

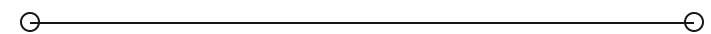


SALE

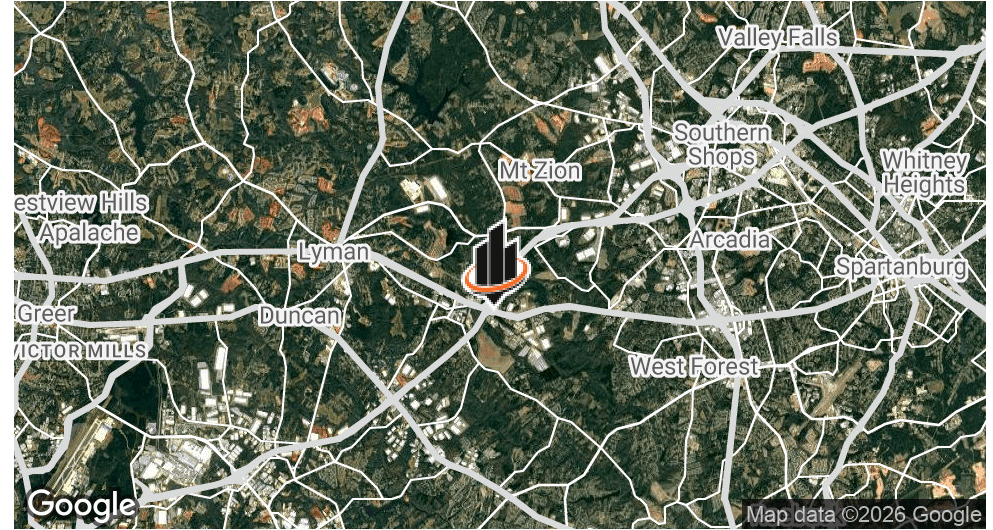
Hwy 29 Flex Development Opportunity

NEW HOPE ROAD

Wellford, SC 29385



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT SIZE:	21 Acres
ZONING:	Unzoned
APN:	5-21-00-019.00
VIDEO:	View Here

PROPERTY OVERVIEW

SVN | Palmetto is pleased to present the development opportunity along Hwy 29 in Spartanburg County. Access to all public utilities. The surrounding area is experiencing significant growth, driven by ongoing residential development and proximity to major employment centers including BMW, Michelin, Inland Port, GSP and a dense base of manufacturing and distribution users throughout Spartanburg County. Centrally located between Greenville and Spartanburg this site is prime for flex development especially with all the industrial and distribution users in the area. Retail pads are also available at this site along Hwy 29.

The site is located adjacent to CSX rail infrastructure and established industrial users, reinforcing its positioning as a highly functional location for last-mile distribution, contractor services, and light industrial operations. This combination of interstate access, workforce proximity, and industrial adjacency makes the opportunity a compelling location for flex and industrial development.

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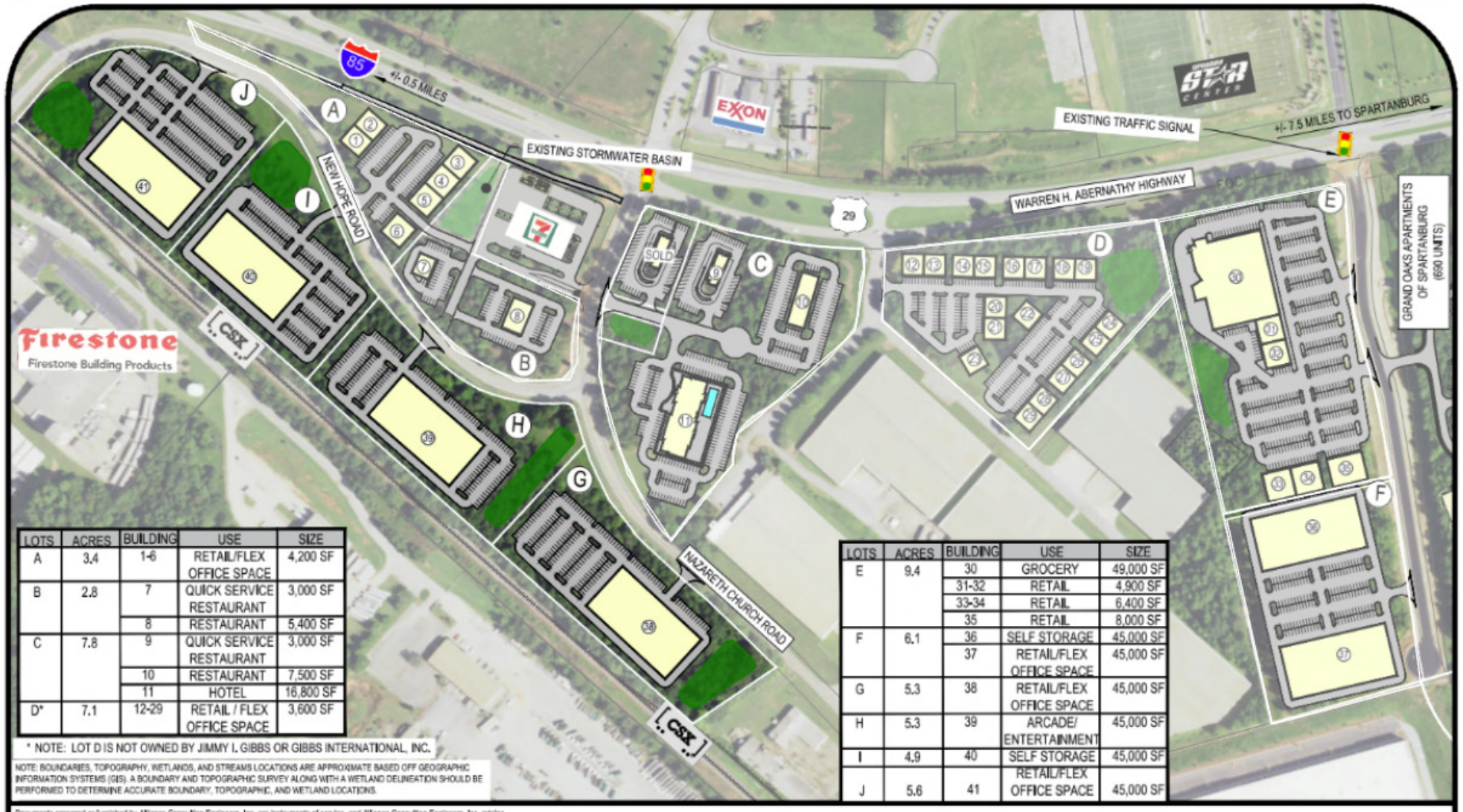
NICK HAMMETT

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BRADY BRANNON

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CONCEPTUAL SITE PLAN

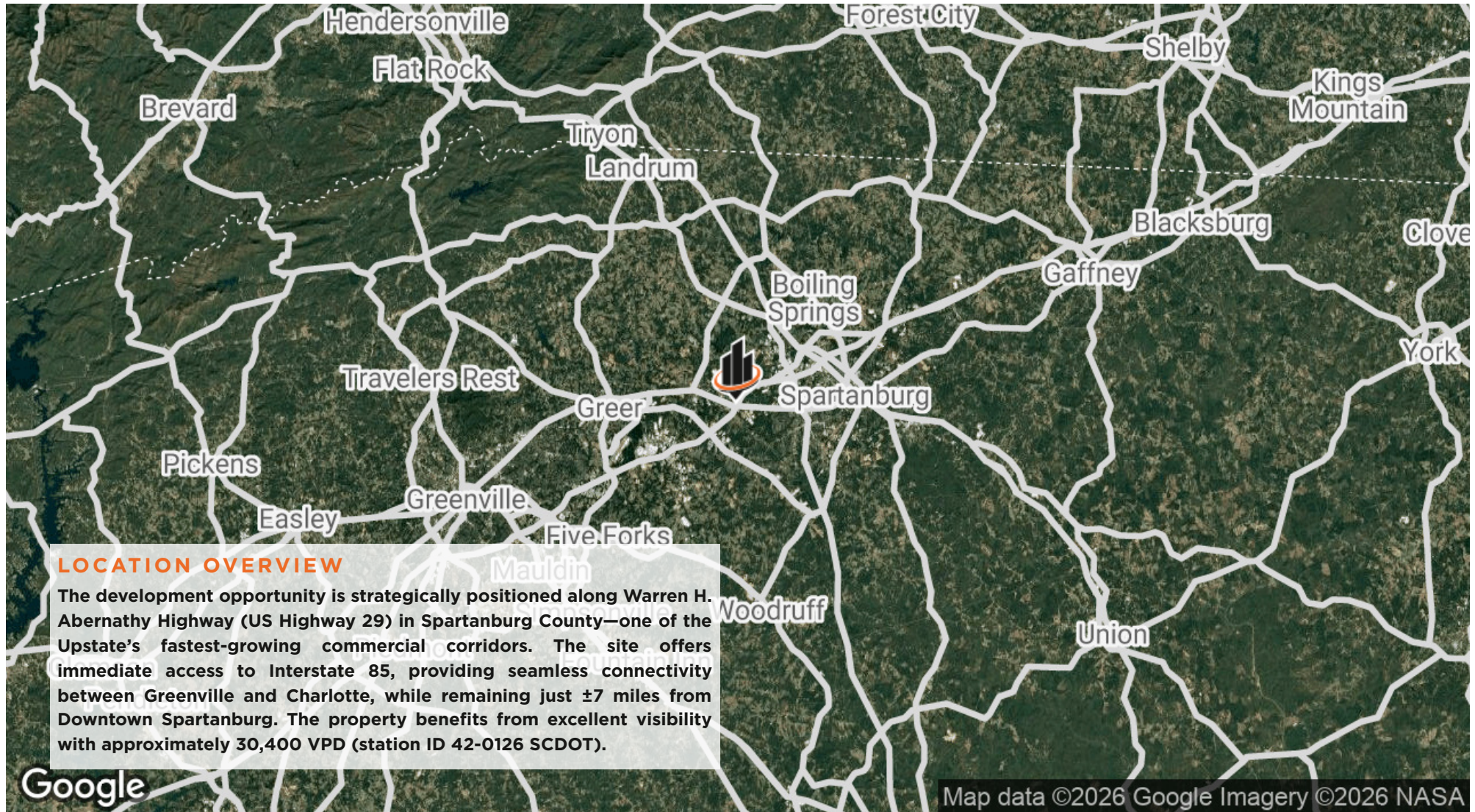


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LOCATION MAP

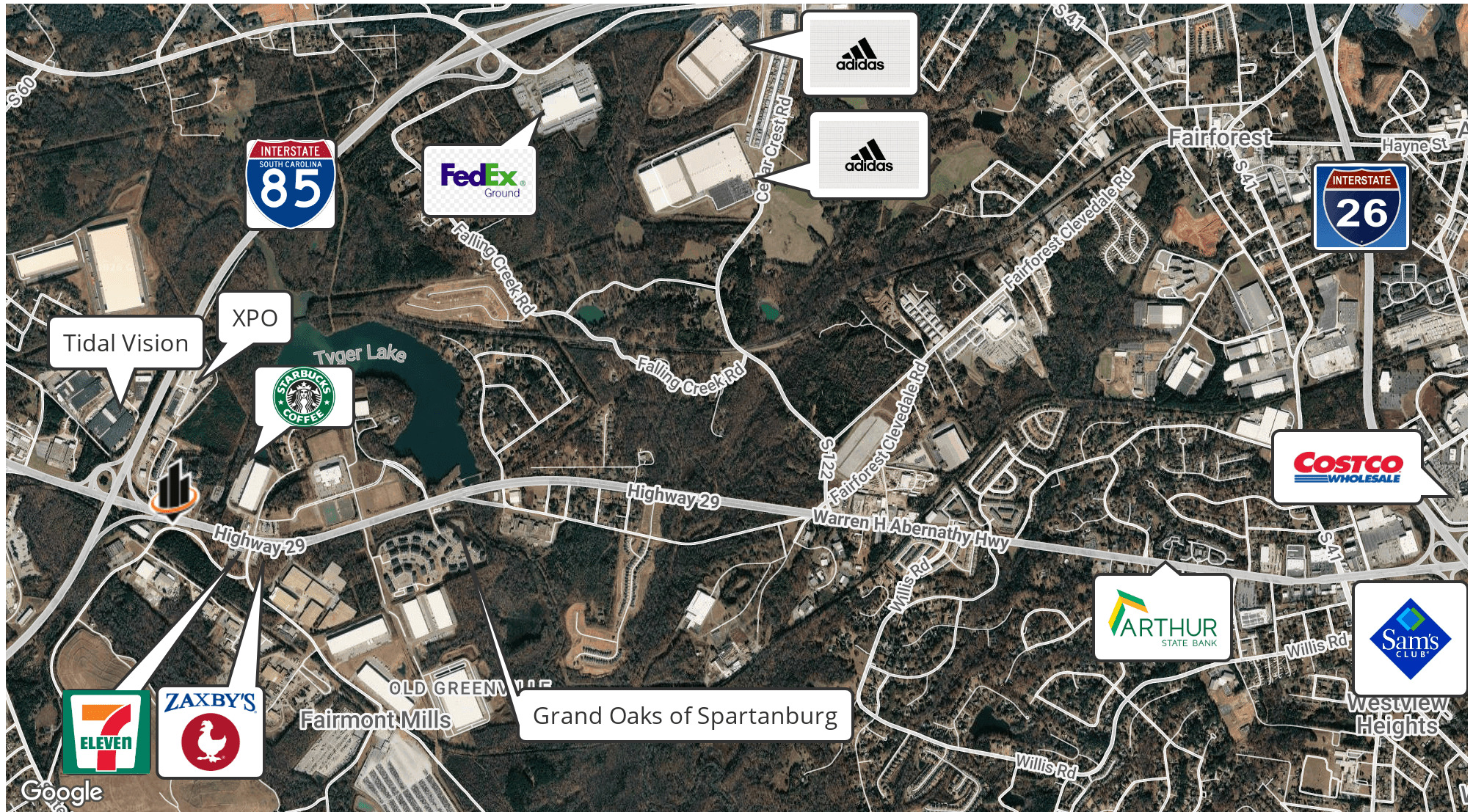


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RETAILER MAP



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ADVISOR BIO 1



STEPHEN AHRUD

Broker -in- Charge

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Direct: **404.272.0054**

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PROFESSIONAL BACKGROUND

Stephen Ahrud is the Broker-In-Charge at SVN Palmetto in Greenville, SC, where he has been shaping the commercial real estate landscape since joining as an advisor in 2016. Acquiring the BIC title in 2021, Stephen has leveraged his passion for the Upstate and his commitment to helping entrepreneurs and investors to drive significant growth and success for his clients.

With a specialty in flex spaces, land, and self-storage, Stephen brings an eclectic mix of expertise and experience to the table. His dedication to understanding the unique needs of each client has enabled him to build strong relationships and achieve remarkable results.

Before diving into the world of commercial real estate, Stephen honed his skills in apartment advertising, gaining valuable insights that have contributed to his comprehensive understanding of the real estate market.

Stephen's journey into commercial real estate was fueled by his desire to influence the growth and development of the Upstate region. His work has been instrumental in helping businesses and investors find the perfect spaces to thrive.

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ADVISOR BIO 2



NICK HAMMETT

Advisor

nick.hammett@svn.com

Direct: **864.414.0560**

PROFESSIONAL BACKGROUND

With over 16 years of experience in the real estate industry, I specialize in helping clients buy, sell, lease, or build-to-suit across Flex/Industrial properties and Land Development. My team and I are committed to delivering top-level service, whether structuring a purchase or sale, negotiating leases, managing build-to-suit projects, or creating pro forma strategies that maximize investment outcomes.

As a proud South Carolina native, I've seen firsthand the incredible growth and opportunity our state has to offer. I'm passionate about connecting people, businesses, and investors with the right properties to support that growth and help shape the future of our communities.

EDUCATION

Bachelors Of Science in Business Administration at Lee University School of Business

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ADVISOR BIO 3



BRADY BRANNON

Advisor

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Direct: **864.714.2670**

PROFESSIONAL BACKGROUND

Brady Brannon is a commercial advisor based in Greenville, South Carolina, serving clients across the Upstate and broader Southeast. He specializes in industrial, flex, and land opportunities, helping companies and investors make strategic decisions through data-driven insights and strong local relationships. Known for his “boots on the ground” approach, he combines market knowledge with creative deal structuring to uncover opportunities others might miss. Brady is passionate about helping people navigate real estate with clarity, confidence, and purpose. Above all, he values faith, family, and building lasting relationships that extend far beyond the transaction.

EDUCATION

Anderson University (SC) 2015
Bachelor of Science - Business Marketing

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