



HWY 246

EMERALD RD



*Offering Memorandum*

LARGE TRACT DEVELOPMENT OPPORTUNITY IN GREENWOOD, SC

EMERALD INDUSTRIAL SITE | ±88.8 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](http://WWW.PINTAILCRE.COM)

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# EMERALD INDUSTRIAL SITE

## *property details*

The Emerald Industrial site is situated in Greenwood’s industrial hub, surrounded by many manufacturers, 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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ADDRESS/LOCATION	1901 Emerald Rd
PARCEL NUMBER(S)	6877-828-081 (±88.80 AC)
TOTAL ACREAGE	±88.80 AC
ZONING	I-1 <ul style="list-style-type: none"><li>✓ Opportunity Zone</li><li>✓ Potential State Tax Incentives</li><li>✓ Potential County Tax Incentives</li></ul>

**ASKING PRICE:** **\$1,776,000**  
\$20,000/AC





# EMERALD INDUSTRIAL SITE

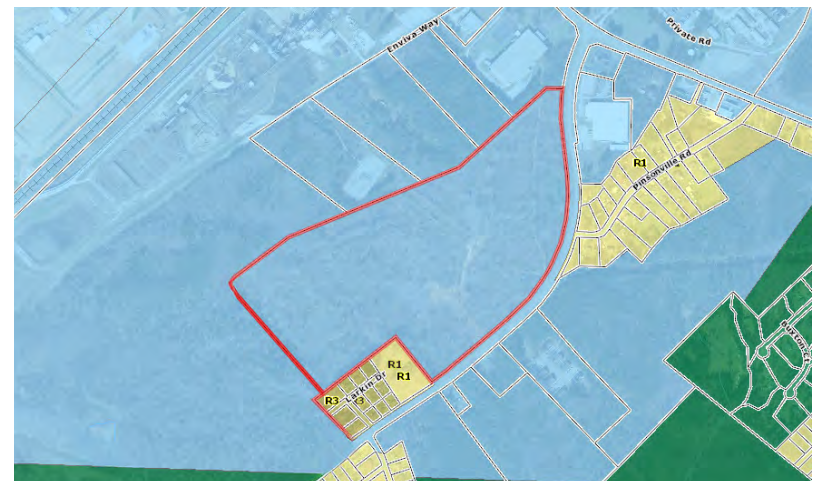
*conceptual layout*



# EMERALD INDUSTRIAL SITE

## *utilities + zoning*

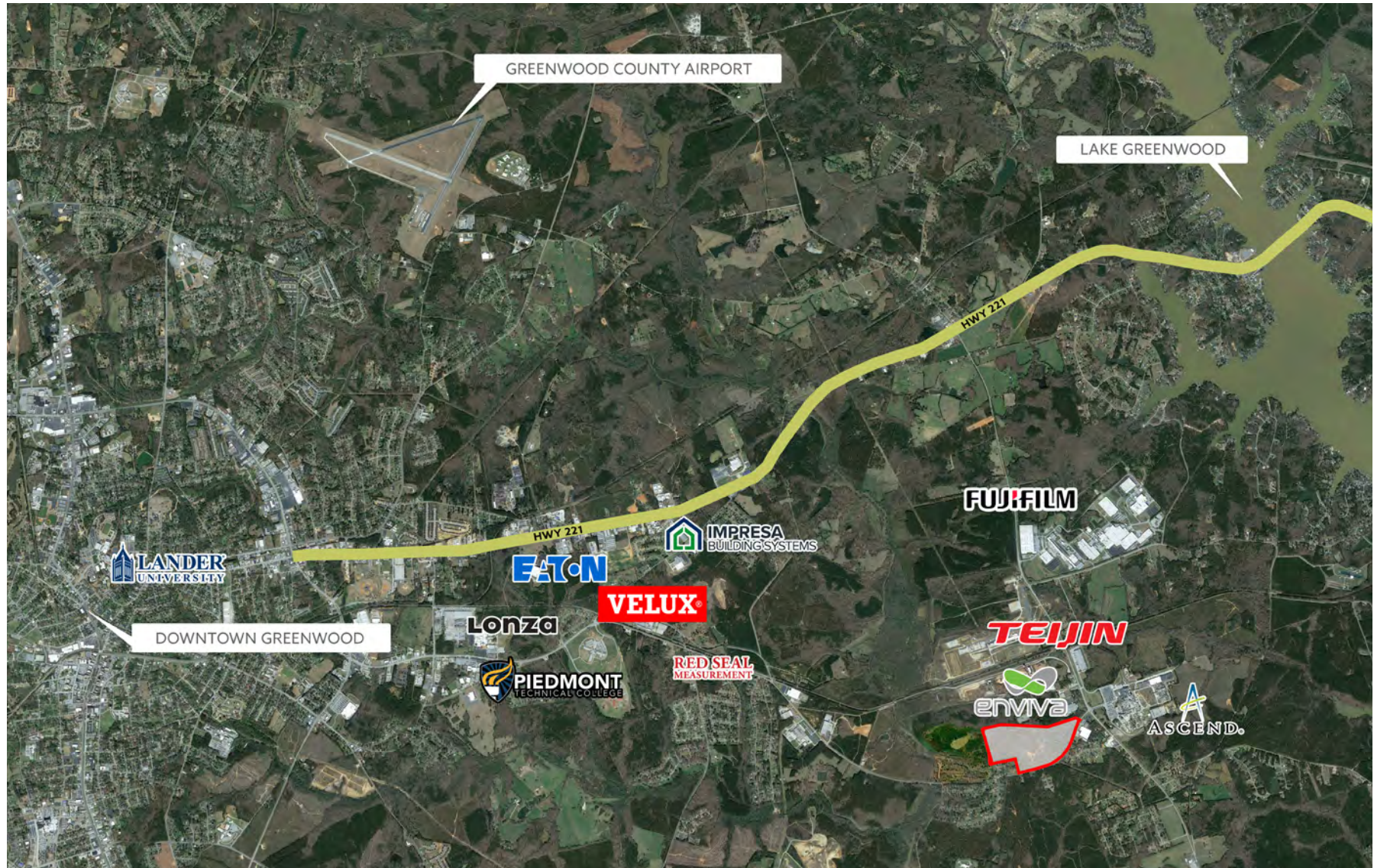
<b>SEWER</b>	Greenwood Metropolitan District
Distance to primary sewer:	0 ft
Primary sewer line diameter:	18 in
<b>WATER</b>	Greenwood Commissioner of Public Works
Distance to primary water line:	0 ft
Primary water line diameter:	12 in
<b>GAS</b>	Greenwood Commissioner of Public Works
Distance to primary natural gas line:	0 ft
Primary natural gas line diameter:	4 in
<b>POWER</b>	Duke Energy
Distance to primary electric service:	0 ft
Volts:	100-KV, 12-KV, 3 Phase
<b>TELECOM</b>	WCFiber, Vyve Broadband
<b>ZONING</b>	I-1





# EMERALD INDUSTRIAL 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 it’s 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,  
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