



Ever Green Environmental

Autobell Car Wash

DeLaVentura Pizzeria

Scruffy Sales & Auction

Bennett Center

**SALE**

# Bennett Center

**BENNETT STREET**

Greer, SC 29650

**PRESENTED BY:**

**JON MUMMA**

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**BLACKSTREAM**  
COMMERCIAL REAL ESTATE

# EXECUTIVE SUMMARY

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$615,000
<b>LOT SIZE:</b>	2.38 Acres +/-
<b>TAX ID:</b>	G010000500500
<b>CURRENT ZONING:</b>	MD

## OVERVIEW

Don't miss this opportunity to acquire 2.38+/- acres (Tax ID G010000500500) of prime land in City Limits of Greer SC. The property is Zoned Medium Density (MD) which allows for the construction of multi-family dwellings including townhomes, single family, apartments and condominiums. The zoning allows for a density of up to 17.5 units per acre. Making a potential density of approximately 41 units for this site. The site offers ideal walkability to downtown Greer and the surrounding areas.



## INVESTMENT HIGHLIGHTS

- Zoned MD for Medium Density residential construction
- Prime Location
- Rendering of a potential 25 townhome community
- Proximity to major transportation arteries such as Hwy-29 and I-85, offering easy access for commuters
- Located within close proximity to downtown Greer and GSP Airport

## LOCATION OVERVIEW

### LOCATION OVERVIEW

Greer is a dynamic city experiencing significant economic and population growth. Its strategic location within the Greenville-Spartanburg-Anderson MSA (Upstate South Carolina) positions it as a key player in the regions booming industrial and logistics sectors. The town maintains a welcoming, small-town charm.

### AREA AMENITIES

The immediate vicinity and greater Greer Area offer a growing array of amenities key to attracting homeowners.

- Retail & Dining: Downtown Greer boasts a variety of local restaurants and retail establishments, including Select, Rick Erwin's Chophouse, and Wild Ace Pizza & Pub. Larger retail centers with national chains (Belk, Target, Food Lion,) are within a short driving distance.
- Commercial Services: Access to banks, fuel stations (Bank of America, TD Bank, Quiktrip, SpinX).
- Medical: Greer Memorial Hospital and Pelham Medical Center.



### KEY LOCATION HIGHLIGHTS

- Growing Population: Greer is one of the fastest-growing areas in the Upstate.
- Greer hosts many downtown events including a Farmers Market – April – October.
- Proximity to Greenville Spartanburg Airport.
- Close to Lake Robinson and Lake Cunningham.

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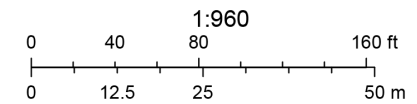
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# ZONING MAP



April 13, 2026



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# TOWNHOME SITE PLAN - A2

SITE PLAN

## LEGEND:

Site Area: +/- 2.38 AC  
Current Zoning: OP (City of Greer)  
Proposed Zoning: MD (City of Greer)

TOTAL UNITS: 25 Units

Parking: 2 Spaces / Home



ARCHITECTURAL SITE PLAN  
SCALE: 1" = 60'

ARDEN ROW | SCHEMATIC DESIGN

CREATIVE FOUNDER DESIGN STUDIO

A2

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# TOWNHOME SITE PLAN - A3

EXTERIOR RENDERING



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# RETAIL MAP



## RESTAURANTS

- Eggs Up Grill**  
805 W WADE HAMPTON BLVD,  
0.4 MI
- Andino Italian & Andean Restaurant & Bar**  
101 BROOKWOOD DRIVE,  
0.5 MI
- The Blueridge Brewing Co.**  
308 TRADE STREET,  
1.4 MI
- Mutts BBQ Restaurant**  
101 WEST ROAD,  
1.5 MI

## COFFEE

- Dunkin'**  
1129 W WADE HAMPTON BLVD,  
0.4 MI
- 7 Brew Coffee**  
1409 W WADE HAMPTON BLVD,  
1.1 MI
- Barista Alley**  
101 TRADE STREET,  
1.3 MI
- Starbucks**  
6025 WADE HAMPTON BLVD,  
1.6 MI

## SHOPPING

- Belk**  
805 W WADE HAMPTON BLVD,  
0.4 MI
- Walgreens**  
1232 W WADE HAMPTON BLVD,  
0.6 MI
- Lowe's Home Improvement**  
1370 W WADE HAMPTON BLVD,  
0.9 MI
- Target**  
6025 WADE HAMPTON BLVD,  
1.7 MI
- Hobby Lobby**  
6007 WADE HAMPTON BLVD,  
1.7 MI
- PetSmart**  
6019 WADE HAMPTON BLVD,  
1.7 MI

## GROCERY

- Walmart Neighborhood Market**  
805 W WADE HAMPTON BLVD,  
0.4 MI
- ALDI**  
1050 W WADE HAMPTON BLVD,  
0.4 MI
- Ingles Market**  
1524 LOCUST HILL ROAD,  
1.5 MI
- Lowes Foods of Greer**  
850 EAST SUBER ROAD,  
2.6 MI

## GYM

- Anytime Fitness**  
955 W WADE HAMPTON BLVD,  
0.4 MI
- ALDI**  
1207 W WADE HAMPTON BLVD,  
0.4 MI
- Ingles Market**  
805 W WADE HAMPTON BLVD,  
0.4 MI

## MEDICAL

- Mountain View Family Medicine - Prisma**  
426 MEMORIAL DRIVE EXT,  
1.1 MI
- Greer Memorial Hospital - Prisma**  
830 SOUTH BUNCOMBE ROAD,  
1.3 MI
- Prisma Health OB/GYN - Greer**  
325 MEDICAL PARKWAY STE 100,  
1.4 MI
- Parkside Pediatrics**  
145 EAST POINSETT STREET,  
1.4 MI

## SERVICES

- Greer Library  
Jean M. Smith Library**  
505 PENNSYLVANIA AVENUE,  
0.2 MI
- Bank of America**  
1322 WEST POINSETT STREET,  
0.3 MI

## SCHOOLS

- Chandler Creek Elementary School**  
301 CHANDLER ROAD,  
0.9 MI
- Crestview Elementary School**  
509 AMERICAN LEGION ROAD,  
0.9 MI

## PARKS

- Century Park**  
3605 BRUSHY CREEK ROAD,  
0.5 MI

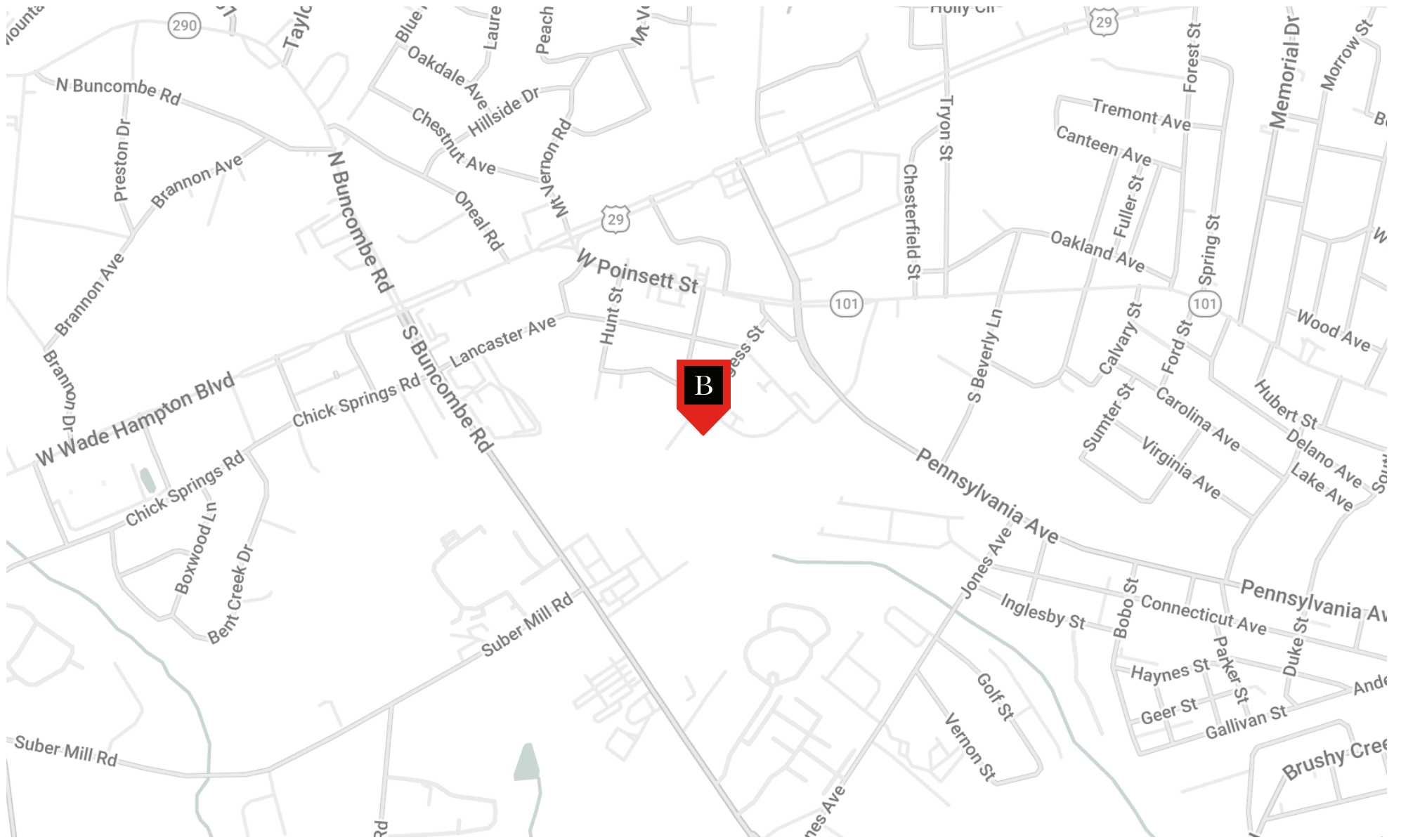
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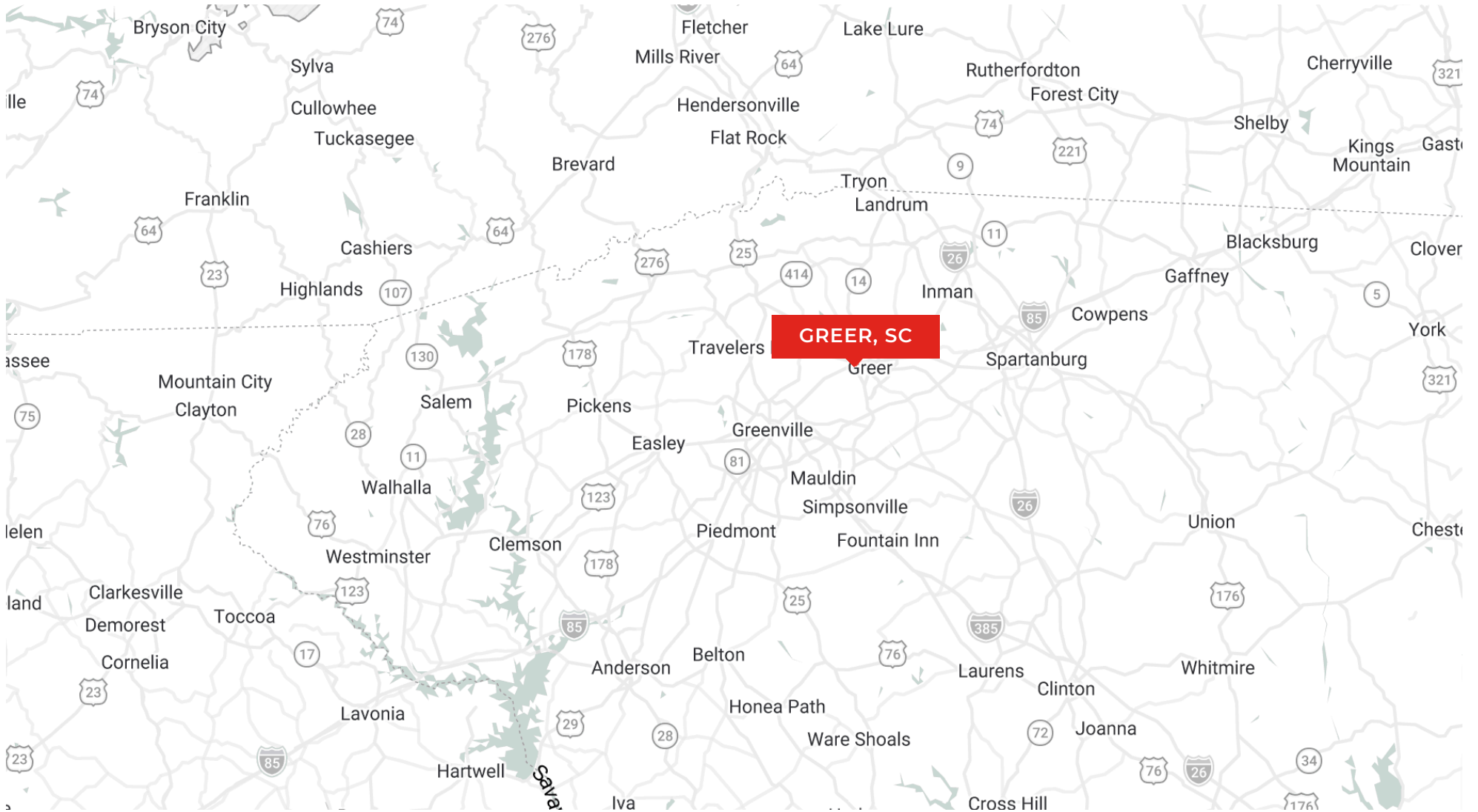
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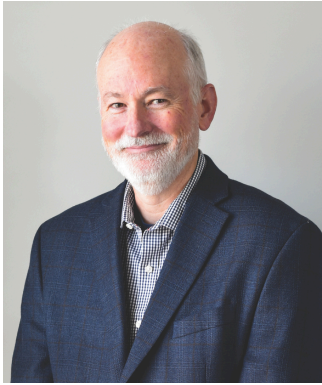
# REGIONAL MAP



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## ADVISOR BIO



### JON MUMMA

Advisor

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### PROFESSIONAL BACKGROUND

Jon's career path into commercial real estate is grounded in more than three decades of experience in healthcare finance, including his tenure as a Director of Finance for a community hospital. This background sharpened his ability to navigate complex transactions, analyze data, and provide clients with clear, strategic guidance—skills he now brings to his role as an Advisor with Blackstream® Commercial.

Having lived and worked in Greenville and throughout the Upstate for many years, Jon combines professional expertise with a deep connection to the community. His local knowledge, paired with his financial acumen, allows him to identify opportunities and deliver solutions tailored to each client's goals.

Jon works closely with his son, Michael, as part of Mumma Property Partners, offering clients a multi-generational perspective and a collaborative approach. Together, they help business owners, investors, and developers make confident, well-informed decisions in an ever-evolving market.

In Jon, clients find a trusted advisor who values precision, relationships, and long-term success—someone who views every transaction as an opportunity to create meaningful impact both for his clients and for the Upstate community he calls home.

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## ADVISOR BIO



### MICHAEL MUMMA

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### PROFESSIONAL BACKGROUND

Michael Mumma brings a highly analytical and strategic approach to commercial real estate, backed by extensive experience in underwriting, lending, and portfolio management. His early career with Armada Analytics included underwriting more than \$1 billion in multifamily loans across the United States, with a focus on complex and affordable housing projects. This foundation provides him with a deep understanding of financial structuring, risk assessment, and investment performance.

He later served as Vice President at TD Bank, where he managed and reviewed a portfolio of real estate-backed loans across the Southeast. In this role, Michael developed a comprehensive perspective on credit, asset performance, and the broader capital markets that influence commercial real estate decisions.

Today, as a Commercial Advisor with Blackstream Commercial Real Estate, Michael leverages this experience to guide clients through acquisitions, dispositions, and investment strategies with clarity and precision. His background allows him to evaluate opportunities from both an ownership and lending perspective, helping clients make informed decisions that align with their long-term financial goals.

In addition to his advisory work, Michael serves as Chief Executive Officer of Blackstream, overseeing the firm's residential, commercial, property management, and education divisions. His leadership of a multi-market organization, combined with his hands-on transaction experience, positions him as a trusted resource for clients navigating complex commercial real estate opportunities.

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