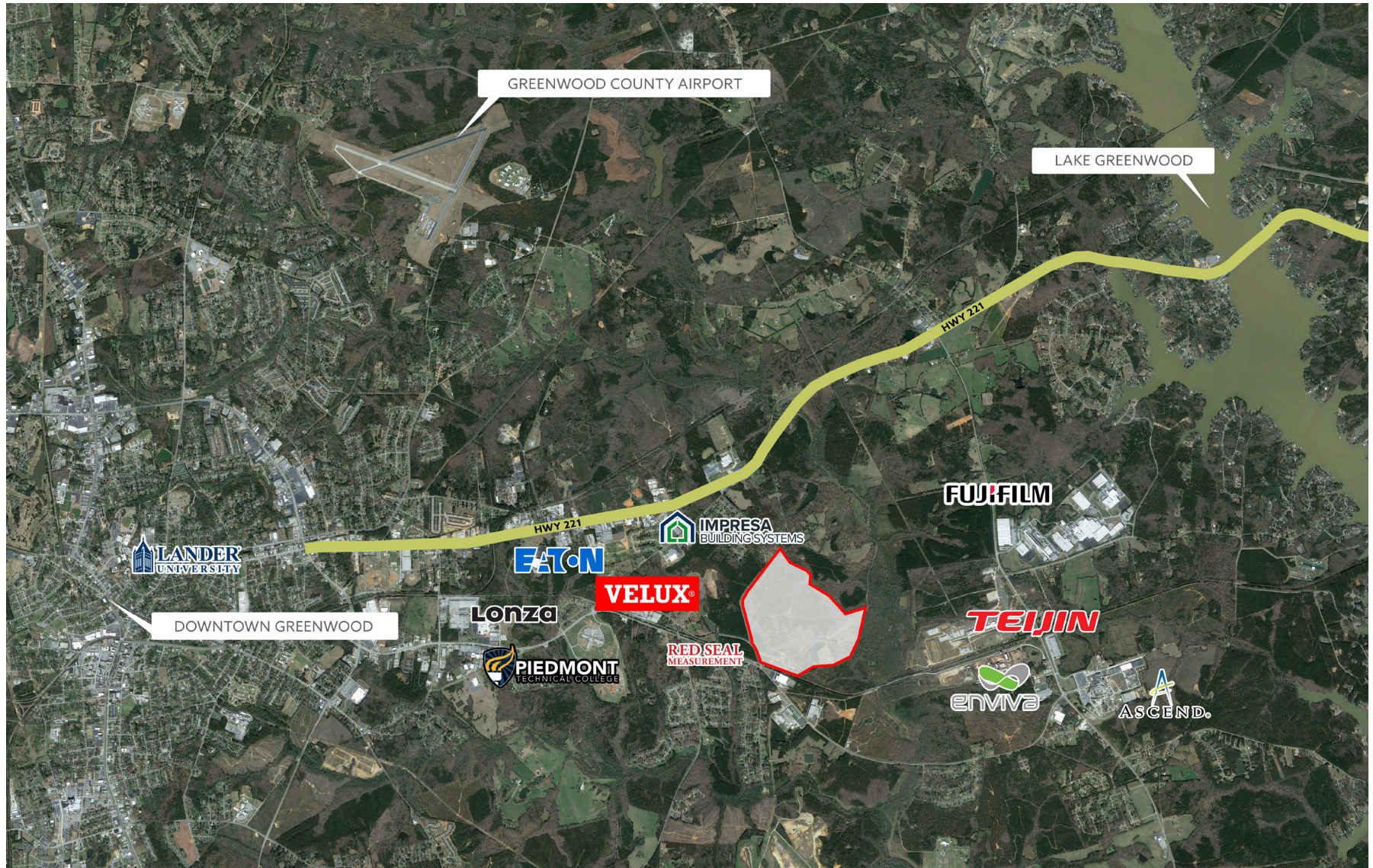
utilities + zoning

SEWER	Greenwood Metropolitan District
	Sewer
	Sewer - Private line
Distance to primary sewer:	0 ft
Primary sewer line type:	Gravity
Primary sewer line diameter:	36 in
WATER	Greenwood Commissioner of Public Works
	
Distance to primary water line:	0 ft
Primary water line diameter:	12 in
GAS	Greenwood Commissioner of Public Works
	
Distance to primary natural gas line:	0 ft
Primary natural gas line diameter:	6 in
POWER	Duke Energy
	
Distance to primary electric service:	0 ft
Volts:	12-KV, 3 Phase
TELECOM	WCFiber, Vyve Broadband
ZONING	AG1, I1



GREENWOOD EAST RAIL PARK

surrounding area



MARKET *overview*

Located in Upstate, South Carolina, Greenwood County is home to many global companies, including Fujifilm's North American headquarters, along with thousands of innovative small businesses.

Greenwood boasts an excellent quality of life and an overall cost of living index lower than state and national averages. Additionally, the Greenwood community supports two institutions of higher learning, elevating the quality of the labor pool.

With its modern and diverse economic base and approximately 26% of the county's large and ready workforce dedicated to the industry, Greenwood has become a hub for new manufacturing developments.

county demographics

TOTAL POPULATION	69,258
TOTAL HOUSEHOLDS	27,403
OWNER OCCUPIED HH	63.9%
AVG HH INCOME	\$67,671
MEDIAN AGE	40

major employers

Self Regional Healthcare	Lonza
Teijin	E.A. Sween Co.
Eaton Corporation	Cardinal Health
Fujifilm	Colgate Palmolive
Carolina Pride Foods	Clemson Center for Human Genetics



GREENVILLE

Greer Inland Port 
GSP Airport 

COLUMBIA

 CAE Airport

AUGUSTA

 AGS Airport

CHARLESTON

 CHS Airport
 Port of Charleston

KEY DISTANCES

from Greenwood

I-26	27 miles
I-85	44 miles
I-20	55 miles
GREENVILLE, SC	54 miles
AUGUSTA, GA	58.9 miles
COLUMBIA, SC (SC STATE CAPITAL)	83.6 miles
CHARLOTTE, NC	123 miles
ATLANTA, GA	156 miles
CHARLESTON, SC	193 miles

For more information,
please contact:

David Sigmon, CCIM, SIOR

PARTNER, BROKER
david@pintailcre.com
864.430.8060

Matt Vanvick, CCIM, SIOR

PARTNER, BROKER
matt@pintailcre.com
864.414.7005

Reynolds Flowe

BROKER
reynolds@pintailcre.com
864.980.8951



PO BOX 9776 . GREENVILLE SC 29604
864.729.4500 . WWW.PINTAILCRE.COM

