

# RECEIVERSHIP SALE

*((Subject to Federal District Court Approval))*



## Information Memorandum

106 Sandra Avenue  
Greenville, SC 29611



INSPECTIONS BY APPOINTMENT ONLY

April 3, 2026

# Table of Contents

---

Property Highlights ..... 3

Floor Plan ..... 5

Property Photos ..... 6

Tax Map ..... 9

Site Plans ..... 10

Population and Demographics ..... 11

Map ..... 12

City Facts ..... 13

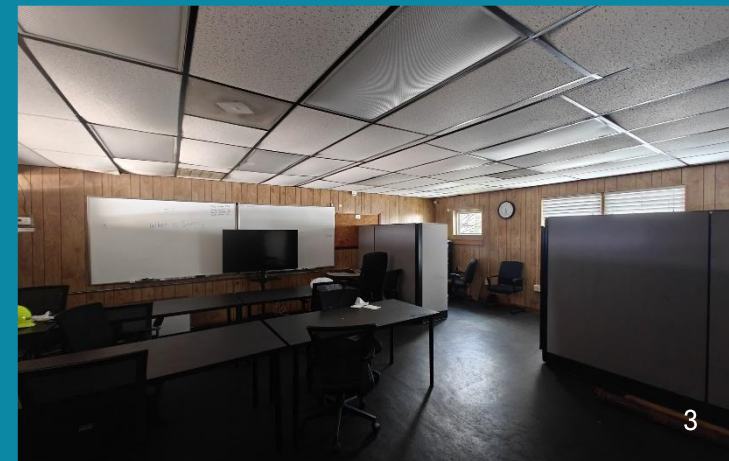
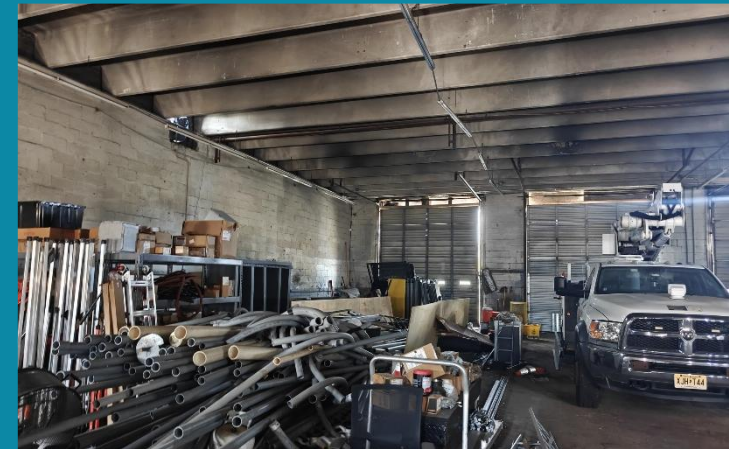
Disclaimer ..... 14

Contacts ..... 15

# Property Highlights

106 Sandra Avenue is a 7,200 s.f. office/warehouse facility on a 4.80-acre outdoor storage yard located in Greenville, Greenville County, South Carolina 29611. The site is improved with a vehicle maintenance facility constructed in 1950. The building has a 15-foot clear height and approximately 29.2% office finish.

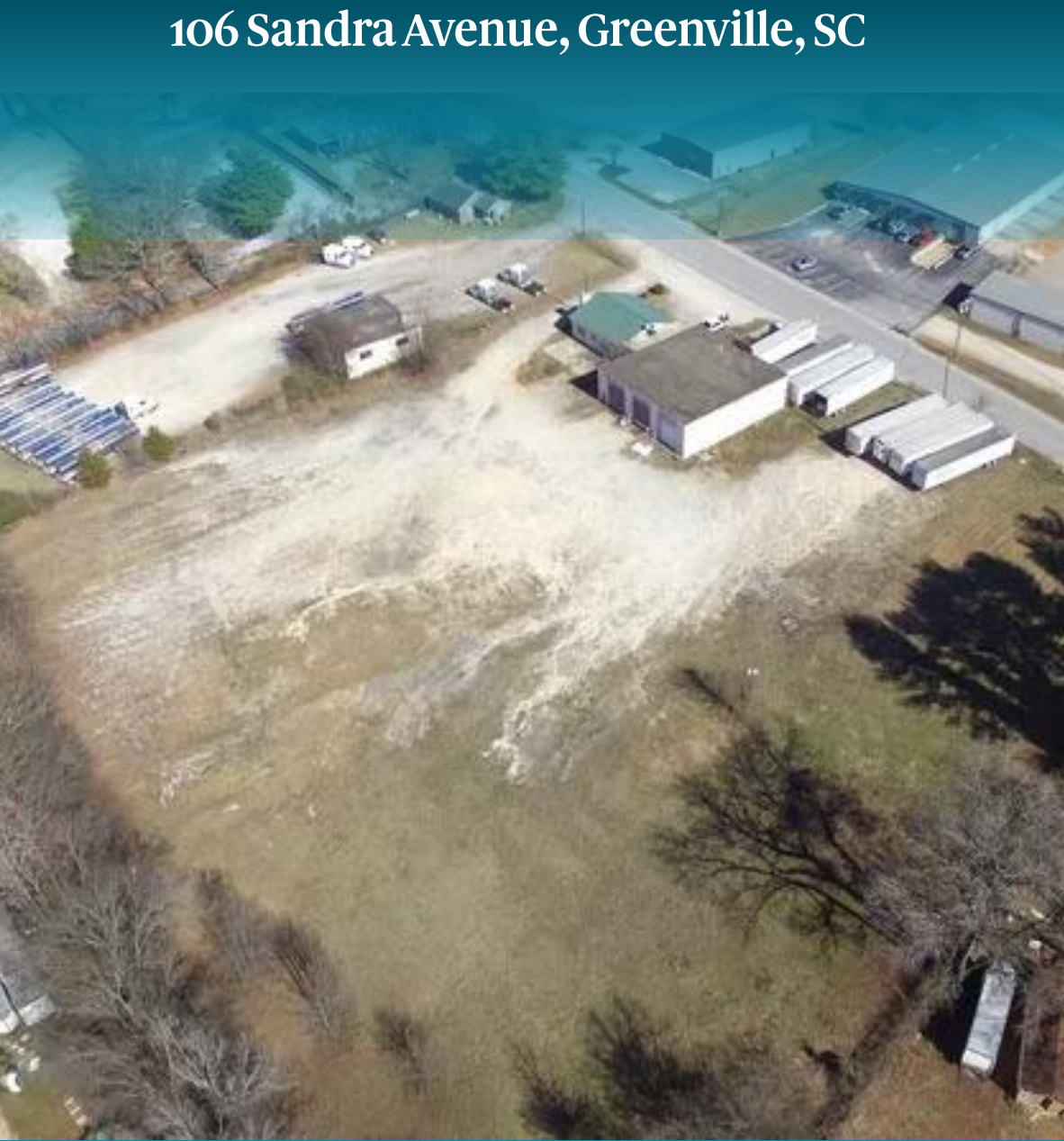
The property is split between three adjoining tax parcels and sits approximately 150 feet southwest of the intersection of Sandra Avenue and Lake Drive. Primary access to the area is provided by Interstate Highway 85 and U.S. Highway 25 (White Horse Road), with secondary access directly via Sandra Avenue.



# Industrial Outdoor Storage Yard:

# 106 Sandra Avenue, Greenville, SC

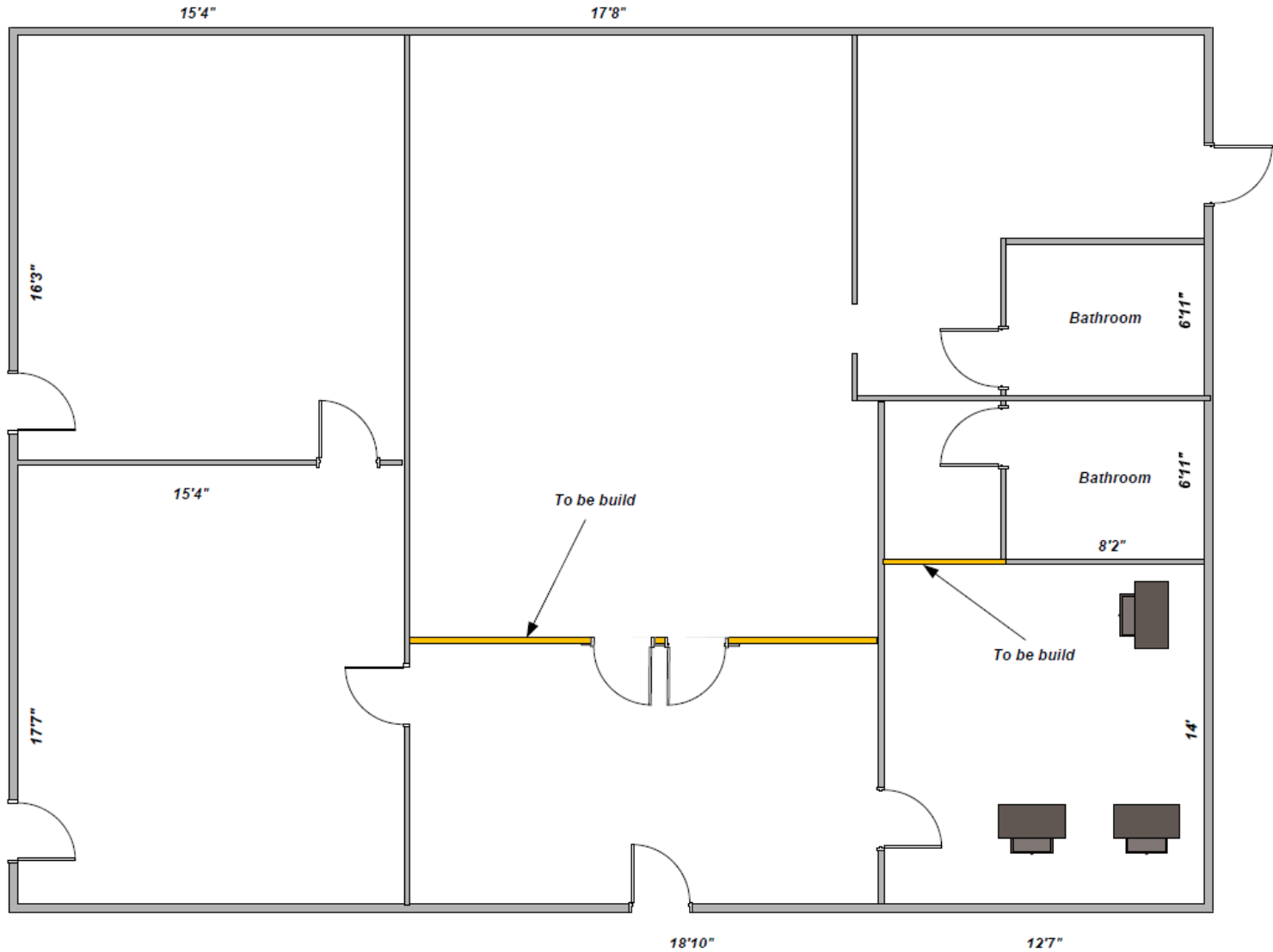
Address	106 Sandra Avenue, Greenville, SC
Parcel ID	0252.00-01-008.04 0252.00-01-008.05 0252.00-01-008.03
Building Area	7,200 SF
Site Area	4.8 AC
Year Built	1950
Zoning	S-1 (Services District)
Heating & A/C	Office areas only
Foundation	Concrete slab, on grade
Roof	Tar & Gravel/ sloped metal
Parking	5 designated spaces + open gravel areas
Utilities	Public water, public sewer
Additional Building Features	<ul style="list-style-type: none"><li>• Fully Fenced &amp; secured site</li><li>• 6 grade- level overhead doors</li><li>• 493 frontage on Sandra Ave</li></ul>



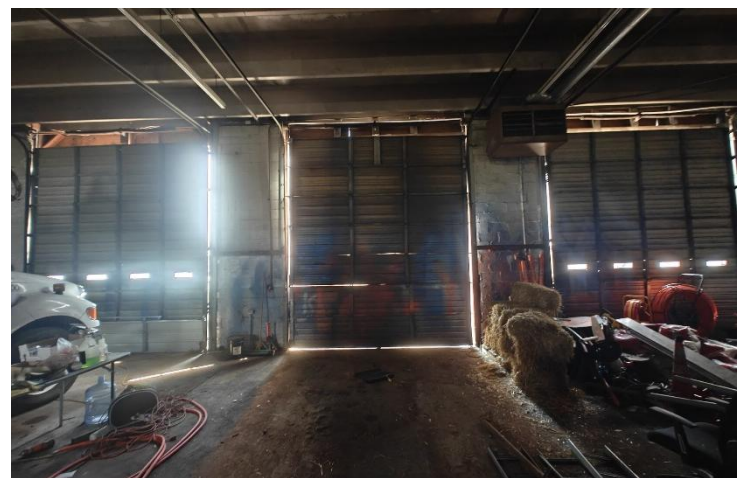
# Sandra Ave

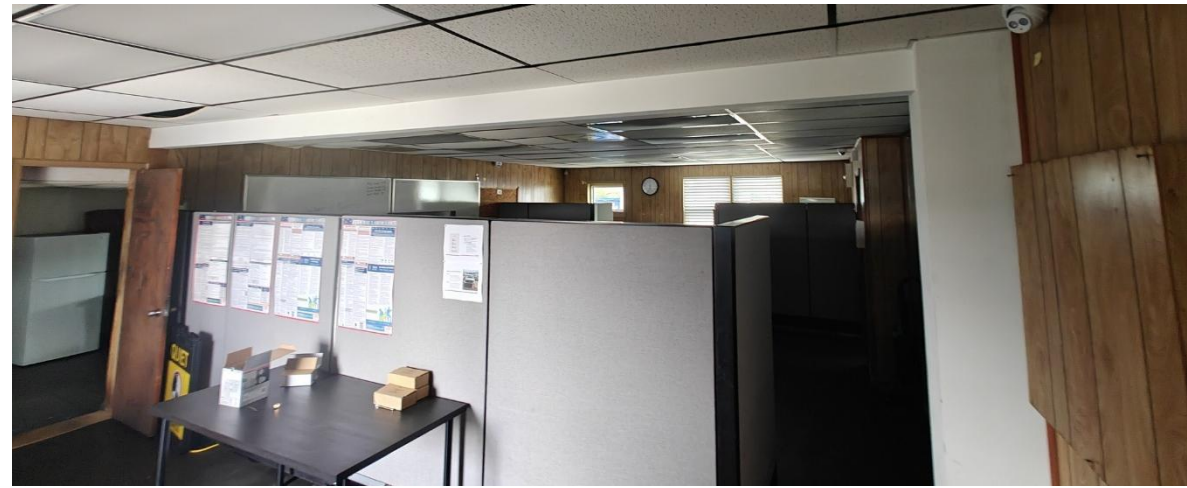
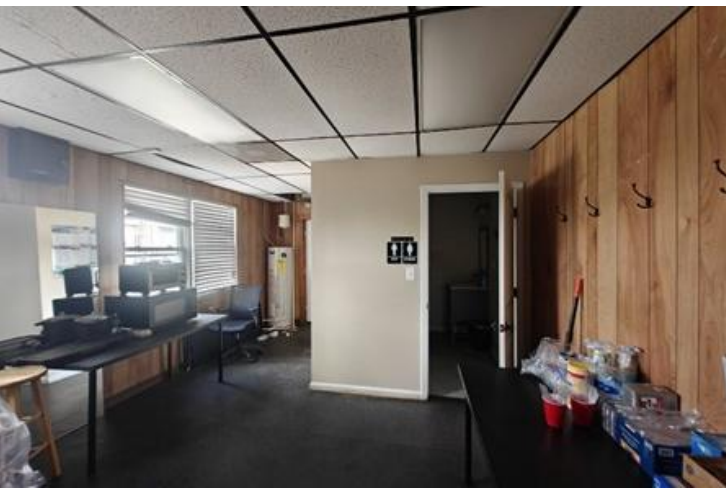


BACK









# Tax Map

**106 Sandra Ave**

Total Assessed Value	\$122,190
Annual Property Tax	\$44,619
Tax Rate	36.41%



Address	APN	ACRES	ZONING
14468 Sandra Ave	0252.00-01-008.05	.24	S-1
106 Sandra Ave	0252.00-01-0008.04	4.2	S-1
114 Sandra Ave	0252.00-01-008.03	.5	S-1
<b>TOTAL</b>		<b>4.8</b>	



# POPULATION & DEMOGRAPHICS

5-mile Radius of  
106 Sandra Ave, Greenville, SC 29611



2024 Population  
124,842



Annual Growth  
3.1%



Median HH  
Income: \$90,571



Median Home  
Value: \$294,191

Source: CoStar

## Population

	3 mile	5 mile	10 mile
2020 Census	44,767	111,052	349,424
2024 Population	49,984	124,842	384,974
Annual Growth 2020-2024	2.9%	3.1%	2.5%
Median Age	37.7	37.7	38.4
Ave Household Size	2.4	2.3	2.3

## Housing

	3 mile	5 mile	10 mile
Median Home Value	\$274,624	\$294,191	\$299,795

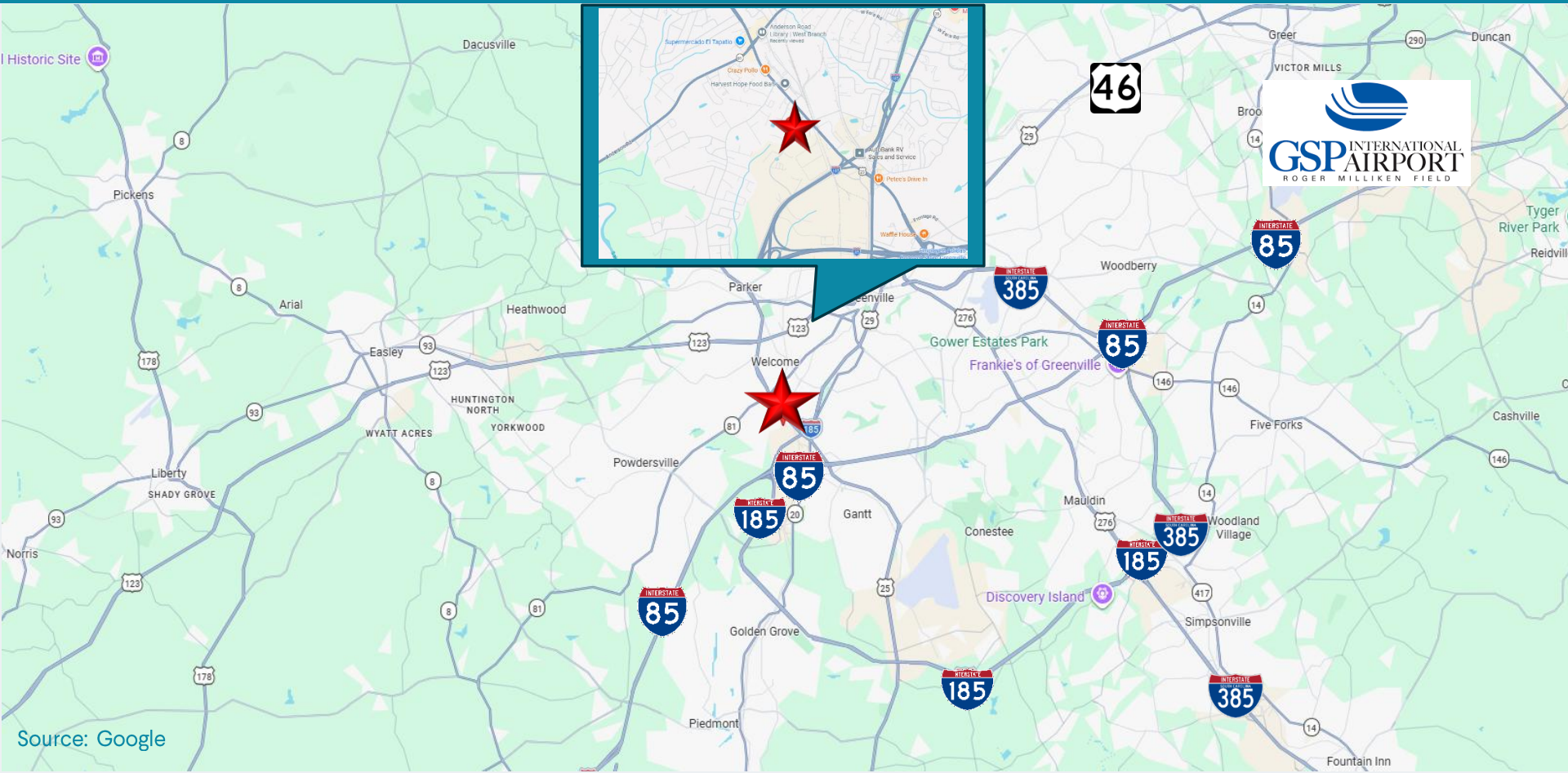
## Income

	3 mile	5 mile	10 mile
Avg Household Income	\$91,215	\$90,571	\$95,287
Median Household Income	\$59,241	\$58,885	\$69,859

## Traffic

Collection Street	Cross Street	Avg. Daily Traffic Volume	Count Year	Distance from Property
White Horse Rd	Black Hawk Rd NW	37,251	2025	0.32 mi
I 185: US 29	Chancellor Dr N	24,426	2024	0.47 mi
I-185	Mills Ave Exd NE	23,413	2025	0.48 mi
Staunton Bridge Road	Huff Dr S	3,753	2025	0.51 mi
I-85	I-185 W	84,408	2025	0.96 mi

# Location, Transportation & Access



## Airports:

- Greenville – Spartanburg International Airport: 15.6 mi



## Roadway Access:

- Interstate - 185: Adjacent
- Interstate -85: Adjacent
- US HWY 25: Adjacent



## Public Transportation:

- Greenlink Buys Route: Adjacent
- Amtrak Crescent Line: ~ 5 mi



## Distances to Major Cities:

- Greenville, SC: ~ 4 miles
- Anderson, SC: ~ 25 miles
- Atlanta, GA: ~140 miles

# Greenville South Carolina



## Location & Setting

Greenville is the county seat of Greenville County, located in the Upstate region of South Carolina along the I-85 corridor between Atlanta and Charlotte. One of the fastest-growing cities in the Southeast, Greenville has attracted businesses, job seekers, and investors with a strong economy driven by a diverse mix of industries. The surrounding area is primarily industrial and suburban, with strong regional connectivity and proximity to major logistics infrastructure.

## Access & Transportation

Greenville's prime location along major highways, including I-85, and proximity to the Inland Port in Greer have made it a key player in logistics, warehousing, and supply chain operations. The Greenville-Spartanburg International Airport is approximately 25 minutes from the property, and Amtrak's Crescent Line connects the city to Atlanta and Charlotte.

## Economy & Employment

Greenville has attracted a number of companies seeking to take advantage of the city's highly skilled workforce and business-friendly environment, including GE Energy, Michelin, BMW, Fluor, Magna, and Bosch. Distribution and logistics now represent one-fifth of all jobs in South Carolina, with the hub of development concentrated in the Greenville-Spartanburg area..

## Demographics & Workforce

Greenville County's 2026 population is estimated at approximately 592,843, reflecting a 1.9% annual growth rate — making it the largest county in South Carolina. Over the past five years, Greenville has attracted more than \$1.67 billion in new business investments and 8,702 new jobs, with more businesses created per capita than any other region in the southeastern United States.



Source: [Visit Greenville](#)

# Disclaimer

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Province Fiduciary Services, LLC, by and through Thomas Buck (“Receiver”), has retained of Keen-Summit Capital Partners LLC (“Keen”) as the real estate agents in connection with the receivership for the marketing of sale of the real property currently owned by Allstate Sales Group Inc., et al (ASG):

- 1500 US-501, Conway, SC
- 106 Sandra Ave, Greenville, SC
- 670 N Beers St, Holmdel, NJ

You, Prospect, are bound by the terms and conditions of the Non-Disclosure Agreement (“NDA”) executed by you and/or your Representatives. Such terms and conditions, including but not limited to each of the disclaimers set forth in the NDA that you executed, are incorporated by reference here in.

A true and complete copy of the Non-Disclosure Agreement is included in our virtual data room at [www.Keen-ASGPortfolio.com](http://www.Keen-ASGPortfolio.com) for your convenience.

# Contact Information

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All communications, inquiries and requests for information relating to these materials should be addressed to Keen-Summit Capital Partners LLC.

## INSPECTIONS ARE BY APPOINTMENT ONLY

Interested parties must contact Keen to schedule access and not visit the premises on their own.

## COOPERATING BROKERS

If the buyer of the property is properly represented by a real estate broker, then the broker will receive a two percent (2%) commission.

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### **Keen-Summit Capital Partners LLC**

646-381-9222 Main

[www.Keen-Summit.com](http://www.Keen-Summit.com)

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