

OFFERING MEMORANDUM

Downtown Greenville, SC



UP TO 1.583 AC

* CBRE HAS ±1.038 AC LISTED FOR SALE

±0.545 AC CAN BE MADE AVAILABLE
TOTALING ±1.583 AC

CBRE

Up to 1.583 AC

±1.038 AC AVAILABLE FOR SALE

Downtown Greenville is a historic Southern city that has come of age once again. This thriving, dynamic place has gracefully transitioned from one of the Southeast's best-kept secrets to one of its hottest destinations.

The site is located at the corner of Main & Broad Streets in Downtown Greenville, known for its Main Street

* CBRE has 1.038 AC listed for sale. An additional 0.545 AC can be made available totaling the 1.583 AC site.

Bid process to begin in mid-October 2023

Contact broker for additional information



Nearby Retail Amenities Include:





Greenville, South Carolina

Greenville's downtown has long been one of the Upstate's most popular destinations for shopping, dining and entertainment, and over the past few years, has amassed a multitude of accolades and awards from national publications. Livability recently ranked it one of the Top 10 Best Downtowns in the country, and The New York Times called Greenville "a national model for a pedestrian-friendly city center."



Greenville has focused on creating a vibrant downtown that is authentic, sustainable and, most importantly, for people. With wide sidewalks, outdoor plazas and streetside dining, downtown Greenville offers a pedestrian-friendly atmosphere that has been compared to that of a European city.

Hospitality

1. Holiday Inn Express & Suites
2. Home2 Suites by Hilton
3. Hyatt Regency
4. Aloft
5. Residence Inn by Marriott
6. SpringHill Suites by Marriott
7. The Westin
8. Courtyard by Marriott
9. Embassy Suites by Hilton
10. AC Hotel by Marriott
11. Hyatt Place
12. Hampton Inn & Suites
13. Mint House
14. Grand Bohemian Lodge
15. Homewood Suites by Hilton

Living

16. Towers East
17. NoMa Flats
18. Greenville Summit
19. Wells Fargo Center
20. 100 East
21. District West
22. Rivers Edge
23. 98 E. McBee
24. Trailside at Reedy Point
25. Deca
26. McBee Station
27. RiverWalk
28. Ellison on Broad
29. Link
30. 400 Rhett
31. South Ridge

-  Food/Beverage
-  Swamp Rabbit Trail



United
Community Bank
Headquarters

GRAND BOHEMIAN LODGE

**County Square
Greenville Redevelopment**
- 3.5M SF mixed-use development
- 250K SF of restaurant, entertainment,
and retail including Whole Foods Market

**Falls Park
Reedy River Bridge
Swamp Rabbit Trail**

DECA

CAMPERDOWN
- 328,704 SF mixed-use project
- 118,184 SF of ground level
retail including Starbucks

**AC
HOTELS
MARRIOTT**

RIVERPLACE

**PEACE
CENTER**

**COURTYARD
BY MARRIOTT**

S

Main Street

±0.171 AC

±1.038 AC FOR SALE

±0.374 AC

Broad Street

Falls Street

CBRE

city of
greenville

WESTIN
HOTELS & RESORTS

greenlink

aloft
HOTELS



NOMA
SQUARE

Federal
Courthouse

Greenville County
Courthouse

BON SECOURS
WELLNESS ARENA

CBRE

GREENVILLE'S CLASS A CBD SUBMARKET

3.9M SF	3.6% Vacancy	\$30.09 Avg. Asking Rate
61,738 SF Under Construction	47,415 SF Net Absorption 2022	

Fortunately for Greenville-Spartanburg's office market, it is somewhat sheltered from the woes affecting larger metros, notwithstanding a few delays with closing some transactions. The Upstate continues to see less of the hardships many of the larger office markets are facing. Additionally, the number of lease transactions taking place remains constant, even picking up. Most encouraging is the size of deals which are getting larger compared to the market standard. With very minimal construction taking place, these transactions are anticipated to increase occupancy levels further.

New-to-market office requirements are driving much of the demand in the Upstate. Even with record low vacancy, the flight to new or improved product will foster more tightening in Greenville's CBD. Subsequently, the steady demand for space, in conjunction with the lack of new supply coming to the market will push rental rates higher, most notably for Class A space. Despite economic headwinds, the uniqueness of Greenville-Spartanburg as a smaller size market will factor into a positive year in 2023, much to the envy of larger office markets dealing with rising adversity.



OFFICE MARKET TRENDS & OUTLOOK

The Class A CBD submarket has tightened as the vacancy rate here has dropped below 4% for the first time ever. Year-over-year, the rate has dropped 182 basis points. Unlike larger downtown markets in the country, the absence of any significant space contraction over the past few years, coupled with strong demand from smaller tenants has resulted in record low availability for Class A space in Greenville's CBD.

Given the lack of new development over the next 2-3 years, options for tenants seeking space in the CBD will become very limited. The impending disparity between new supply added and demand for quality space will ultimately inhibit future occupancy growth in the market. Developers taking on risk will be the first to capitalize on this predicament.

With quality product getting leased up, the weighted rent is being influenced most by less desirable office space. Looking at more of the recent Class A transactions leased, rents are the highest they have ever been in the Upstate reaching the mid-\$30's level for existing space, and upwards of the low-\$40's per square foot in new construction. With increased demand, rising interest rates and decreasing vacancy, the true market rate will continue increasing.



The Booming Housing Market

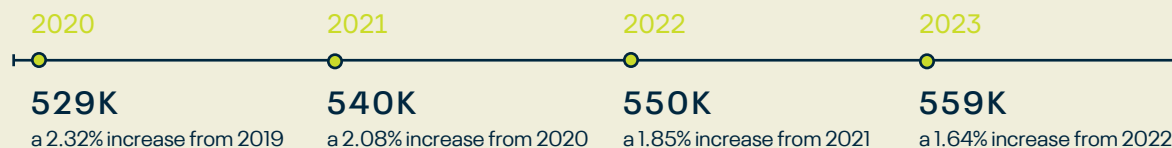
The median listing home price in Greenville is \$339,450 according to the most recent report from Realtor.com (December 2022). Greenville was one of the top 10 housing markets positioned for growth in 2022, according to Realtor.com, with housing prices increasing by 5.7% and sales growing by 11.4%. The Greenville real estate market receives high marks for attracting buyers from big cities because of affordability and a booming economy. Retirees and remote workers make up a big portion of the people moving to the area, but home prices are still relatively affordable in Greenville compared to other cities across the nation. Greenville has greater housing affordability than many comparable cities. Its population is growing more rapidly, and 25% of renters there can afford to buy a median-priced home higher than the national average. Greenville also boasts a robust and growing job market, where many companies, such as Kostwein (Austria), Diversified Medical Healthcare, Ingram Micro and United Community Bank are relocating and expanding. Even against the backdrop of a national housing slowdown, the South is expected to remain a booming region for home sales in 2023. The demand for housing continues to outpace supply, and the economic conditions place Greenville in the top 10 U.S. markets—all of which are located in the South—and provide the support for home prices to climb by at least 5% in 2023.

#5 Top 10 housing markets expected to lead the nation in 2023

NAR – National Association of Realtors, December 2022

The Zillow Home Value Index for Greenville is \$312,396 as of December 2022.

Home values in Greenville, SC have increased by 17.5% over the past year and have grown by more than 53% over the past 5 years.



SOUTH CAROLINA RANKS #3 IN TOP MOVING DESTINATIONS

In 2021, more residents moved into South Carolina than out of the state, with 63% of moves being inbound. Retirement was the biggest reason for moving to the Palmetto State (36.56%), followed by family (28.85%) and lifestyle (23.66%). 19.18% of the inbound moves were for jobs.

Greenville, SC

WHAT MAKES GVL SO SPECIAL?



Greenville provides residents and businesses with big-city amenities without the congestion of living in a larger urban area. The redeveloping downtown district, emerging culinary scene, and job market growth are transforming Greenville into a vibrant community with an unmatched lifestyle.

- Falls Park on the Reedy was named one of the Best City Parks in America by USA Today
- Greenville is the 43rd best place to live in the country and the 40th best place to retire, according to U.S. News & World Report.
- Niche.com gives Greenville an overall A grade, with top scores for public schools and nightlife.
- Greenville is close to the Blue Ridge Mountains and about a 2-hour drive from the Atlantic Ocean.
- Arts and entertainment take center stage in Greenville, with countless museums and galleries, live music and theatre, and festivals throughout the year.
- The Greenville community is served by two excellent regional hospitals, Bon Secours Saint Francis Health System and AnMed Health Medical Center.
- Both Charlotte and Columbia are 90 minutes from Greenville, and Atlanta is only two hours away.



Central to Downtown Greenville

Downtown Greenville is known for its vibrant Main Street, the thread by which downtown activities are connected. Stretching from the historic West End to NOMA Square, the corridor supports more than 120 independent restaurants and shoppes in a 10-block stretch. The Site is located on Main Street near the midpoint of the 10-block stretch, diagonally across from Greenville's Peace Center for the Performing Arts.

Downtown's crown jewel is Falls Park on the Reedy. Considered by TripAdvisor to be one of the "Top 10 Parks in America," the park is a 32-acre oasis that ties a modern downtown to the historic West End. Pedestrian Paths and Greenways connect at this central location offering residents access to the Prisma Health Swamp Rabbit Trail System and its 22 miles of biking and walking trails throughout Greenville.

The League of American Bicyclists honored Greenville with its prestigious Bicycle Friendly Community award (Bronze Level) in 2009 and again in 2013, citing its citywide bike network, downtown bike parking, racks on all Greenlink buses and bike-sharing B-Cycle program.

The City Center welcomes 2.5 million unique visitors every year. Livability recently ranked it one of the Top 10 Best Downtowns in the country, and The New York Times called Greenville "a national model for a pedestrian-friendly city center."

Downtown Greenville's transformation over the past four decades is the result of a series of momentous achievements, each signifying a milestone on a journey that transformed the declining city center into one of America's best downtowns. Today, downtown Greenville serves as a case study in effective urban planning, hosting delegations of leaders from cities all over the country who hope to recreate Greenville's success in their own communities.



CBRE

Walkable Amenities

84 WALK SCORE

VERY WALKABLE: MOST ERRANDS
CAN BE ACCOMPLISHED ON FOOT



County Square Greenville Redevelopment
3.5M SF mixed-use development
250K SF of restaurant, entertainment, and retail including Whole Foods Market





HYATT REGENCY

BON SECOURS WELLNESS ARENA

aloft HOTELS

WESTIN HOTELS & RESORTS

SPRINGHILL SUITES BY MARRIOTT



Staples

COURTYARD BY MARRIOTT

SITE

HYATT PLACE

LARKIN'S RESTAURANTS

RUTH'S CHRIS STEAK HOUSE

AC HOTELS BY MARRIOTT



Halls CHURCHES



CAMPERDOWN

118,184 SF of ground level retail

GRAND BOHEMIAN LODGE GREENVILLE

Falls Park on the Reedy

CBRE

Greenville, SC

A Wow-Worthy Destination

NAMED ONE OF THE TOP EIGHT PLACES TO GO IN THE SOUTHEAST

Fodor's 2022 Go List

RANKED 6TH ON THE LIST OF "AMERICA'S BEST SMALL CITIES"

Conde Nast Traveler 2022

RANKED NO. 1 FOR THE SOUTH'S BEST CITIES ON THE RISE 2022

Southern Living 2022

RANKED NO. 20 OF 50 BEST PLACES TO TRAVEL IN THE WORLD

Travel & Leisure 2022

THE SOUTH'S MOST "TASTEFUL" SMALL TOWNS

Forbes 2020

AMONG BEST BEER CITIES IN THE US

Thrillist 2020

CBRE



Accessibility

Nestled in the foothills of the Blue Ridge Mountains, Greenville is conveniently located halfway between Atlanta and Charlotte, providing excellent highway access. Greenville is within a day's drive for the majority of the U.S. population. Additionally, Greenville-Spartanburg (GSP) International Airport features more than 100 daily non-stops and is located just 15 minutes outside of downtown.



Gastronomy

Greenville has a renowned culinary scene with all of the right ingredients. With more than 110 restaurants within walking distance of any downtown hotel, there is a cuisine fit for everyone's taste buds.





Walkable + Safe

The award-winning, pedestrian-friendly Main Street features 10 city blocks of delightful distractions. From inventive restaurants to locally owned boutiques, craft coffee shops, galleries and public art, visitors and locals alike can immerse themselves in a unique blend of traditional Southern charm and contemporary cool.



Falls Park on the Reedy

Falls Park on the Reedy was named one of the Best City Parks in America by USA Today. Founded in 1967, the 32-acre park is adjacent to downtown Greenville, SC in the historic West End district. Quickly becoming one of the most famous parks in the country, Falls Park features a pedestrian walking bridge, Liberty Bridge, plaques and monuments, walking paths, and nature.



Unique Experiences

Greenville has a lineup of unique experiences to offer: Get behind the wheel at the BMW Performance Center; catch a Single A Greenville Drive baseball game at Fluor Field at the West End; or head out to the mountains and enjoy ziplining, kayaking, horseback riding, waterfalls, tours and more.





East Side of Main Transformation

The Transformation of the East Side of Main along the Reedy River into a planned "Innovation District" continues to accelerate, drafting upon the momentum created by the completion of the Camperdown and the Grand Bohemian Hotel.

United Community Bank is constructing its new UCB Headquarters at the 200 E Camperdown Way site. The \$24.8 million project will replace the existing office building and be completed in 2024. When complete the project will include four levels of class A office space reserved for UCB, above three levels of garage as well as two levels of retail office space.



Proposed UCB Headquarters



Grand Bohemian Hotel

South of the site, off the Reedy River, is the \$75M, 187-room Grand Bohemian Hotel. The hotel is managed by The Kessler Collection and was recently opened in Fall 2022. On the banks of the Reedy River, the luxury boutique hotel captures the architectural expression of a traditional park lodge. This captivating property offers guests opportunities to engage with the great outdoors and the core of urban Greenville. A two-story restaurant, bar, spa, and art gallery is open to the public, with a ballroom and meeting rooms available for events, all with views overlooking the river and waterfalls. This hotel is complementary to the overall continued development of the East side of the Reedy River in Downtown Greenville.



WHY

Upstate?

The Upstate of South Carolina's affordability, business-friendly environment, and overall quality of life continues to attract a variety of industries to the area. The largest city, Greenville, is consistently ranked among the fastest growing in the Southeast.

The Upstate benefits from its strategic location, nestled along Interstate 85 between the markets of Charlotte and Atlanta. With access to both markets, residents in the Upstate can enjoy a life with less chronic congestion. While manufacturing remains an important component of the local economy, engineering and logistics also play important roles and are supported by the Upstate's solid market fundamentals, growth projections and talented labor pool.



Key Metro Rankings & Statistics

 #7

TOP HOUSING MARKET

Realtor.org, 2021

 #5

BEST SMALL CITY IN THE NATION

Conde Nast, 2021

 40

**FORTUNE 500 COMPANIES IN
GREENVILLE-SPARTANBURG**

Greenville Chamber of Commerce, 2021

 #3

STATE TO DO BUSINESS

GADC

 2.3%

**UNEMPLOYMENT COMPARED TO
THE U.S. 3.6%**

BLS, April 2022

 25.9%

**10-YEAR ANNUAL JOB GROWTH
FOR TECH TALENT**

BLS, May 2021

 Top 10

**LEADING MARKETS FOR 2021 TOP
100 INDUSTRIAL LEASES BY SQ. FT.**

CBRE Research, 2021

Rapid Populaton Growth

Supports The Upstate's Vibrant Economy

1,277,452

Total Population

23.1%

Millennials

149,432

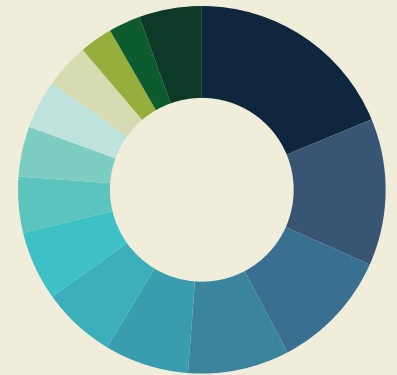
Migration
since 2010

17.0M SF

Industrial Development
Under Construction

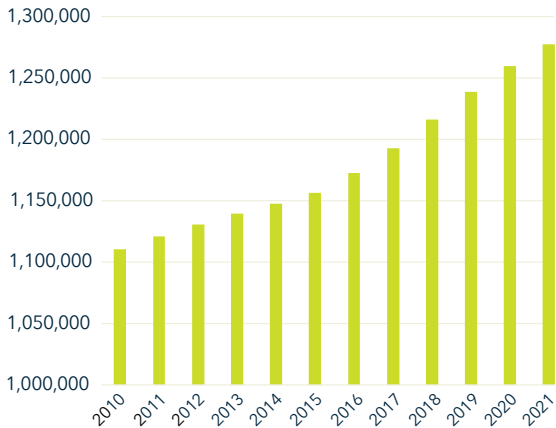
Source: CBRE Research, Upstate Alliance

Employment by Industries



- Manufacturing
- Healthcare and Social Assistance
- Retail Trade
- Educational Services
- Professional Scientific and Technical
- Accommodation and Food Services
- Construction
- Other Services
- Transportation and Warehousing

Population Change




"As of February 2022, Greenville-Spartanburg has fully recovered jobs lost since March 2020. Migration from high to low tax states surged amid the pandemic as we shift to remote and hybrid work with South Carolina gaining \$3.6B in 2020."

(Wall Street Journal, 2022)

Major Companies

The Upstate's premier market drivers have been proven to attract major corporations. Home to more than 40 Fortune 500 companies and with 460+ international companies, the Upstate is a premier location for companies across industries.

 **711,150**
Workers in Upstate labor force

 **22,003**
Graduates per year

 **185,574**
Expanded labor pool



HQS AND NOTABLE CORPORATIONS



5000+



1001-2500



5000+



1001-2500



2501-5000



1001-2500



2501-5000



1001-2500



1001-2500



1001-2500



1001-2500



1001-2500

DRAXLMAIER 1001-2500

MAJOR RELOCATIONS & ANNOUNCEMENTS

Kostwein

- 295 Jobs
- 8.5MM investment
- First US facility

Ingram Micro

- 203 Jobs
- 37MM investment

Diversified Medical Health

- 185 Jobs
- 51MM investment

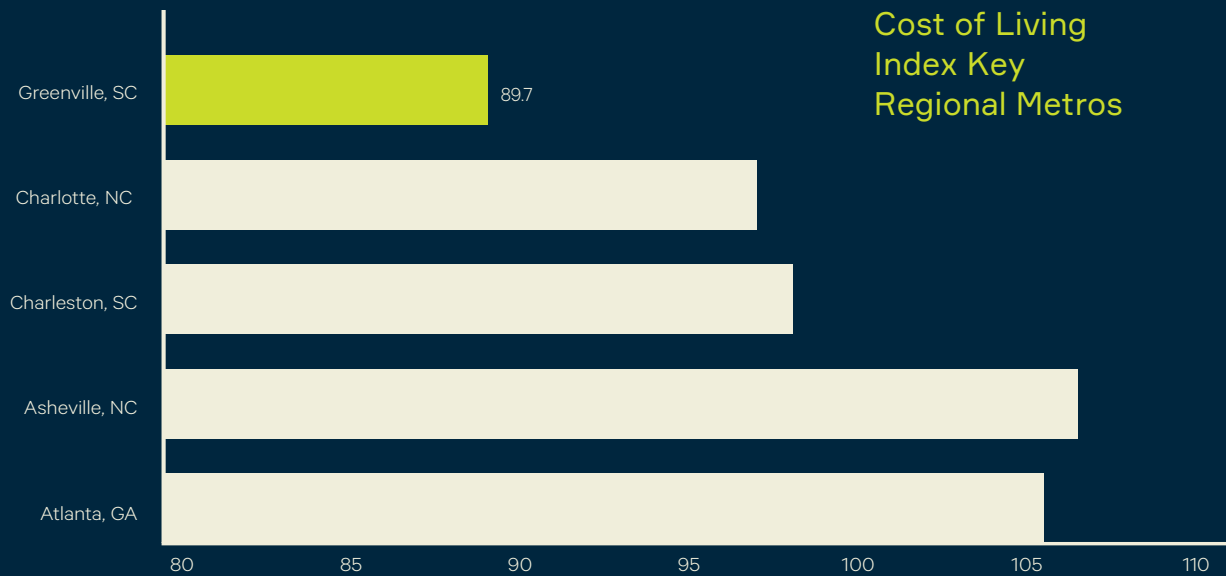
United Community Bank

- 300 Jobs
- 70MM investment

Source: GADC

Talent Pool

WHAT DRAWS & ANCHORS TALENT TO THE UPSTATE IS AFFORDABILITY & QUALITY OF LIFE



Availability of childcare



Award-winning schools



Exceptional health care systems



Avg. value of owner-occupied housing units \$251,816



\$80,814 avg. household income vs. \$78,049 in South Carolina



Talent Pool

Access to a Well-educated Talent Pool across SC



- CLEMSON UNIVERSITY
- WOFFORD COLLEGE
- FURMAN UNIVERSITY
- UNIVERSITY OF SOUTH CAROLINA
- COASTAL CAROLINA
- COLLEGE OF CHARLESTON
- THE CITADEL
- MEDICAL UNIVERSITY OF SOUTH CAROLINA

30.6%

Workforce with Bachelor's Degrees in The Upstate

Clemson University

- 26,000 students enrolled
- Ranked among top 30 public institutions nationally*
- #1 online graduate education program in the nation in 2022*
- #26 among innovative national universities*
- CU-ICAR, an advanced-technology research campus for students pursuing M.S. and PhD degrees in auto engineering

University of South Carolina

- South Carolina's flagship university
- 35,000 students enrolled
- 300+ areas of study
- \$6.2B economic impact
- #1 Undergraduate International Business*
- #1 International MBA*
- #1 Online Masters in Nursing
- Highest rated public honor's college in the nation

Medical University of South Carolina

- Teaching hospital and six colleges
- 1,800 faculty members, 3,000 students and 800 residents annually
- #1 hospital in South Carolina*
- Nationally ranked in Best Children's Hospital*

Source: CBRE Research

Inland Port

INLAND PORT FUELS DEMAND IN THE UPSTATE'S ROBUST INDUSTRIAL MARKET

Inland Port Greer

Inland Port Greer is a rail-served inland port facility in the Upstate of South Carolina. Owned and operated by SC Ports, Inland Port Greer offers overnight rail service provided by Norfolk Southern to and from Charleston.

- 212 miles inland from Port of Charleston
- Record-setting 160,234 rail moves in 2021
- 7 days free time to ocean carriers on imports
- Open 24/7, 12-minute average truck turn times
- Reduces or eliminates ancillary charges
- \$25M expansion provided by a BUILD grant to increase capacity



ACCESSING 100M CONSUMERS WITHIN 500 MILES (1-DAY TRUCK DRIVE)

KEY MARKETS REACHED:

- Columbus, OH
- Baltimore, MD
- Indianapolis, IN
- Norfolk, VA
- Nashville, TN
- Charleston, SC
- Atlanta, GA

I-85 Corridor

\$4.9 BILLION OVER FIVE YEARS IN FEDERAL HIGHWAY FORMULA FUNDING FOR HIGHWAYS AND BRIDGES

I-85 Widening Project:

- Exit 77 to NC border
- Rehabilitate and widen from mile marker 77 to mile marker 80 in Spartanburg County
- Widen four-lane interstate to six lanes between mile marker 80 and mile marker 98 in Cherokee County
- Rehabilitate existing exit ramps

I-85/SC 290 Interchange Improvement Project:

- Exit 63 in Spartanburg County
- Relieve congestion during peak travel time

GSP International Airport

Connecting The Upstate of South Carolina to the World

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT (GSP)



\$2.9B ECONOMIC IMPACT



SERVES 2.6M PASSENGERS ANNUALLY



50 NON-STOP DAILY DEPARTURES TO 22 DESTINATIONS



TRANSPORTED 96,800 TONS IN 2021

INFRASTRUCTURE UPGRADES INCLUDE:



IMPROVEMENTS FOR RUNWAYS, TAXIWAYS AND AIRPORT-OWNED TOWERS



\$190M CONCOURSE EXPANSION



\$8.6M FREIGHT EXPANSION

	PASSENGERS	CHANGE FROM PREVIOUS YEAR	CARGO TONNAGE	CHANGE FROM PREVIOUS YEAR
2021	1,799,877	+69%	96,800.00	+48%
2020	1,065,499	-59%	65,255.00	+14%
2019	2,612,236	+13%	57,309.00	-4%
2018	2,317,984	+9%	59,488.00	+20%
2017	2,130,885	+6%	49,395.00	+45%
2016	2,011,047	+4%	33,973.00	+14%
2015	1,940,602	+2%	29,875.00	-3%

IN 2020, GSP WAS RECOGNIZED AS THE BEST SMALL AIRPORT IN NORTH AMERICA SERVING 2-5 MILLION PASSENGERS ANNUALLY.

Based on customer satisfaction surveys collected from passengers using GSP by the 2020 Airport Service Quality awards.

Source:
Hartsfield-Jackson Atlanta International Airport

South Carolina's

Business Friendly Environment



- JOB TAX CREDIT
- MANUFACTURING PROPERTY TAX EXEMPTION AND ASSESSMENT RATION REDUCTION
- INDUSTRIAL REVENUE BOND
- FEE-IN-LIEU OF PROPERTY TAX
- ONE OF THE LOWEST CORPORATE TAX RATES IN THE SOUTHEAST
- RECRUITMENT AND TRAINING SUPPORT
- MEGA PROJECT TAX CREDIT:
Ready SC, Apprenticeship Carolina, Enterprise zone retraining credits, Workforce innovation and opportunity ACT (WIOA) and SC works business solutions



Reduced
Risk



Lower
Cost

Advanced Materials

With a history deeply rooted in textiles, The Upstate of South Carolina's engineered materials industry has grown to 974 businesses with 40,104 employees, 77% higher than the national average. The area's skilled graduates and strong workforce is a solid foundation for innovation and research to make materials more efficient for some of the world's most complex products.

SOUTH CAROLINA IS #3 FOR HIGH TECH JOB GROWTH

25

Companies announced new Upstate locations in the last 5 years

\$1.7B

In capital investment announced in the last 5 years

2.5

Times national concentration of industrial engineers

1,996

Engineering graduates in 2021

Automotive

BMW Manufacturing set a new production record during 2021, producing 433,810 BMW X vehicles during the year. With a high concentration of engineering talent and cluster of automotive companies, Upstate of South Carolina has become one of the nation's most dynamic regions for automotive production and research.

SOUTH CAROLINA IS THE TOP EXPORTER OF TIRES AND COMPLETED PASSENGER MOTOR VEHICLES



AUTOMOTIVE RESOURCES:



- International Transportation Innovation Center (iTIC)
- South Carolina Automotive Council

SAMPLING OF UPSTATE AUTOMOTIVE COMPANIES:



Aviation/Aerospace

South Carolina is home to more than 400 aerospace companies

The Upstate of South Carolina is home to Lockheed Martin's F-16 Fighting Falcon which spans 276 acres and 16 hangars and employs a highly-skilled workforce of 700+ people. Additionally, Boeing South Carolina's second 787 Dreamliner's final delivery and assembly facility is in Charleston and partners with 300 suppliers across the state.

SOUTH CAROLINA'S INDUSTRY-LEADING AVIATION/AEROSPACE RESEARCH FACILITIES:

- Composites Manufacturing Technology Center
- Center for Advanced Engineering Fibers and Films
- The McNair Center for Aerospace Innovation and Research
- South Carolina Technology and Aviation Center



129,000+

South Carolinians employed in the aerospace industry



2,089

Manufacturers in The Upstate of South Carolina



2.5X

National concentration of industrial engineers



300+

Robotics and automation companies

Distribution & Logistics

Land

The Upstate thrives around the intersection of Interstate 85, which connects Atlanta and Charlotte, and Interstate 26, which provides quick access to the Port of Charleston. The region's Class-I rail service is provided by CSX and Norfolk Southern.

Sea

Direct access to the Port of Charleston via Interstate 26 and Inland Port Greer provides a key asset to the Upstate's business community, which relies heavily on the ability to export finished products to overseas markets.

Air

Adjacent to the inland port in Greer, Greenville-Spartanburg International Airport handles almost 60,000 tons of cargo annually. Additionally, two of the world's busiest airports (Hartsfield-Jackson International and Charlotte Douglas International) are within easy driving distance of the region.

Source: Upstate Alliance

ALL MAJOR EASTERN
MARKETS ARE
ACCESSIBLE WITHIN
TWO DAYS OF TRAVEL



206M SF
Total industrial market inventory

Source: CBRE Research



50,000+
Warehouse-related jobs in
Greenville-Spartanburg



44%
Of U.S. population reached with
one-day trucking services

Source: Upstate Alliance

MAJOR DISTRIBUTION CENTERS IN UPSTATE



3.3M SF
Spartanburg



1.7M SF
Laurens County



1.5M SF
Anderson County



1.4M SF
Greenville



1.4M SF
Greer



1.3M SF
Duncan



1.1M SF
Spartanburg



1.1M SF
Simpsonville



1.0M SF
Spartanburg

Data Center

Data Center Related Incentives

South Carolina Sales and Tax Exemption For:

- Computers, computer equipment and computer software used within a qualifying data center
- Electricity used by a qualifying data center or used by eligible business property located and used at the qualifying data center

Greenville County

- May offer a Fee-in-Lieu of Property Taxes (FILOT) agreement to reduce the property tax burden over the long term to a data center operator

Duke Energy

- Provides a four-year billing credit of 20% in year 1, 15% in year 2, 10% in year 3, and 5% in year 4 to qualifying projects

Source: GADC, CoStar

Fiber Providers



Fiber Infrastructure with Ready Access to High Bandwidth Services



\$0.05

Estimated cost of (kWh)



25+

Megawatts capacity



7

Existing data centers in The Upstate



2

Qualified data centers in The Upstate



Experience Upstate

Unity Park

- Greenville's newest downtown park spanning 60 acres features playgrounds, splash pad, green spaces, welcome center, event space, basketball courts, baseball fields, restoration of Reedy River

Local Attractions

- The Greenville Zoo
- Greenville Drive
- Greenville Swamp Rabbits
- BMW Zentrum
- Gather GVL

Entertainment & Culture

- The Bon Secours Wellness Arena
- The Peace Center for Performing Arts
- Heritage Green
- Signature events including Artisphere, Gallabrae, Greenville Jazz Fest, BMW Charity Pro-Am, Euphoria & Fall for Greenville

Culinary Destination

- Cafés, barbeque and Southern cuisine
- More than a 100 restaurants in downtown Greenville
- James Beard Foundation Award semi-finalists
- Food & beverage tours
- Food driven events including Euphoria and Fall for Greenville

Outdoors

- Pet and bike-friendly with 60-degree average yearly temperature
- 14 South Carolina state parks
- 60+ golf courses and 66-acre equestrian park
- Falls Park on the Reedy River
- Swamp Rabbit Trail

Grand Bohemian Lodge

- 187-room, boutique upscale hotel developed by Kessler Collection Management
- On-site spa, art gallery, fitness center, and hiking trails to experience Reedy River Falls

What's Next?



Mixed-use has a prominent place



Investors have strong convictions on The Upstate's multi-family market fundamentals



Hotel & entertainment to support dynamic tourism growth



Union Bleachery

240-acre former Union Bleachery site to be redeveloped for residential, hotels, retail, dining, office and educational campuses.

Bridgeway

40-acre mixed-use village to feature residential spaces, offices, shopping, dining, lodging and entertainment.

GVL County Square

40-acre redevelopment with office, residential, retail and hotel.





District Downtown

337-unit community consisting of eight 4-story buildings, including 20 two-story townhomes and 16 flex workspaces.

Parkview Greer

Four-story upscale apartment complex to consist of retail space, brewery and restaurant.

The McClaren

244-unit apartment complex in downtown Greenville with 11,400 sq. ft. of office and restaurant space.

The Kimpton

134-room hotel with 56,000 square feet of luxury residential space.





UP TO 1.583 AC

CONTACT US

Charles Gouch, CCIM, SIOR
+1 864 242 6169
charles.gouch@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

