

**OFFERING MEMORANDUM**  
Wallace Thomson  
Hospital Adaptive  
Reuse - Workforce &  
USC Student Housing -  
Bailey Bill & Historic  
Tax Credits - Cost  
Under \$2M

**322 WEST SOUTH STREET**

Union, SC 29379

**PRESENTED BY:**

**GILBERT BRADHAM**

O: 803.325.1000

[gilbert.bradham@svn.com](mailto:gilbert.bradham@svn.com)

SC #3844





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SC #3844



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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**SECTION 1**  
About SVN

# SVN CORE SERVICES & SPECIALTY PRACTICES



## SVN® Core Services & Specialty Practices



**THE SVN ORGANIZATION** is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

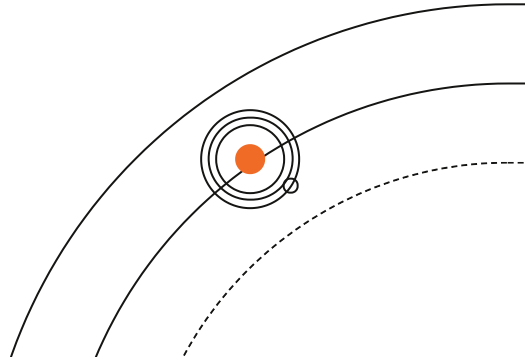
### SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

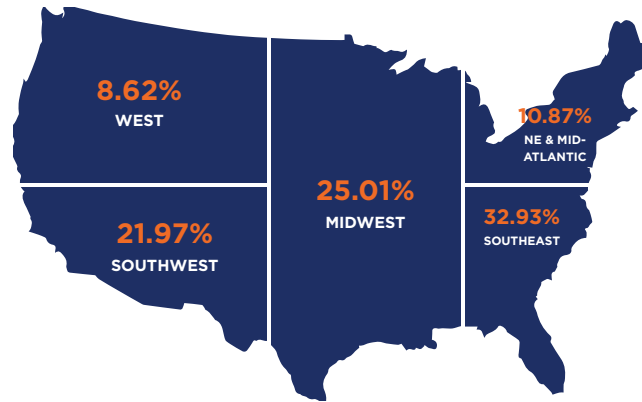
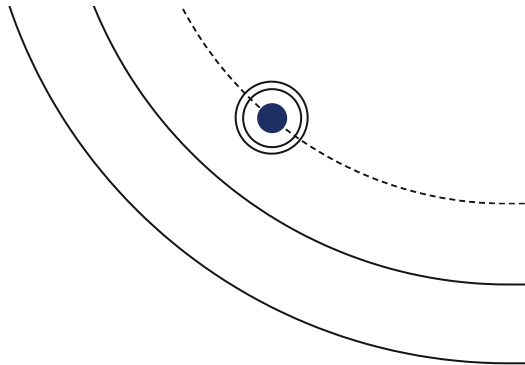
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# SVN TRANSACTION VOLUME



## SVN<sup>®</sup> transaction volume USA | 2023



# \$14.9B

TOTAL VALUE OF SALES & LEASE TRANSACTIONS

### TRANSACTION VOLUME united states national distribution\*

#### CORE SERVICES

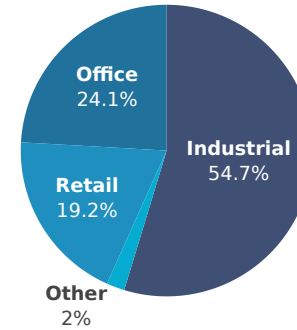
- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

#### SPECIALTY PRACTICES

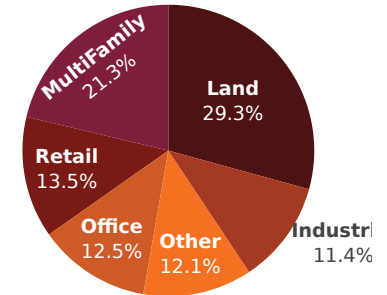
- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

### PRODUCT TYPE national distribution by product volume\*\*\*

#### Leasing\*\*



#### Sales



\*DATA BASED ON US SALES

\*\*Leasing includes both Landlord and Tenant Representation.

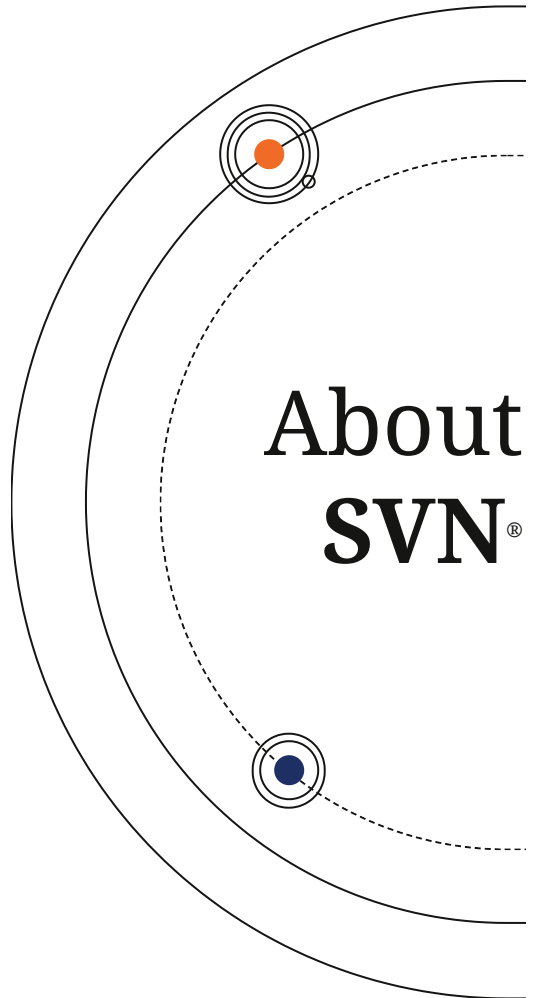
\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

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## ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

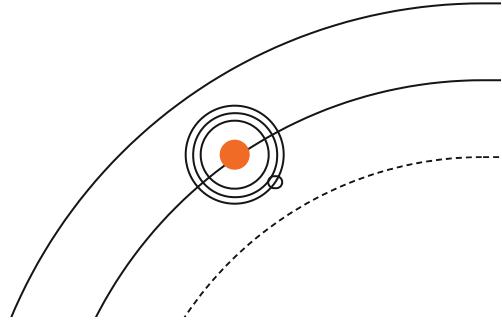
The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

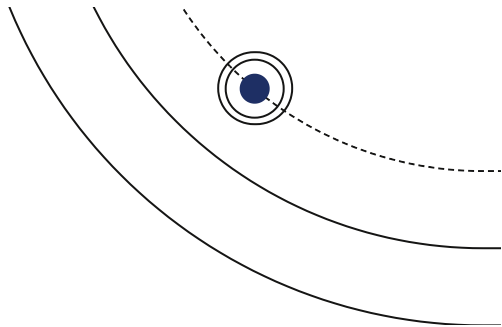
***This is the SVN Difference.***

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SVN<sup>®</sup>  
**benchmarks**  
USA | 2023



**THE SVN<sup>®</sup> ORGANIZATION** is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

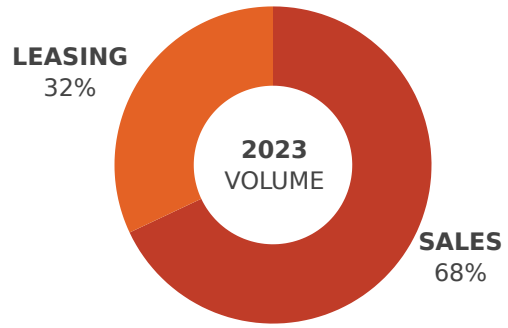
We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**

**200+**  
OFFICE OWNERS

**2,200**  
ADVISORS & STAFF

**\$14.9B**  
TOTAL VALUE OF SALES & LEASE  
TRANSACTIONS

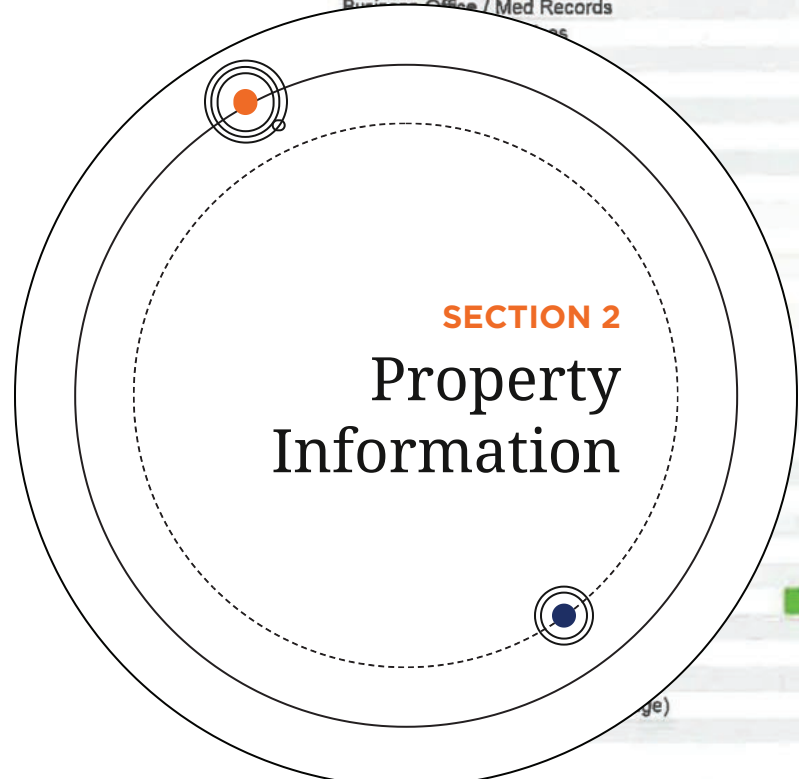


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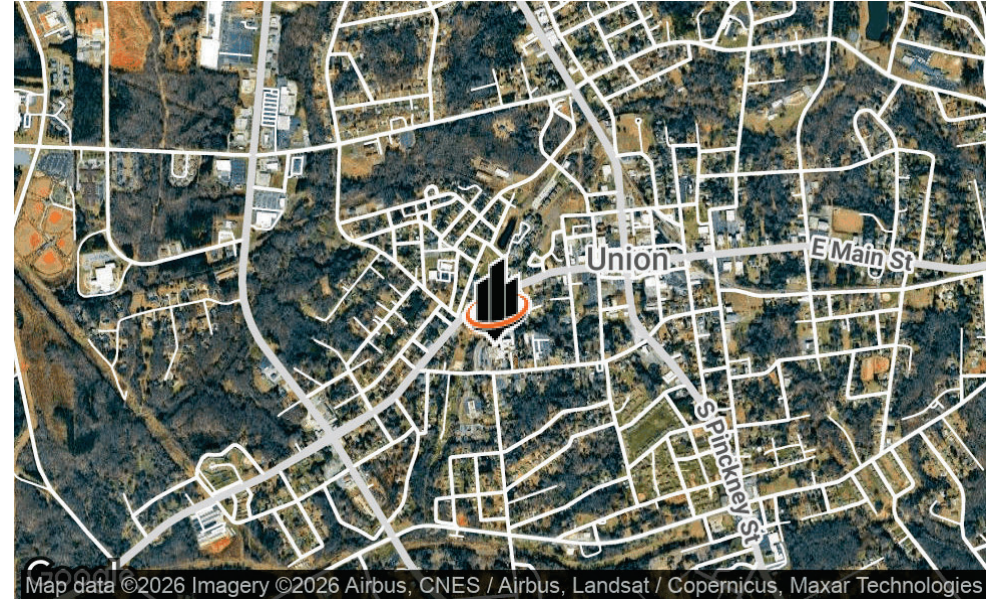


# Square Footage Breakdown

Department	Ground Floor	1st Floor	2nd Floor	3rd Floor	Basement	Total By Department
Access Health	416					416
Accounting	475					475
Administration	1459		2578 Vacant			4037
Admissions	2095					2095
Biomedical Engineering			749			749
Business Office / Med Records	1779					1779
	233	1924	320			2897
	6469	158				1496
			700			6627
	3699					700
	1408	2149	157 Vacant			3899
			90			3714
					841	90
	4617					841
	420					4617
	65					420
	371	50				65
			258			421
	1416	979	1180	170		3745
	3632					3632
	695		228			923
	2202					2202
				15026		15026
	376	12295				12671
		151				151
			1632			1632
			491			491
			1204			1365
			946			946
	7174					7174
	159					159
	354					354
	60					60
"Shell Space"	1863	--	--	--	--	1863
Chapel	169	--	--	--	--	169
Elevators	365	365	240	240	232	1442
Engineering: Boiler / Chiller / Storage	--	--	--	--	16177	16177
Courtyard - an "outside" space	1755					1755
Common areas (restrooms / stairwell / hallways / machine rooms)	2123	10708	5958	1295		20084
<b>Total Square Footage by Floor-UMC</b>	<b>46010</b>	<b>30275</b>	<b>16731</b>	<b>16731</b>	<b>17250</b>	<b>126997</b>



## PROPERTY SUMMARY



## OFFERING SUMMARY

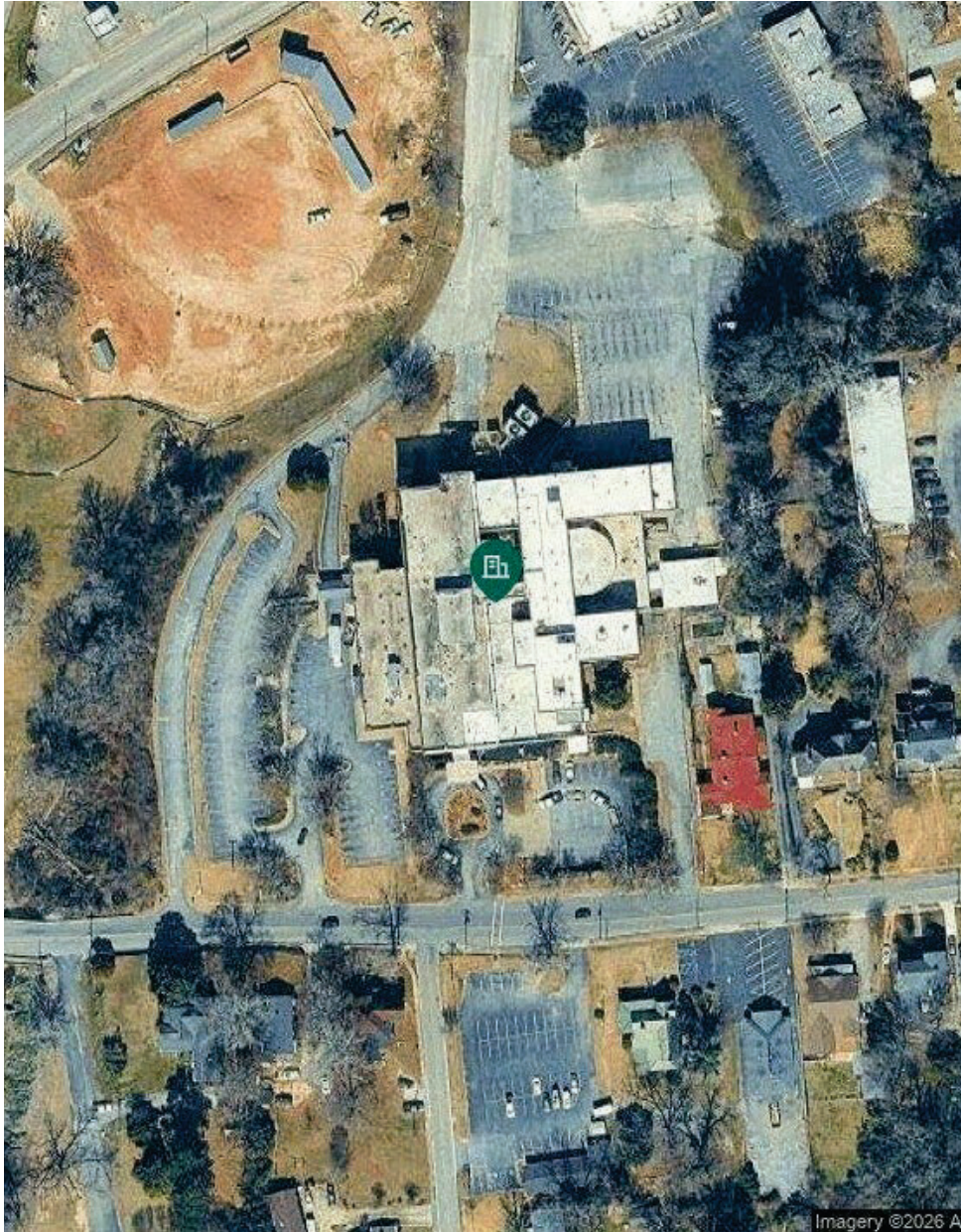
<b>SALE PRICE:</b>	\$1,975,000
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	7.6 Acres
<b>BUILDING SIZE:</b>	127,000 SF

## PROPERTY DESCRIPTION

Discover the potential of 322 West South Street, Union, SC, a 127,000 SF building steeped in history and ripe for adaptive reutilization. Originally constructed in 1921, this multi-purpose property offers endless possibilities for specialty investors, boasting zoning for exempt, workforce / student housing, special purpose, adaptive reutilization, office, residential, and institutional use. With its exceptional flexibility and prime location in Upstate South Carolina, this property presents a unique opportunity to create an exceptional space that meets diverse needs. Whether envisioned as a specialized facility or a distinctive residential conversion, this property invites innovative investment in a Tier Four Incentives County adjacent to the explosive growth of Greenville/Spartanburg.

This Adaptive Reuse Opportunity is extremely rare for a Hospital Conversion to Workforce, USC Students, Senior Housing Focus. There are 246 parking spaces and the property is adjacent to a new Baseball Field serving University of South Carolina Students. The massive structure itself is over 127,000 SF with a fully running physical plant serving the facility. Offices, Floor Plans delineated, Industrial Level Kitchen & Cafeteria, Conference Rooms, Offices, Areas for Coffee Shops, Study Areas, Retail Spaces Available, the List Goes On located in the Center of Town, near the University

# PROPERTY DESCRIPTION



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FULLY CONCEPTUALIZE EVERY ASPECT OF THIS LINK: <https://uniondevboard.wpengine.com/>  
\*\*DO NOT HESITATE TO CONTACT ME TO DO INDUSTRIAL, LAND-DEV, RETAIL, HOUSING DEVELOPMENT HERE TO ADD TO THE CAPACITY FOR THIS PROJECT AND UNION COUNTY AS A WHOLE\*\*

### Incentives:

The City of Union and Union County incentives are designed to lessen tax burden and encourage growth. County incentives are determined on a case-by-case basis, with additional potential tax incentives for projects that address community gaps.

### Incentives from City of Union:

- Capacity Fee (100%) - One time
- Building Permit Fee (50%) - One time
- Hospitality Fee (50%) - Annually (up to 5 years)
- Building License Fee (50%) - Annually (up to 5 years)
- Accommodation Taxes (50%) - Annually (up to 5 years)

### Incentives from Union County:

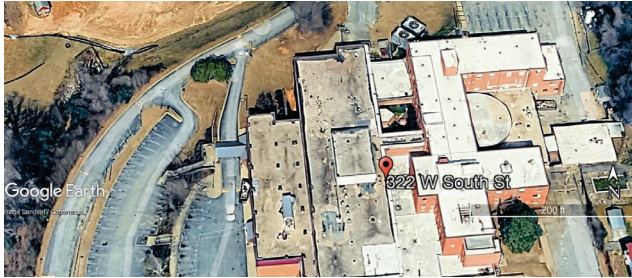
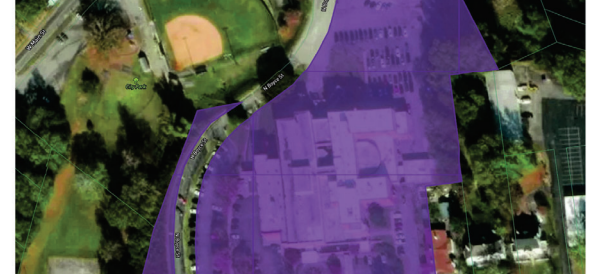
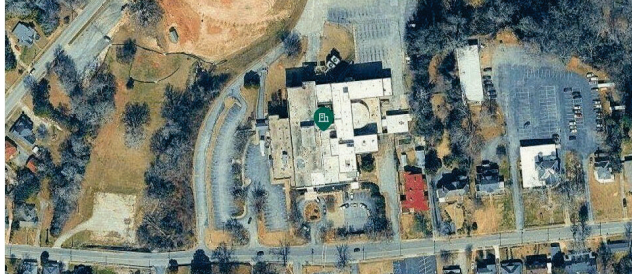
- Infrastructure Upgrade - Grants and Loans
- Property Tax Incentives
- Special Discretionary Incentives

## LOCATION DESCRIPTION

Hospital Adaptive Reutilization with a huge tier of Tax Credits and other structures within the scope of the University of South Carolina Union Campus envisioned here: <https://acrobat.adobe.com/id/urn:aaid:sc:US:1c7107c1-cfaf-4e12-848a-e6722e9c5689> This is a massive facility with a fully running Physical Plant coupled with 246 parking spaces and all the components of a Hospital poised for change to serve Workforce Housing and Student Housing that is currently not adequately served. The valuation of this Hospital is over \$7M but this acquisition can be made for under \$2M.

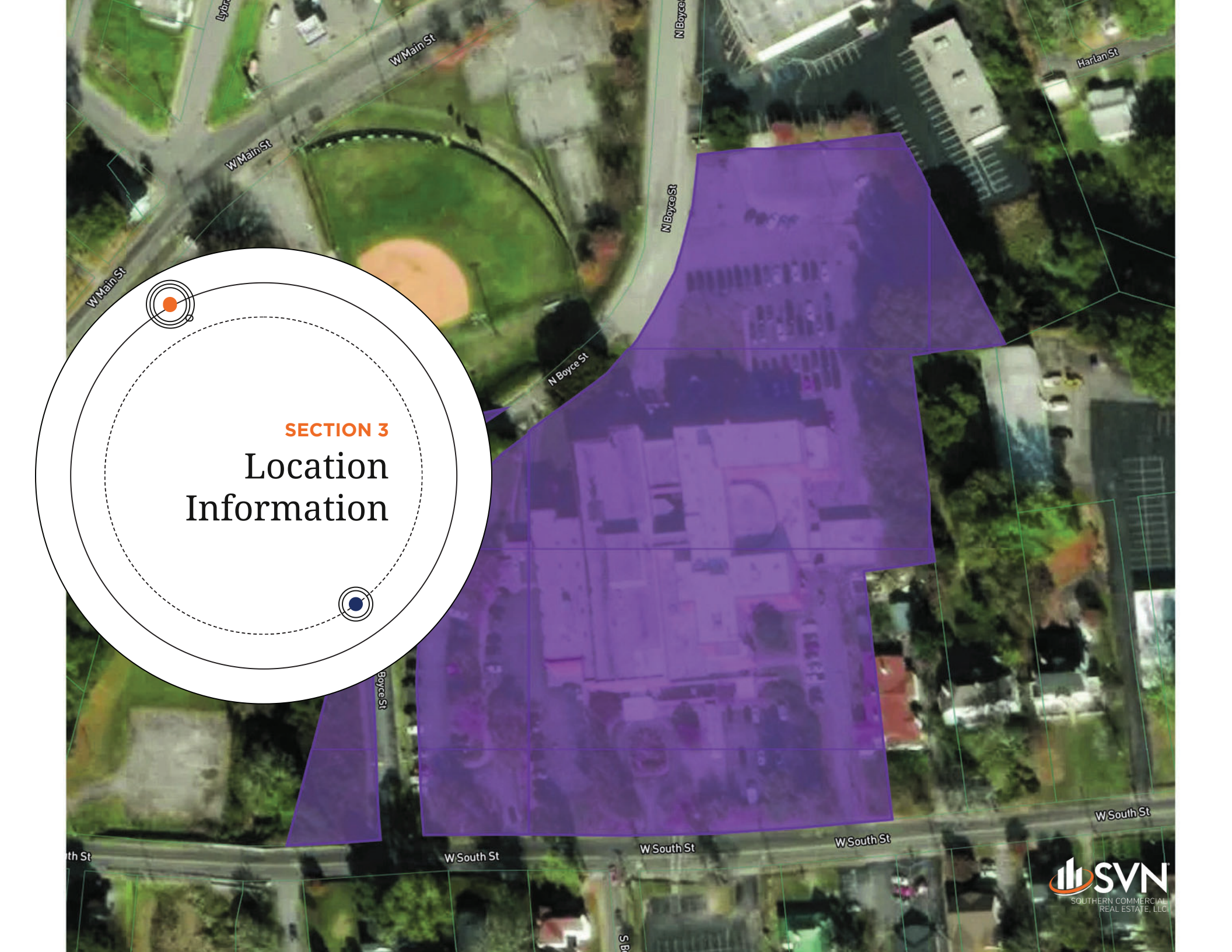


# ADDITIONAL PHOTOS



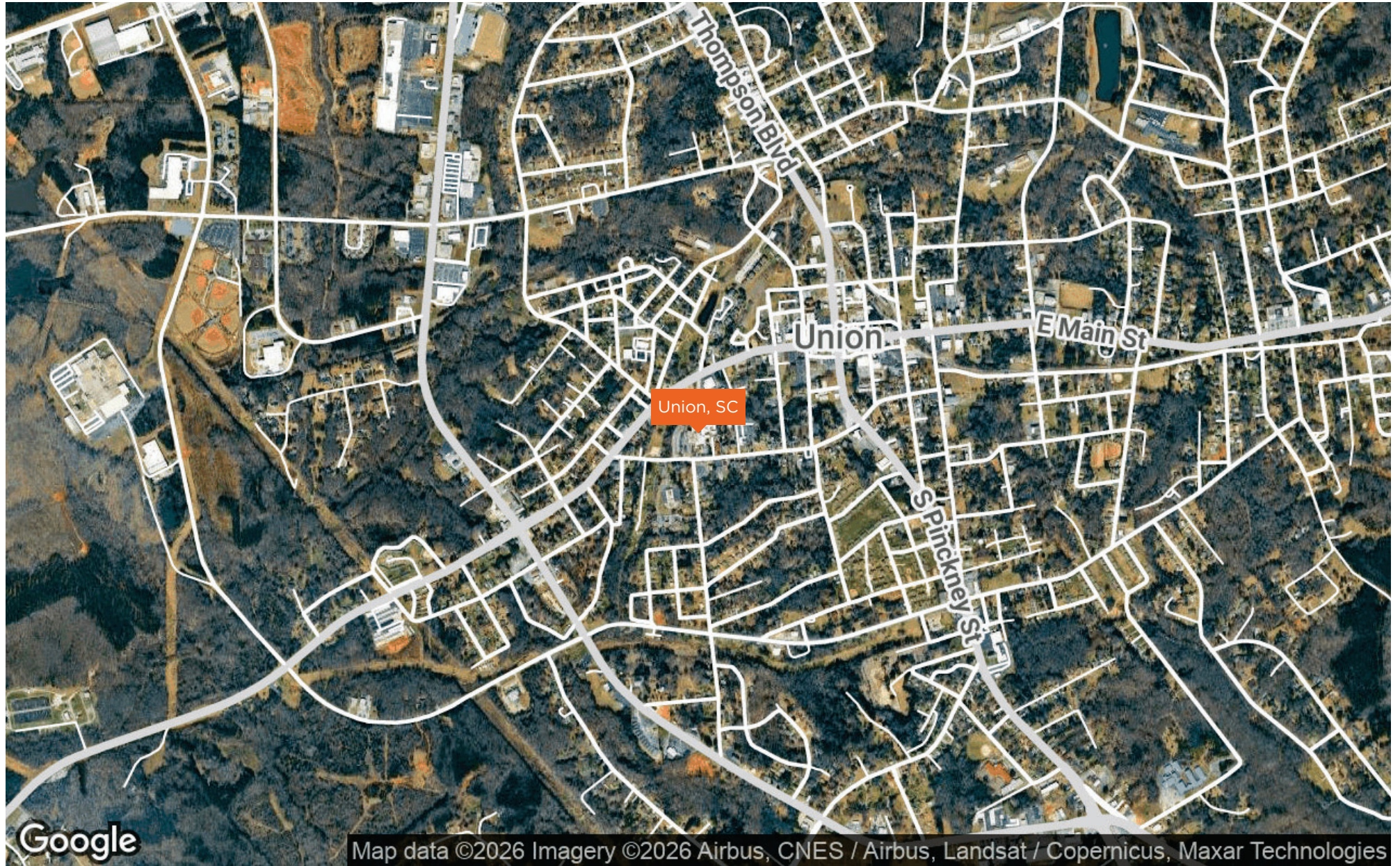
Administration	2085	740		2085
Biomedical Engineering				740
Business Office / Med Records	1779			1779
Catheterization Services	233	1924	300	2957
Clinical Management		1498		1498
Delivery	5489	188		6677
Education			700	700
Emergency Department	3989			3989
Employee Health/Wellness	1408	2140	100 Vacant	3714
EMS			90	90
Engineering (office space)				841
EVIS	4517			4517
Heart Failure Clinic	400			400
Home Health (HHHS)	80			80
Human Resources	271	50	254	421
Infection Control				
Information Services	1418	979	1190	3717
Laboratory	2802		170	3032
Classroom - Clinical Quality office-2nd	660		228	920
Materials Management	2202			2202
Med Risk				1020
Nursing	376	12285	19028	12671
Out Therapy / Speech Therapy		181		181
Pharmacy			1632	1632
Physical Therapy			491	491
Physician	100 Vacant		1254	1354
Quality Risk Management			948	948
Radiology	7174			7174
Security	189			189
Special Procedures Unit (RT Storage)				354
Volunteers (Front Desk)	90			90
VACANT				
"Shell Space"	1863			1863
Child	180			180



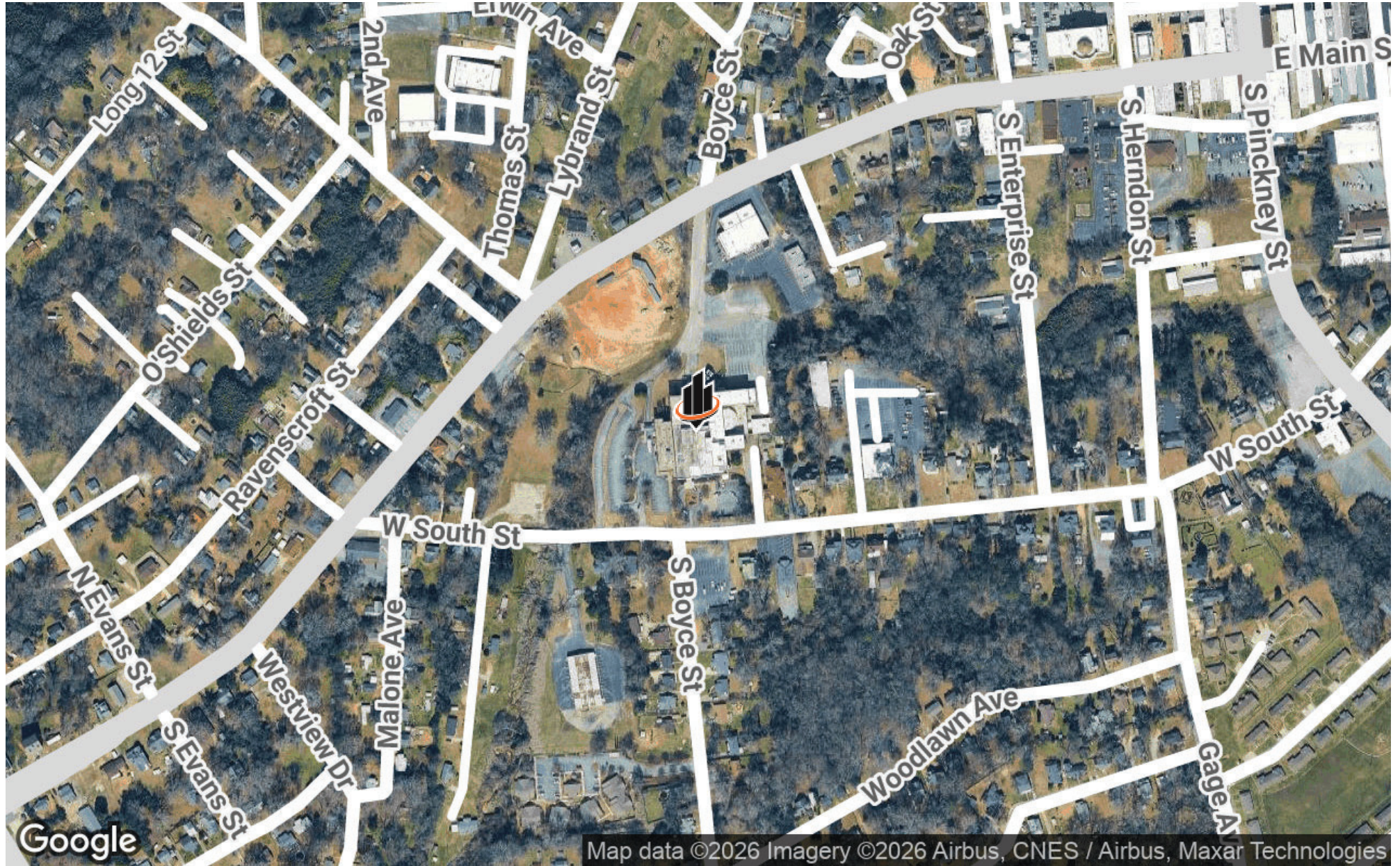
An aerial photograph of a city block with a large purple semi-transparent overlay. The overlay covers a multi-story building and surrounding areas. A circular callout with a dashed border and a white background is positioned on the left side of the image. It contains the text 'SECTION 3 Location Information' and two small circular icons: one with an orange dot and one with a blue dot.

**SECTION 3**  
Location  
Information

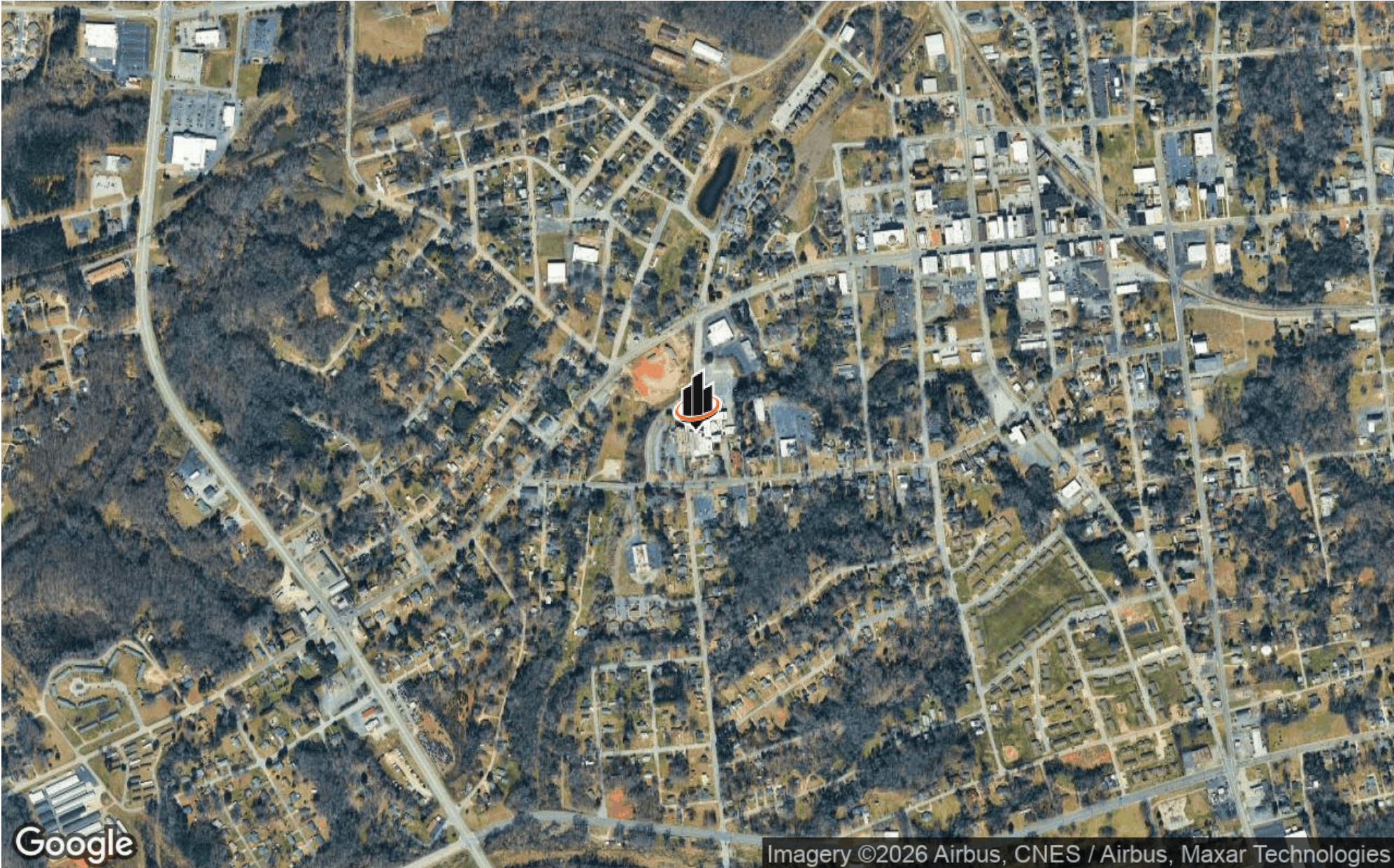
# REGIONAL MAP



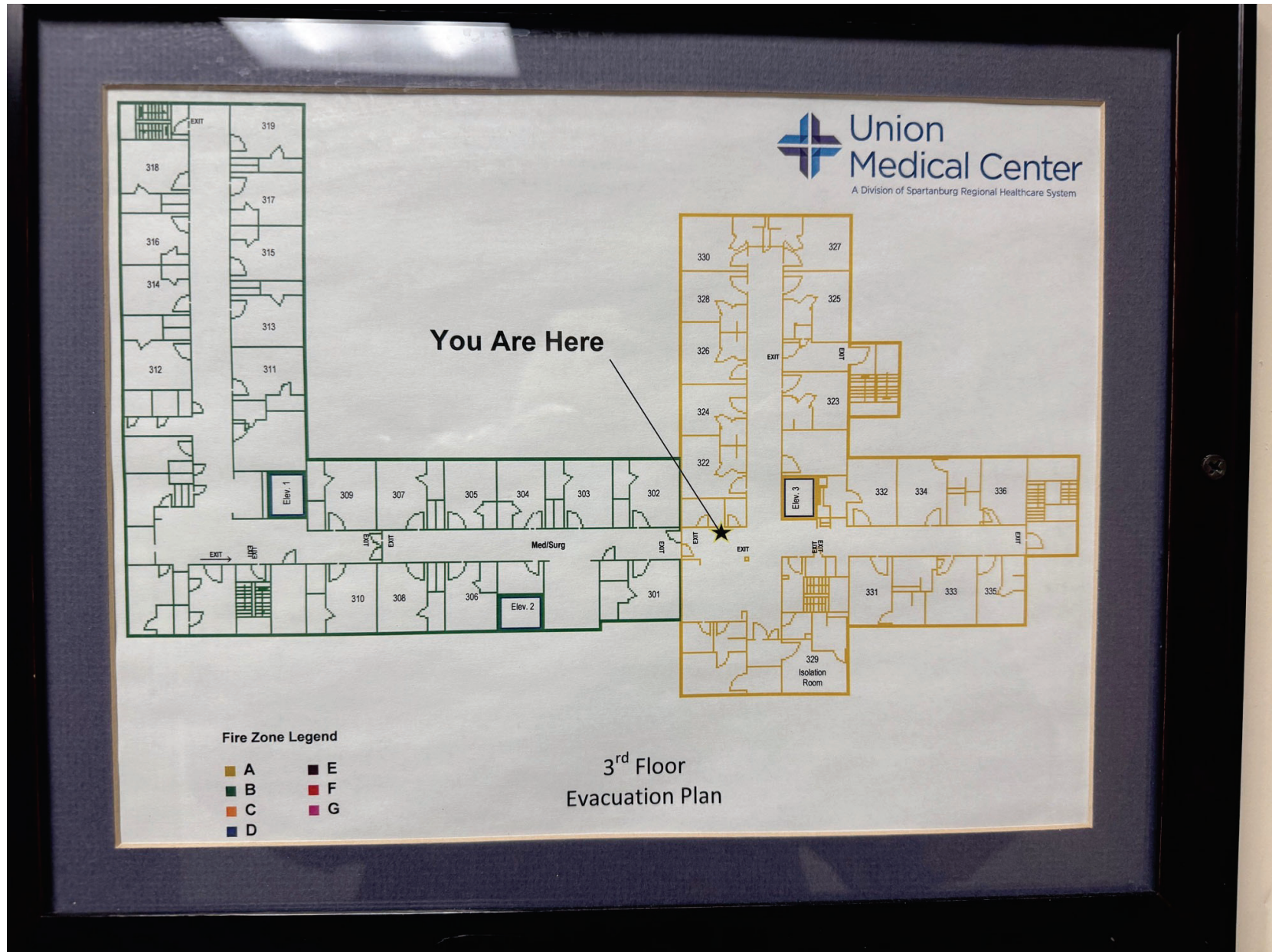
# LOCATION MAP



**AERIAL MAP**



# SITE PLANS





**SECTION 4**  
**Advisor Bios**

## ADVISOR BIO 1



### GILBERT BRADHAM

Senior Advisor

[gilbert.bradham@svn.com](mailto:gilbert.bradham@svn.com)

Direct: **803.325.1000** | Cell: **843.532.1641**

SC #3844

### PROFESSIONAL BACKGROUND

**Collective Strength = Accelerated Growth is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. <https://svn-scre.com/> Cell Number Direct: (843) 532-1641**

**I am delighted to say that work ethics and collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered with expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.**

**Let's engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let's close the loop.**

### EDUCATION

**Citadel Alumni 2020 Bachelor of Arts in Political**

**Science with Pre-Law & Legal Subfield**

**Summa Cum Laude Institutional Honors**

**CGC M.A. in Intelligence & Securities Studies Graduate May 2023**

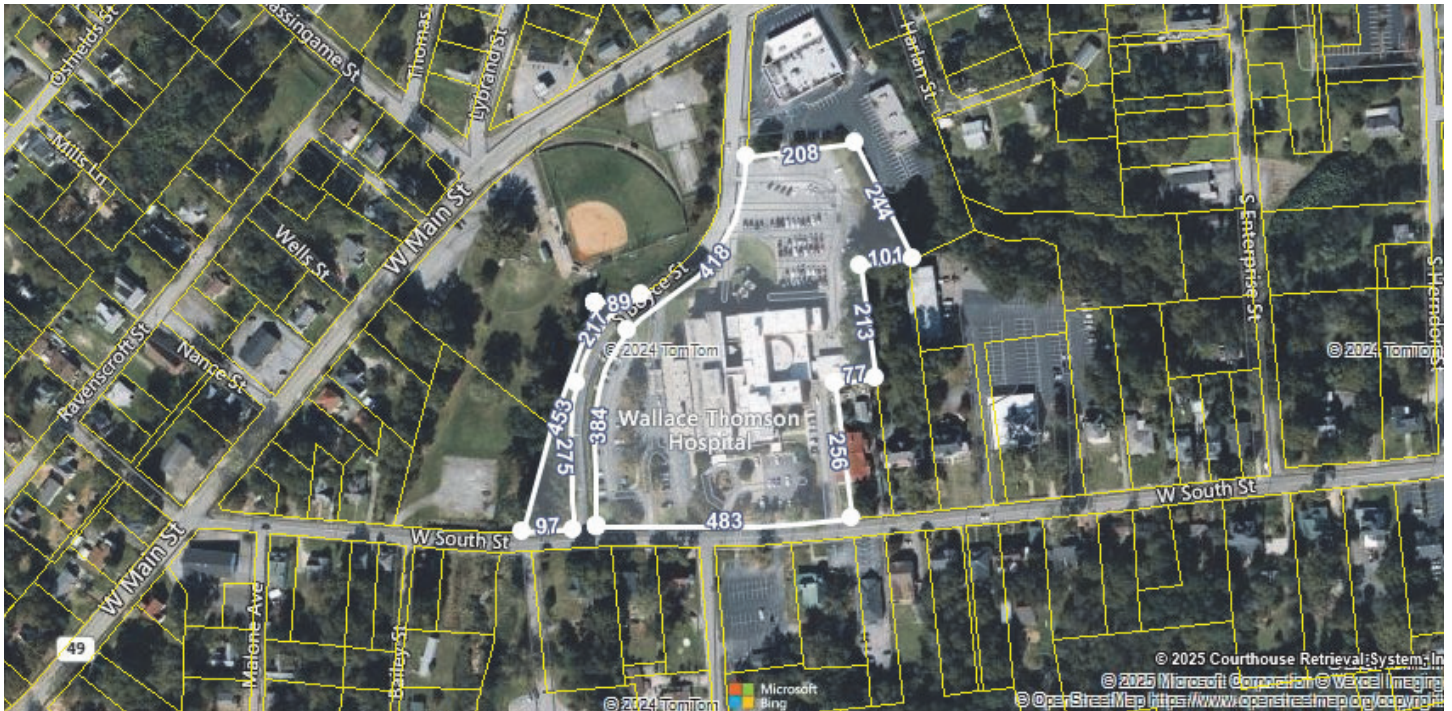
**SVN | Southern Commercial Real Estate, LLC**

116 E. Main Street, Suite 201

Rock Hill, SC 29730

803.325.1000





**LOCATION**

<b>Property Address</b>	322 W South St Union, SC 29379-2839
<b>County</b>	Union County, SC

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	073-15-01-015 000
<b>Alternate Parcel ID</b>	
<b>Account Number</b>	
<b>District/Ward</b>	01
<b>2010 Census Trct/Blk</b>	302/2
<b>Assessor Roll Year</b>	2023

**PROPERTY SUMMARY**

<b>Property Type</b>	Exempt
<b>Land Use</b>	Exo
<b>Improvement Type</b>	

**Square Feet**

**CURRENT OWNER**

<b>Name</b>	Union Hospital District
<b>Mailing Address</b>	322 W South St Union, SC 29379-2839

**SCHOOL INFORMATION**

These are the closest schools to the property

<b>Foster Park Elementary School</b>	1.2 mi
Elementary: Pre K to 5	Distance
<b>Union County Achievement Academy</b>	0.9 mi
Middle-High: 6 to 12	Distance
<b>Union County High School</b>	3.0 mi
High: 9 to 12	Distance

**SALES HISTORY THROUGH 01/29/2024**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/21/1983		Union Hospital District	Union County			195/772
7/31/1948						88/411

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
Appraisal Year	2008	Assessment Year	2008
Appraised Land	\$120,000	Assessed Land	
Appraised Improvements	\$7,108,700	Assessed Improvements	
Total Tax Appraisal	\$7,228,700	Total Assessment	
		Exempt Amount	
		Exempt Reason	

## TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
No tax records were found for this parcel.			

## PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

## PROPERTY CHARACTERISTICS: LOT

Land Use	Exo	Lot Dimensions
Block/Lot		Lot Square Feet
Latitude/Longitude	34.712297°/-81.629261°	Acreage

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

## LEGAL DESCRIPTION

Subdivision	Plat Book/Page	5/116
Block/Lot	District/Ward	01
Description	Wallace Thomson Hospital 322 W South Street	

## INTERNET ACCESS

courtesy of Fiberhomes.com

## FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	45087C0185D	08/02/2011

## LISTING ARCHIVE




No Listings found for this parcel.



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Roads

Parcel ID	073-15-01-015 000	Alternate ID	073-15-01-015 000	Owner Address	UNION HOSPITAL DISTRICT
Sec/Twp/Rng	n/a	Class	EXO		322 W SOUTH STREET UNION SC
Property Address	322 W SOUTH STREET	Acreage	n/a		29379
District	01				
Brief Tax Description	322 W SOUTH STREET				
	(Note: Not for record)				

Date created: 2/5/2025  
 Last Data Uploaded: 2/5/2025 6:08:06 PM




Gilbert B. Bradham, Jr. | *SVN Senior Advisor*




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116 E. Main Street, Suite 201 | Rock Hill, SC 29730

# Union Medical Center

322 W South Street

Union County, South Carolina 29379



- FEATURES:**
- ◇ **Size:** ±7 Acres
  - ◇ **Parcel ID:** 073-15-01-015 (000)
  - ◇ **Jurisdiction:** City of Union
  - ◇ **Zoning:** Office, Residential, or Institutional
  - ◇ **Drive Distance:**
    - ±19.6 miles to I-26 Access
    - ±28.4 miles to I-85 Access
    - ±38.4 miles to I-77 Access
    - ±43.5 miles to GSP Int'l Airport
    - ±76.0 miles to CLT Int'l Airport
  - ◇ **Parking:** 246 Spaces
  - ◇ **Sewer:** City of Union
  - ◇ **Water:** City of Union
  - ◇ **Power:** City of Union
  - ◇ **Gas:** City of Union
  - ◇ **Telecommunications:** AT&T/ Spectrum



**Total Square Feet: ±127,000SF**



**UNION COUNTY  
DEVELOPMENT BOARD**

**Gilbert B. Bradham, Jr. | SVN Senior Advisor**



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**globe |** www.svn-scre.com

**116 E. Main Street, Suite 201 | Rock Hill, SC 29730**

no guarantee, warranty or representation about its present or future performance of the property. your satisfaction on the suitability of the property

# Union Medical Center

322 W South Street

Union County, South Carolina 29379



## Square Footage Breakdown

Department	Ground Floor	1st Floor	2nd Floor	3rd Floor	Basement	Total By Department
Access Health	416					416
Accounting	475					475
Administration	1459		2578 Vacant			4037
Admissions	2095					2095
Biomedical Engineering			749			749
Business Office / Med Records	1779					1779
Cardiopulmonary Services	233	1924	320			2897
Case Management		1496				1496
Dietary	6469	158				6627
Education			700			700
Emergency Department	3699					3699
Employee Health/Wellness	1408	2149	157 Vacant			3714
EMS			90			90
Engineering (office space)					841	841
EVS	4617					4617
Heart Failure Clinic	420					420
Home Health (SRHS)	65					65
Human Resources	371	50				421
Infection Control			258			258
Information Services	1418	979	1180	170		3745
Laboratory	3632					3632
Classroom - Gmd/Quality office-2nd	695		228			923
Materials Management	2202					2202
Med Surg				15026		15026
Nursing	376	12295				12671
Occ Therapy / Spch Therapy		151				151
Pharmacy			1632			1632
Physical Therapy			491			491
Physicians	161 Vacant		1204			1365
Quality / Risk Management			946			946
Radiology	7174					7174
Security	159					159
Special Procedures Unit (RT Storage)	354					354
Volunteers (Front Desk)	60					60
<b>VACANT</b>						
"Shell Space"	1863	--	--	--	--	1863
Chapel	169	--	--	--	--	169
Elevators	365	365	240	240	232	1442
Engineering: Boiler / Chiller / Storage	--	--	--	--	16177	16177
Courtyard - an "outside" space	1755					1755
Common areas (restrooms / stairwell / hallways / machine rooms)	2123	10708	5958	1295		20084
<b>Total Square Footage by Floor-UMC</b>	<b>46010</b>	<b>30275</b>	<b>16731</b>	<b>16731</b>	<b>17250</b>	<b>126997</b>



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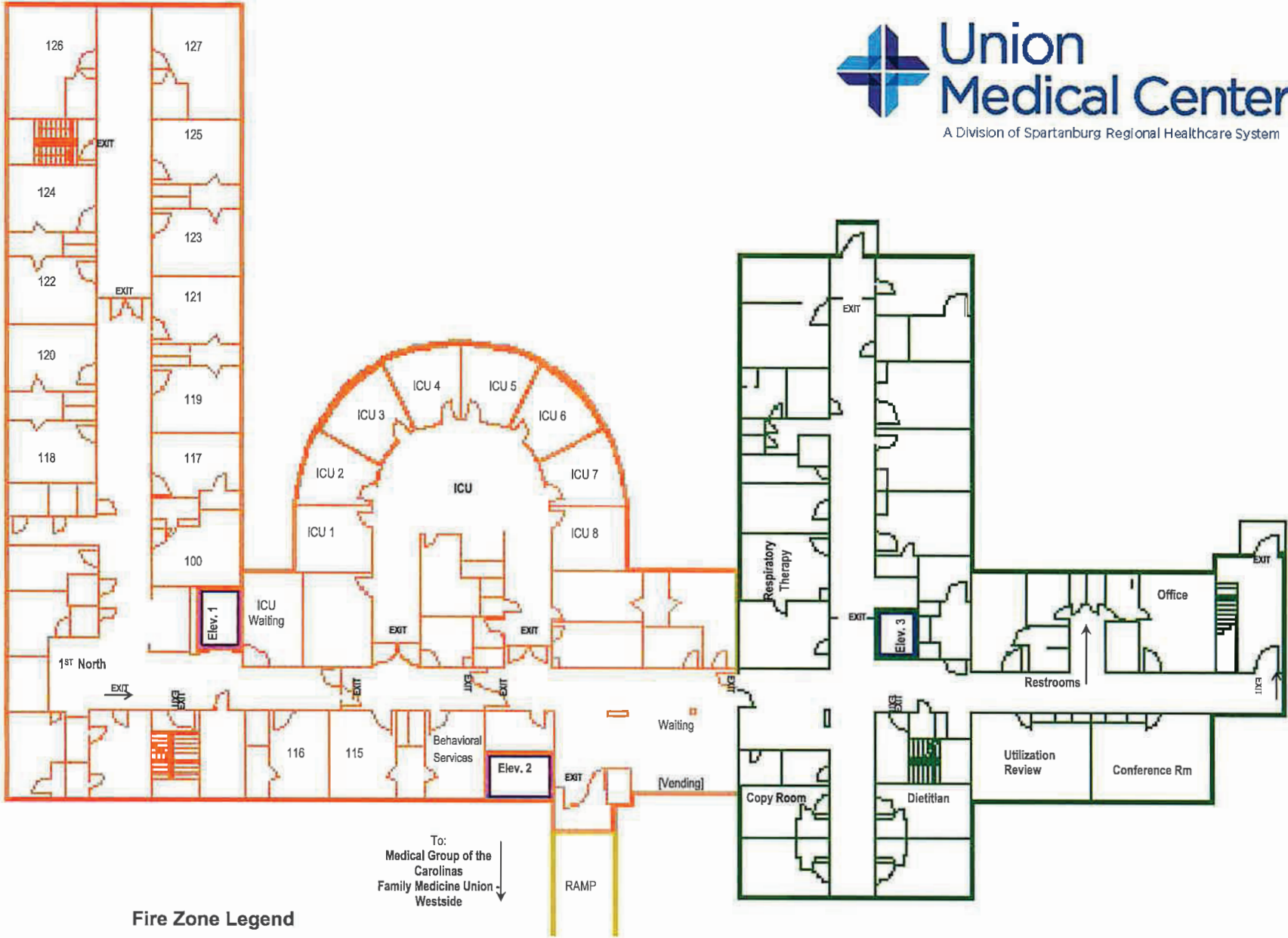
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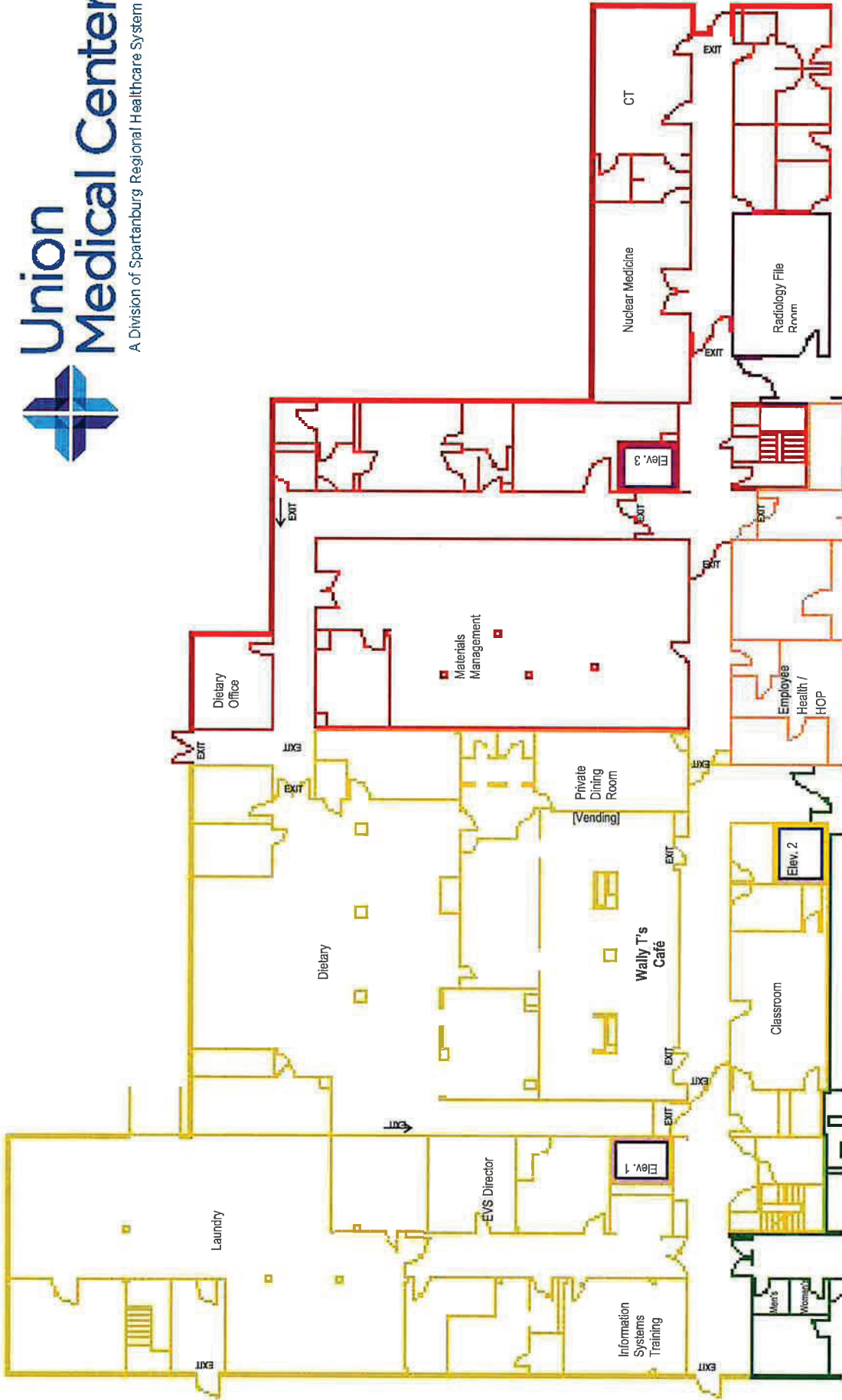
presentation about it  
use of the property.  
ability of the property



**Fire Zone Legend**

- |   |   |
|---|---|
| <span style="color: yellow;">■</span> A | <span style="color: purple;">■</span> E |
| <span style="color: green;">■</span> B  | <span style="color: red;">■</span> F    |
| <span style="color: orange;">■</span> C | <span style="color: pink;">■</span> G   |
| <span style="color: blue;">■</span> D   |   |

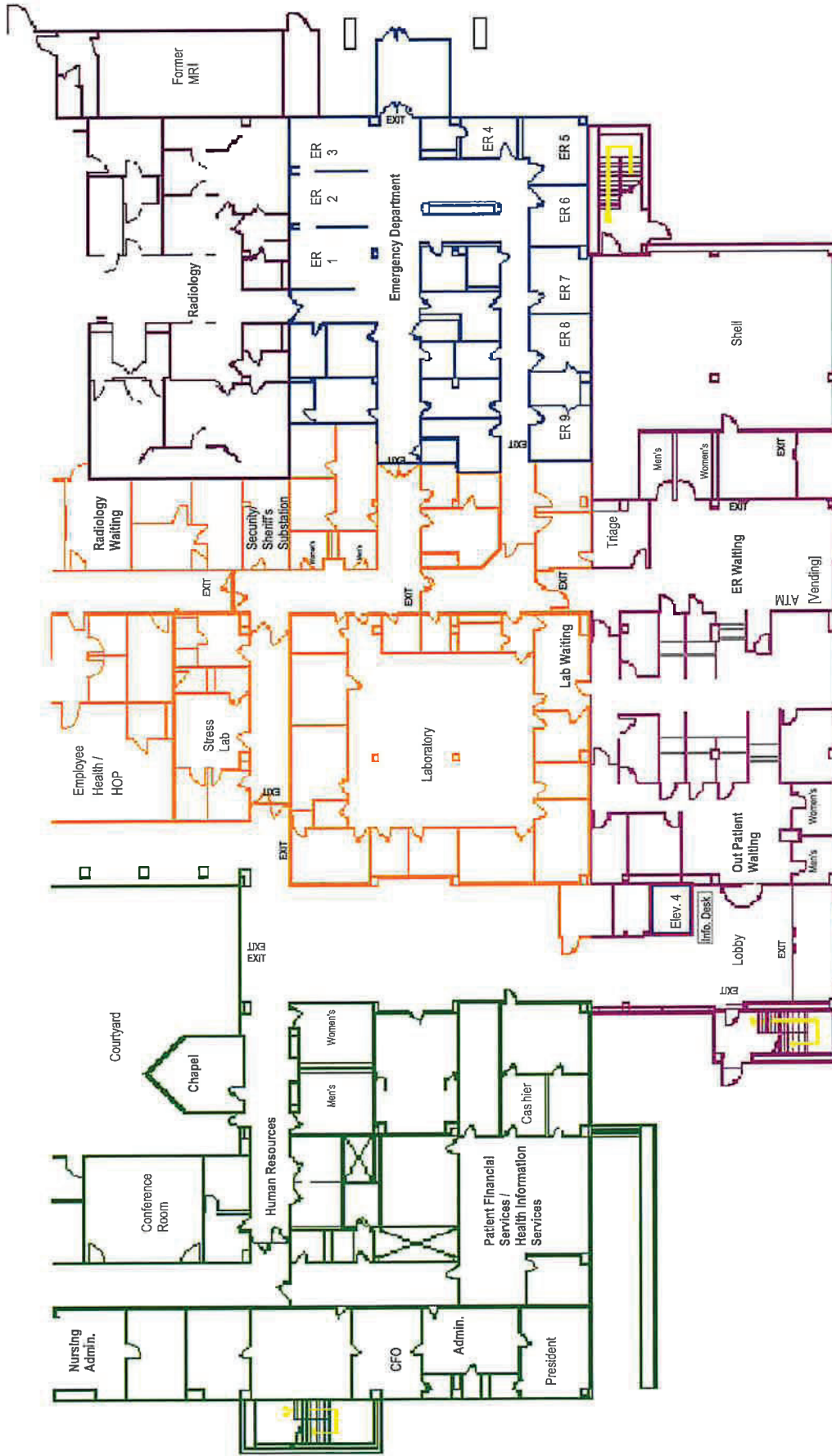
1st Floor East  
Evacuation Plan



**Fire Zone Legend**

- A ■
- B ■
- C ■
- D ■
- E ■
- F ■
- G ■

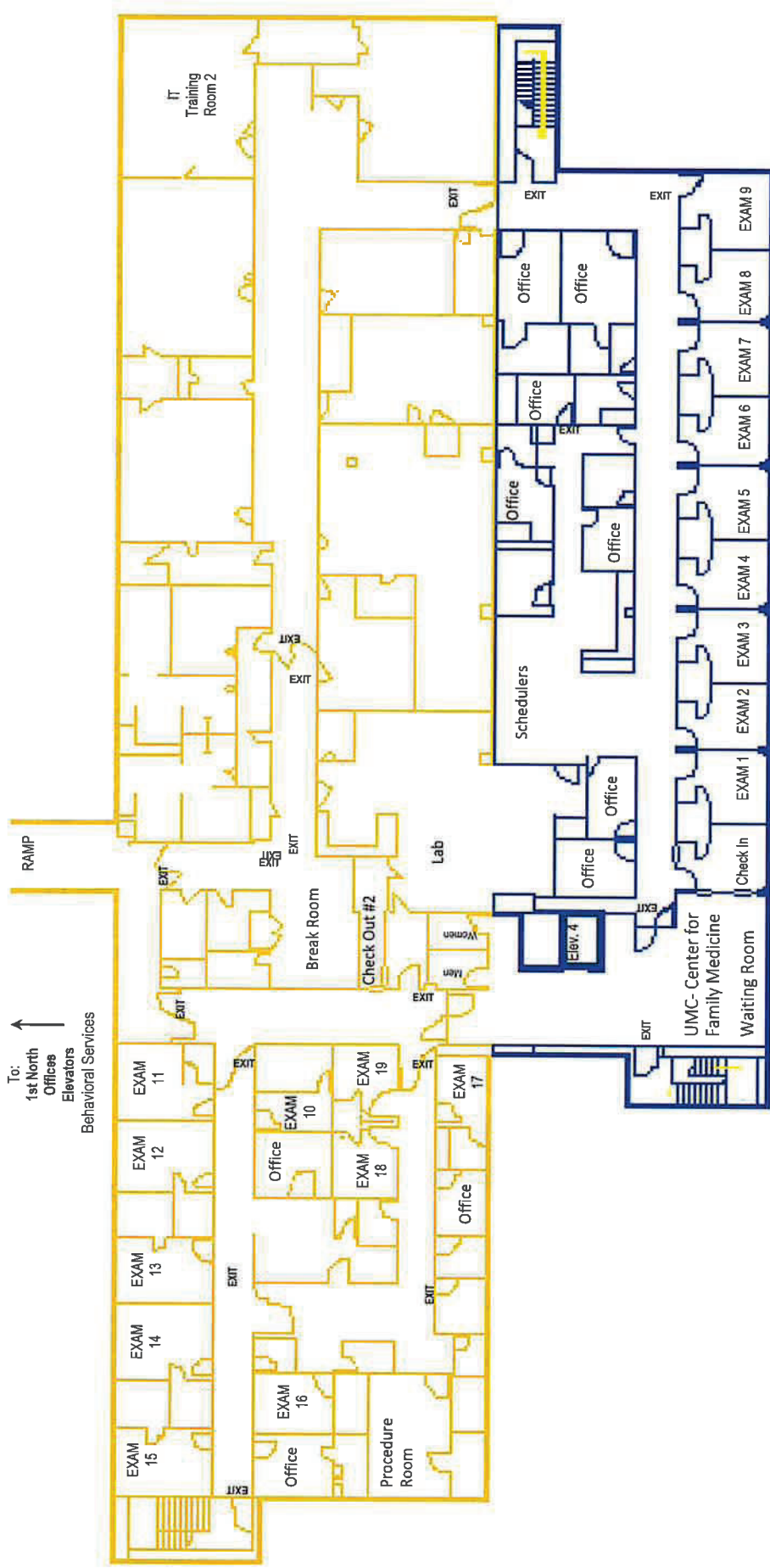
**Ground Floor East  
Evacuation Plan**



## Ground Floor West Evacuation Plan

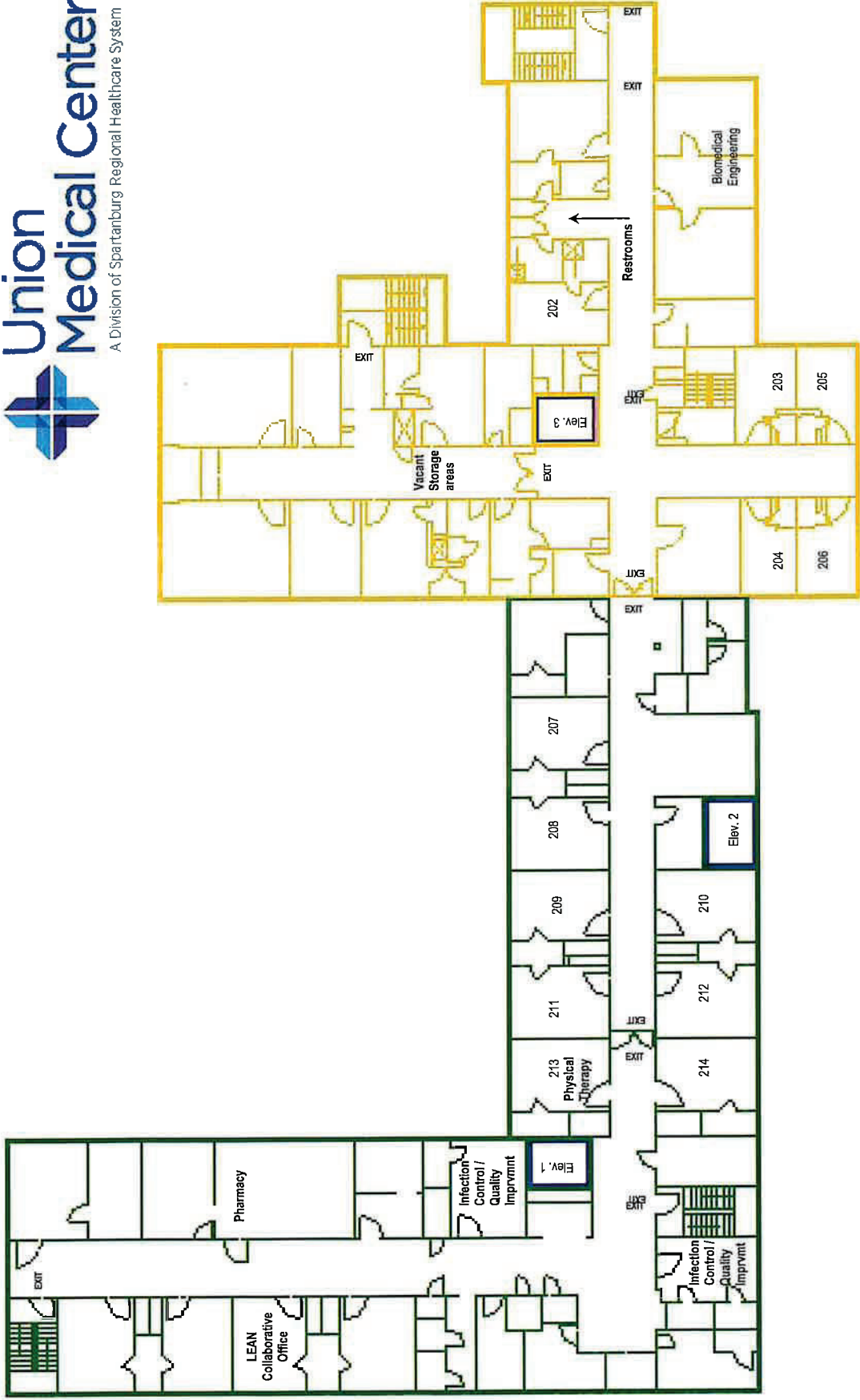
**Fire Zone Legend**

A	E	F	G
B			
C			
D			



To: ↑  
 1st North  
 Offices  
 Elevators  
 Behavioral Services

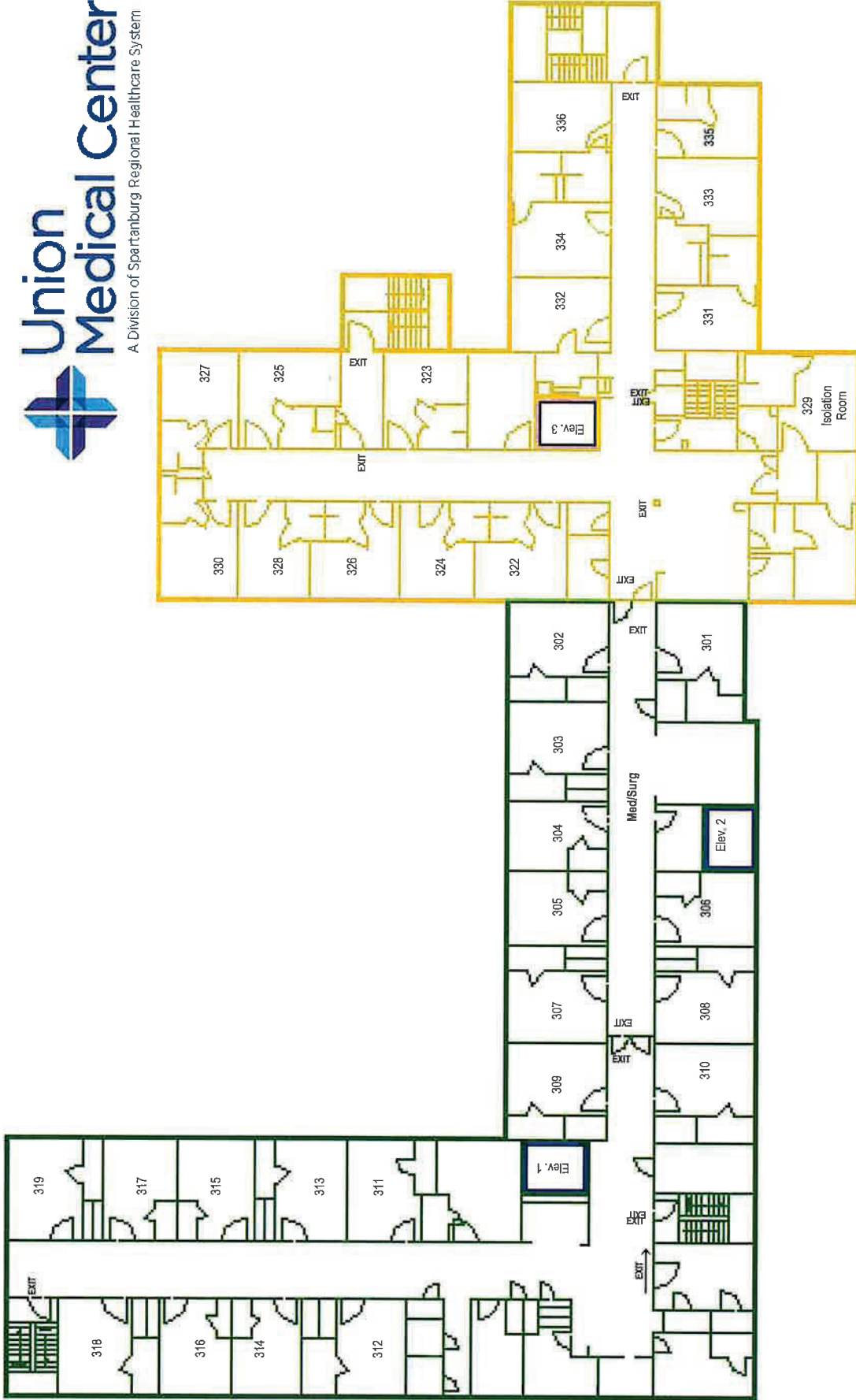
**UMC - Center for Family Medicine**  
 322 West South Street  
 Union, SC 29379










**Fire Zone Legend**

- A ■
- B ■
- C ■
- D ■
- E ■
- F ■
- G ■

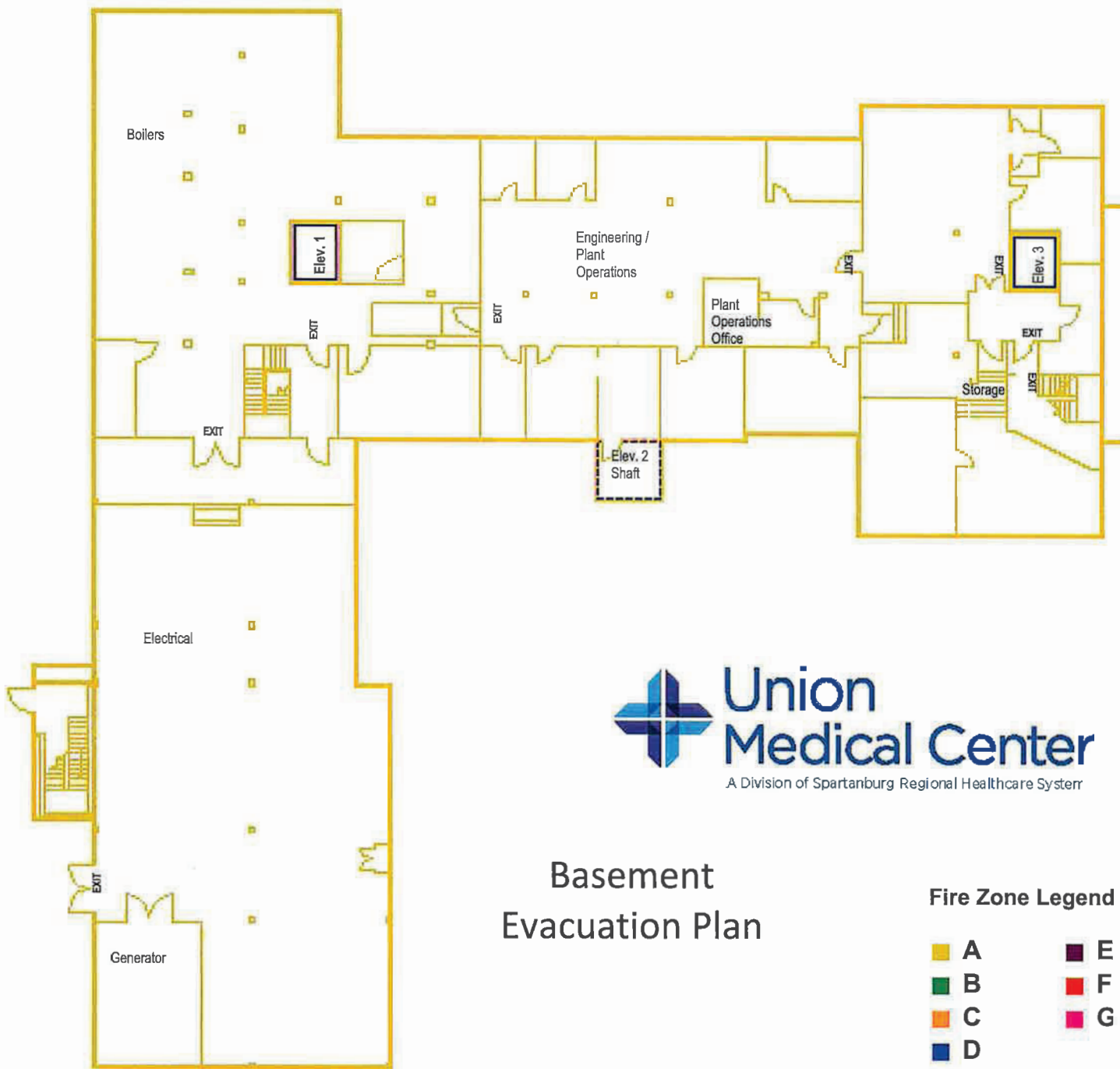
**2<sup>nd</sup> Floor  
Evacuation Plan**



**Fire Zone Legend**

- |   |          |   |          |
|---|----------|---|----------|
|  | <b>A</b> |  | <b>E</b> |
|  | <b>B</b> |  | <b>F</b> |
|  | <b>C</b> |  | <b>G</b> |
|  | <b>D</b> |   |          |

**3<sup>rd</sup> Floor  
Evacuation Plan**



## Basement Evacuation Plan

### Fire Zone Legend

- |   |   |
|---|---|
| <span style="color: yellow;">■</span> A | <span style="color: purple;">■</span> E |
| <span style="color: green;">■</span> B  | <span style="color: red;">■</span> F    |
| <span style="color: orange;">■</span> C | <span style="color: pink;">■</span> G   |
| <span style="color: blue;">■</span> D   |   |