



PUCKETT FERRY RD



*Offering Memorandum*

LARGE TRACT DEVELOPMENT OPPORTUNITY IN GREENWOOD, SC

PUCKETT FERRY RAIL SITE | ±118.07 TOTAL ACRES

# TRANSACTION *team*



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# PUCKETT FERRY RAIL SITE

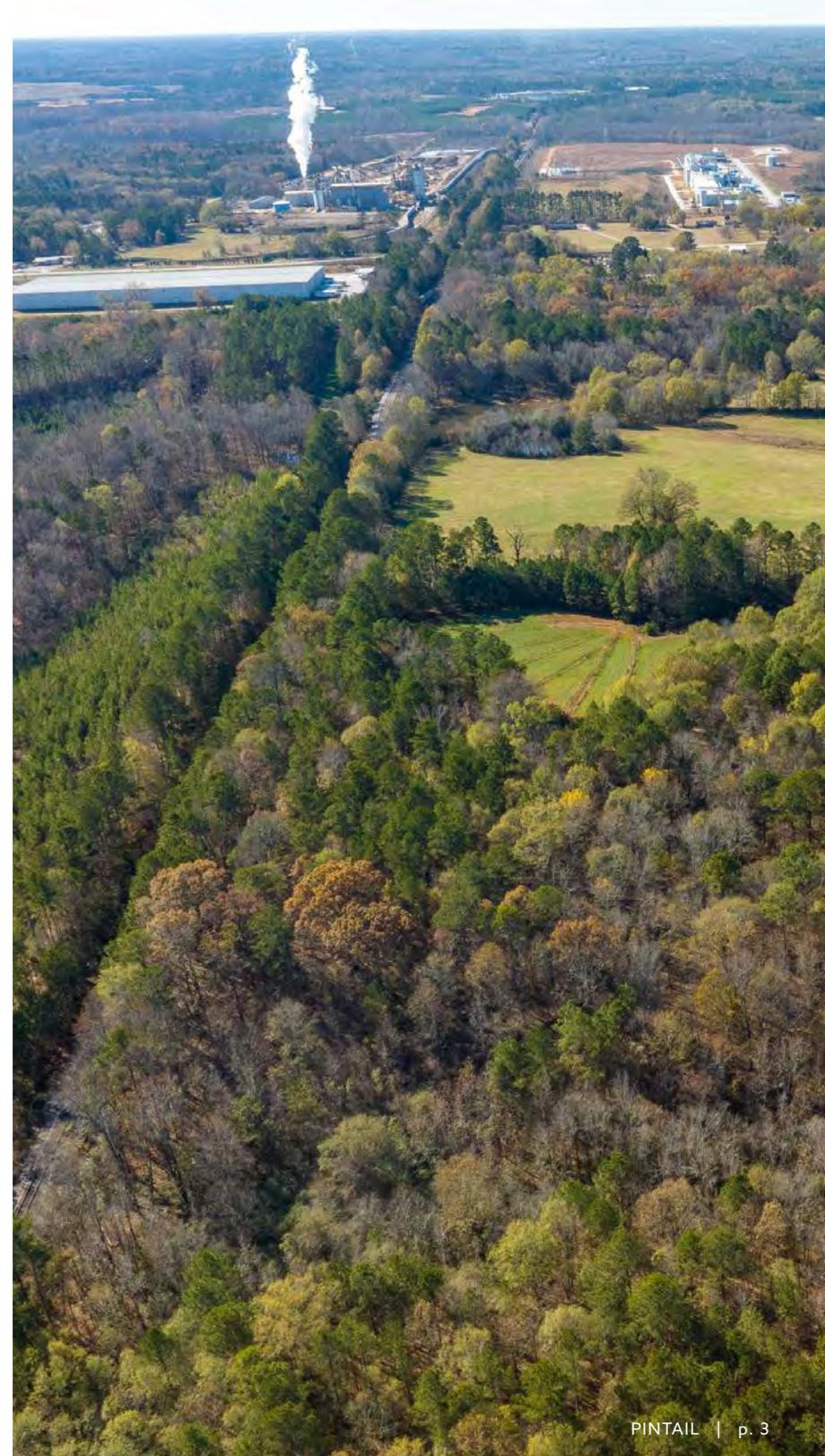
## *property details*

The Puckett Ferry Rail site is approximately 118.07 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.

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<b>ADDRESS/LOCATION</b>	308 + 404 Puckett Ferry Rd + 123 Raye Rd
<b>PARCEL NUMBER(S)</b>	6877-946-745 (±67.46 AC) 6887-056-816 (±48.84 AC) 6887-031-805 (±1.77 AC)
<b>TOTAL ACREAGE</b>	±118.07 AC
<b>ZONING</b>	I-1/R-DD ✓ Opportunity Zone ✓ State Tax Incentives ✓ County Tax Incentives
<b>RAIL</b>	CSX Transportation
<b>ASKING PRICE:</b>	<b>\$4,596,050</b>



# PUCKETT FERRY RAIL SITE

*conceptual layout*



# PUCKETT FERRY RAIL SITE

## utilities + zoning

**SEWER**  Greenwood Metropolitan District  
 Gravity Sewer  
 Sewer - Force Main

Distance to primary sewer: 0 ft

**WATER**  Greenwood Commissioner of Public Works  
 Distance to primary water line: 0 ft

**GAS**  Greenwood Commissioner of Public Works  
 Distance to primary natural gas line: 0 ft

**POWER** Duke Energy  
 Distance to primary electric service: 0 ft

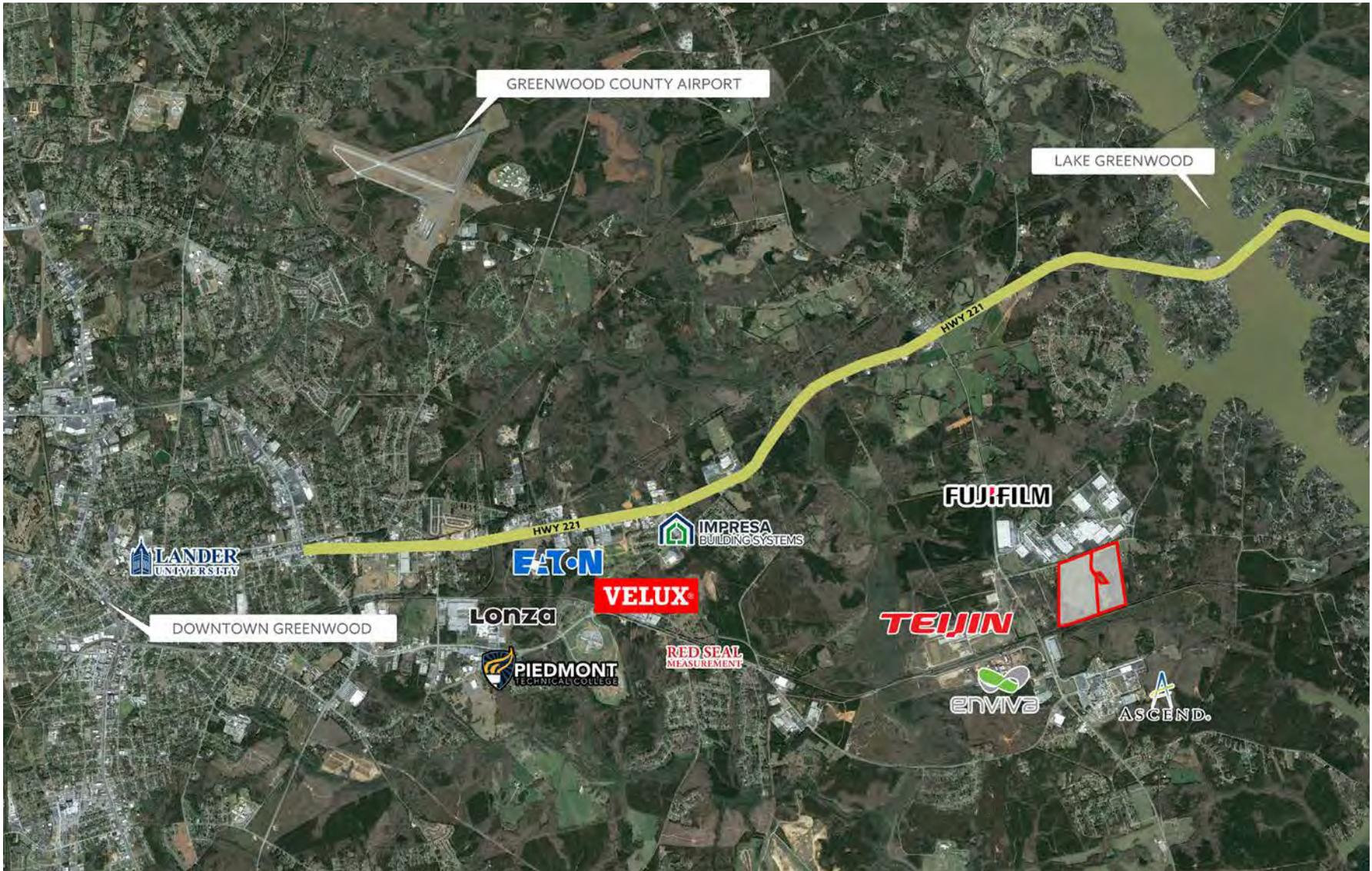
**TELECOM** WCFiber, Vyve Broadband

**ZONING** I-1/R-DD



# PUCKETT FERRY RAIL SITE

*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*

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

## *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 

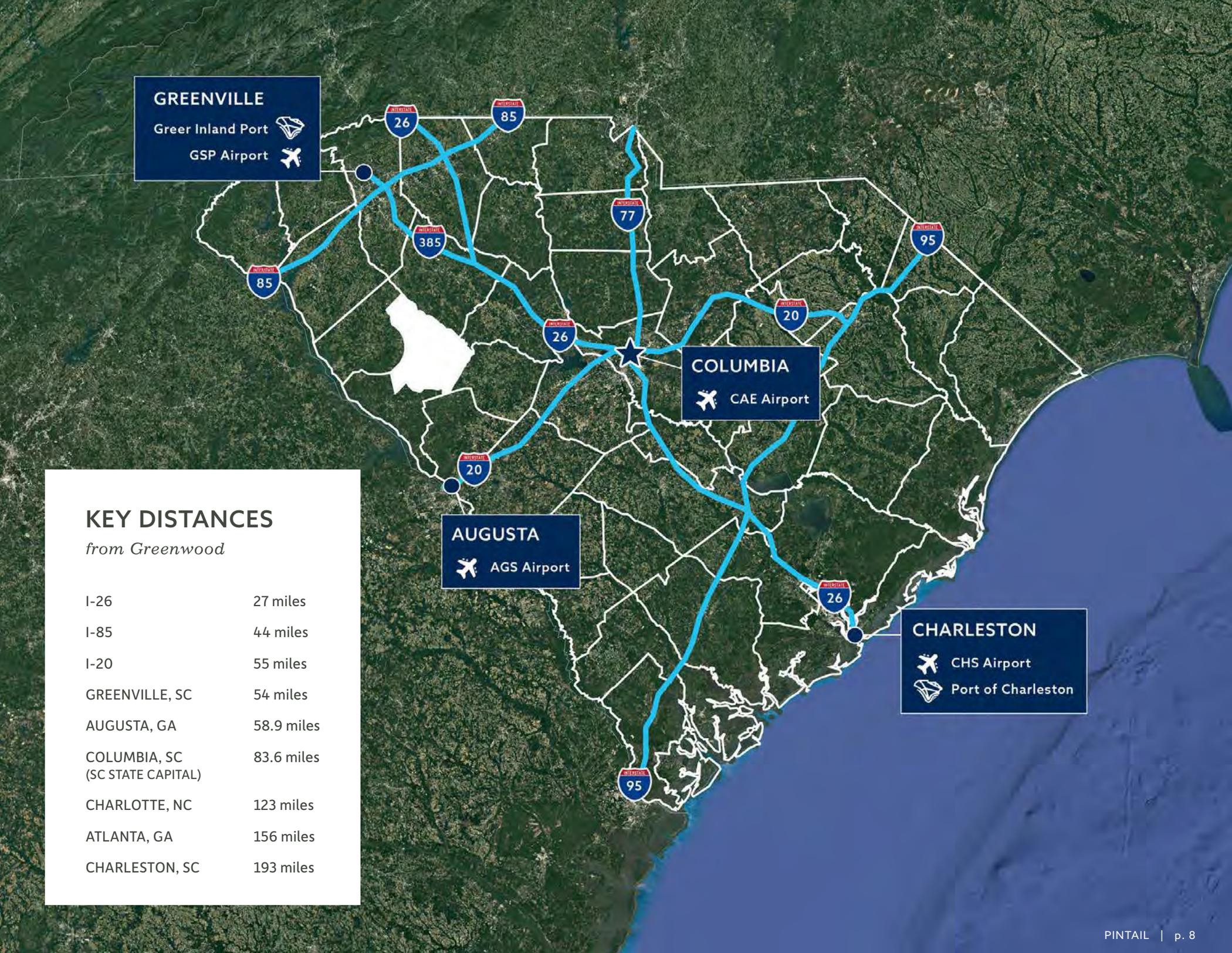
**COLUMBIA**  
 CAE Airport 

**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



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