

LAND FOR SALE OR BUILD-TO-SUIT

±2-50 AC | \$25,000-\$45,000/AC

PREMIER DRIVE, GREENWOOD, SC 29646




PINTAIL



LISTING BROKER



Reynolds Flowe

BROKER

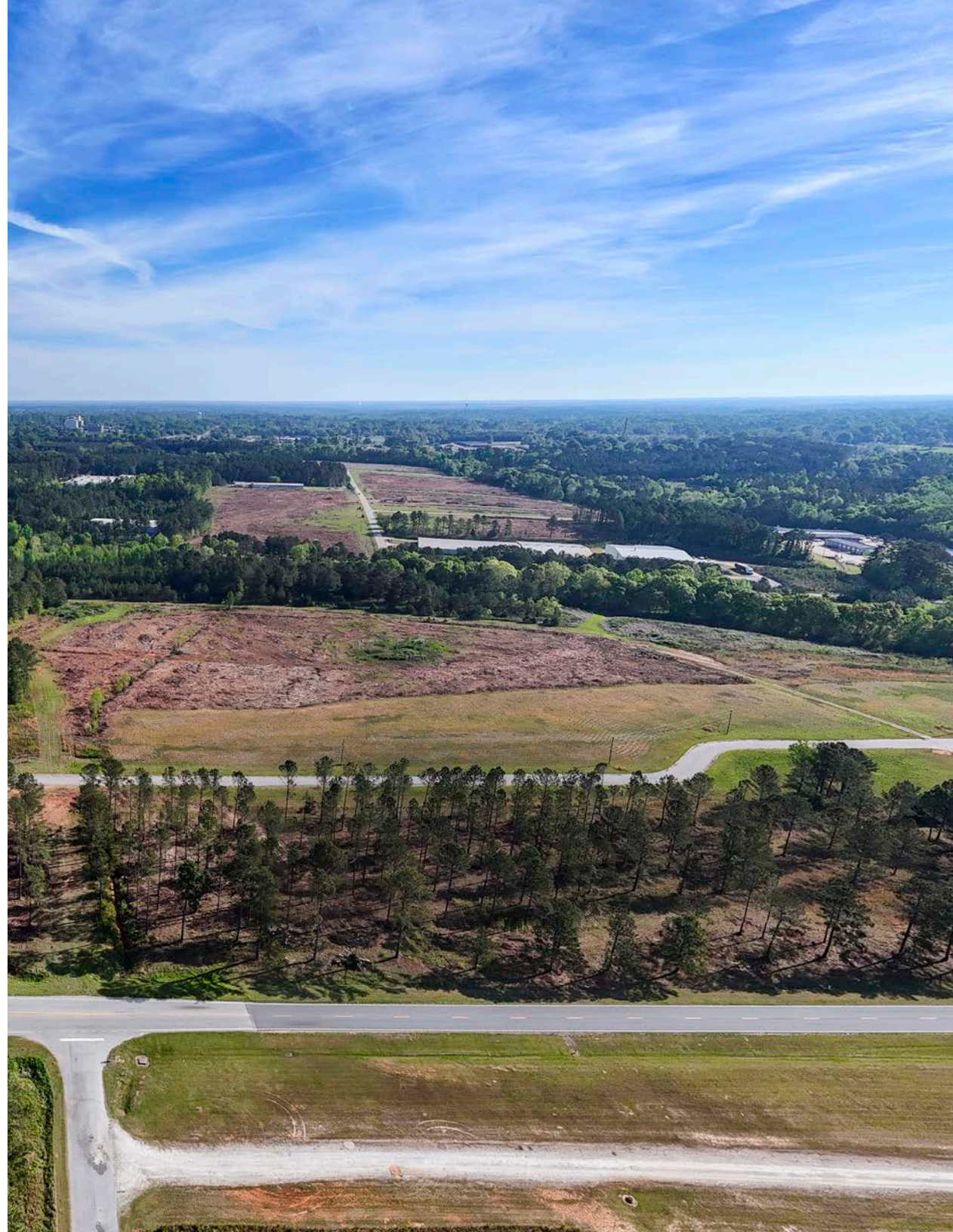
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CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed, or implied by anything herein contained or made by agent of the principal relative to the subject property.

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EXECUTIVE SUMMARY

Premier Drive, Greenwood, SC

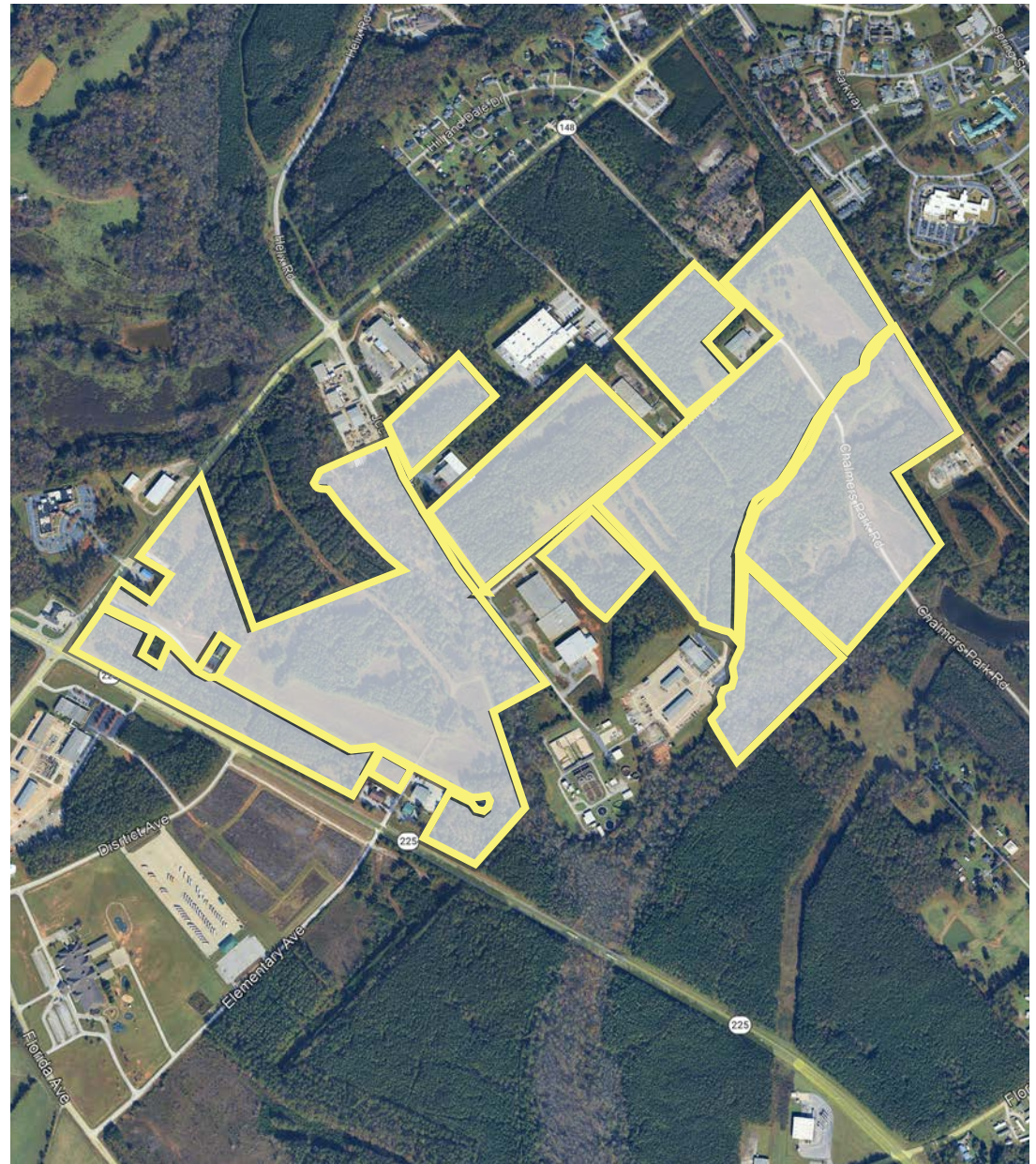
PROPERTY DETAILS

Total Acreage: 222.03 AC
Parcel 1: 0.86 AC (Tax Map: 6844-654-707)
Parcel 2: 221.17 AC (Tax Map: 6844-617-783)
County: Greenwood County, SC
Current Zoning: Industrial 1
Utilities: Sewer, water, power available

LOCATION HIGHLIGHTS

Strategically located along W. Alexander Road with quick access to Hwy 25 + Hwy 72, the subject property provides a prime development opportunity with flexible parcel configuration from 1-50 acres. The land is surrounded by Greenwood's leading healthcare, manufacturing, and educational employers including Self Regional Healthcare, Piedmont Technical College, Eaton, FUJIFILM, and ES Foundry.

The property is ideal for industrial, medical, retail, senior living, mixed-use or commercial development and boasts convenient access to shopping, dining, and daily amenities including Walmart, Lowe's, Chick-fil-A, Starbucks and Greenwood Mall. With excellent connectivity to regional transportation routes and Greenwood County Airport, it is positioned within one of Greenwood's expanding growth corridors with strong workforce access.



PHASE ONE SITE MASTER PLAN



SURROUNDING AREA



EMERALD HIGH SCHOOL

DOWNTOWN GREENWOOD

MATHEWS ELEMENTARY SCHOOL



AREA DEMOGRAPHICS

| 2025 SUMMARY | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|---------------|---------------|---------------|
| POPULATION | 2,934 | 21,401 | 41,925 |
| HOUSEHOLDS | 1,243 | 8,624 | 17,680 |
| AVG. HOUSEHOLD SIZE | 2.29 | 2.27 | 2.25 |
| OWNER-OCCUPIED HOUSING UNITS | 600 | 4,482 | 10,802 |
| RENTER-OCCUPIED HOUSING UNITS | 643 | 4,142 | 6,878 |
| MEDIAN AGE | 37.3 | 36.5 | 38.3 |
| MEDIAN HOUSEHOLD INCOME | \$44,071 | \$44,898 | \$53,428 |
| AVERAGE HOUSEHOLD INCOME | \$54,780 | \$66,149 | \$78,068 |



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