

AVAILABLE FOR PURCHASE

±568 Acres Directly Off the I-385/US-221 interchange in Laurens County



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Executive Summary

Hunter Industrial Park | Laurens, SC



Property Highlights

- Total Size: ±568 acres across 3 contiguous TMS parcels (382-00-00-001, -002, -003)
- Access: Direct frontage/proximity to the I-385 & US-221 interchange
- Location: Laurens County, SC, in the Upstate industrial corridor
- Surrounding Uses: Established industrial park and distribution buildings along Industrial Park Rd and Hickory Rd
- All utilities available

Location Highlights

- At the I-385 & US-221 interchange
- ± 30 minutes from the I-385/I-85 interchange
- ± 35 minutes from Downtown Greenville, SC
- ± 40 minutes from GSP International Airport
- ± 45 minutes to Inland Port Greer
- ± 75 minutes from Columbia, SC (via I-26)
- ± 2 hrs from Charlotte, NC
- ± 2 hrs 30 minutes from Charleston, SC
- ±3 hrs from Atlanta, GA

Offering Summary

Lot Size: ±568 Acres

Sale Price: \$50,000/acre (\$28,400,000)

All property information is approximate and subject to verification by Buyer and/or Buyer's Agent.



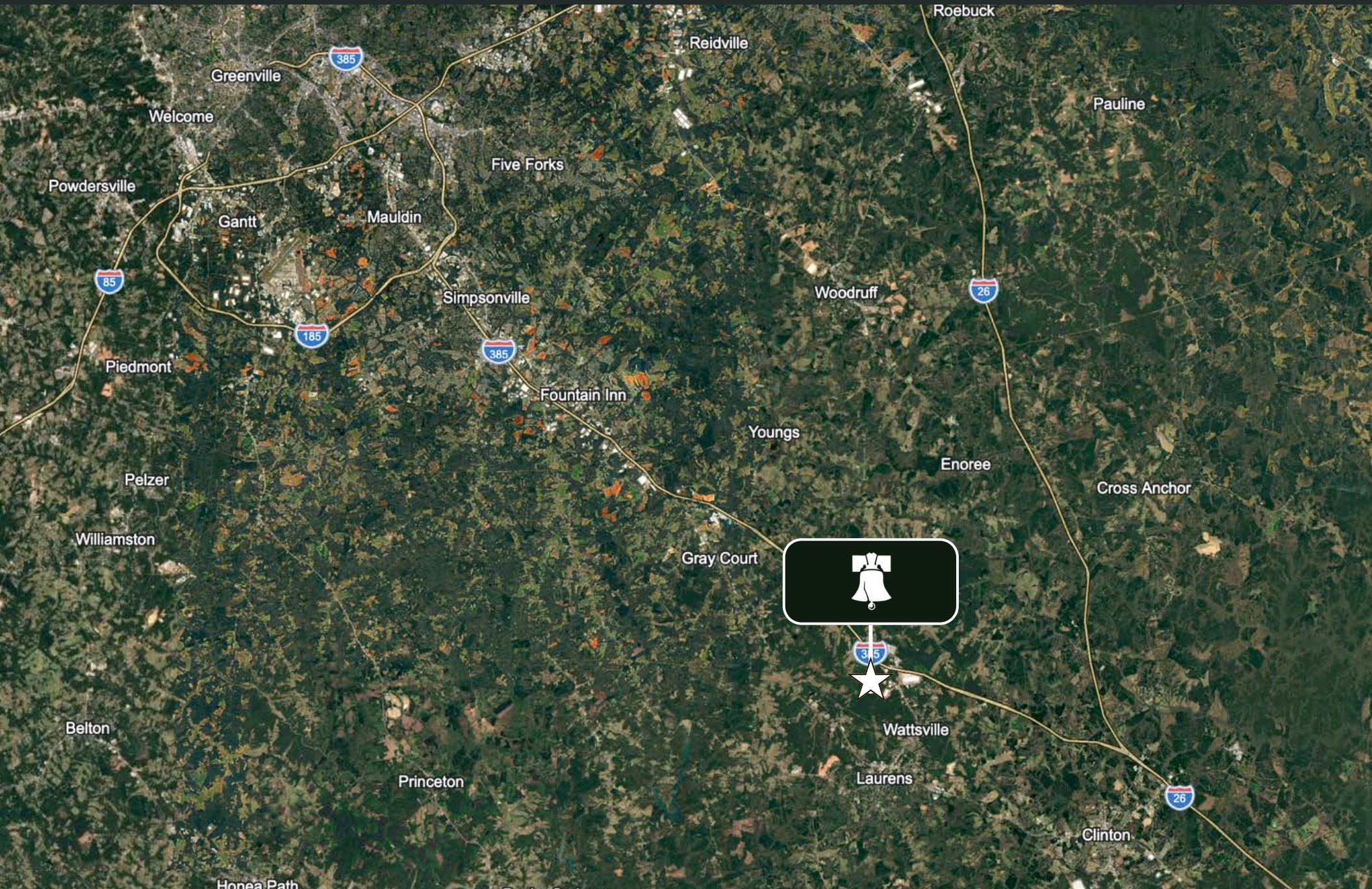
What's Nearby

Hunter Industrial Park | Laurens, SC



Municipality Map

± 8 minutes from Downtown Laurens, ± 15 minutes from Fountain Inn, ± 20 minutes from Simpsonville



Demographics

Laurens County, SC



Population

68,873

Median HH Income

\$57,623

Labor Force

30,364

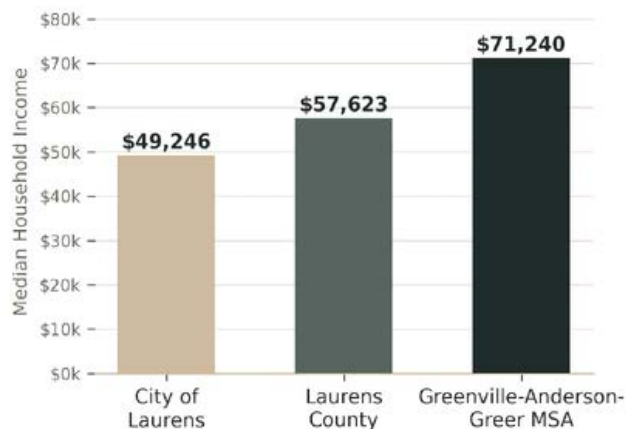
Employment Growth

+2.85%

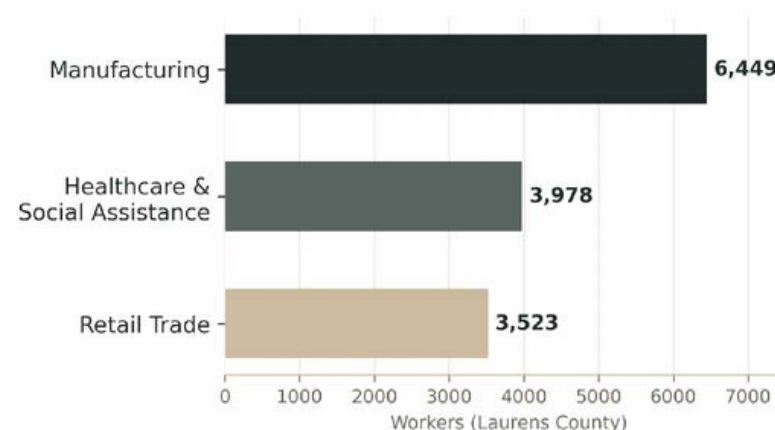
Population & Income Snapshot

	City of Laurens	Laurens County
Population	9,326	68,873
Median Age	42.1	40.9
Per Capita Income	\$29,368	\$28,882
Homeownership Rate	46.4%	71.5%
Avg. Commute Time	20.9 min	25.2 min

Median Household Income



Top Employment Sectors



Source: U.S. Census Bureau ACS 2024 5-Year Estimates; DataUSA; Census Reporter. City/county/MSA-level data.

Confidentiality & Disclaimer

Freedom Commercial, LLC



The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering material has been obtained from sources we believe reliable; however, Freedom Commercial has not verified, and will not verify, any of the information contained herein, nor has Freedom Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all the information set forth herein. Interested parties shall be responsible for their costs and expenses of investigating the subject property.



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