



FOR SALE
256 TUCAPAU RD
DUNCAN, SC



PROPERTY DESCRIPTION

SVN Palmetto is pleased to present 38.24 acres of commercial land for sale just off of Hwy 290 in Duncan. This site is ideally situated halfway between Greenville and Spartanburg, maximizing accessibility and exposure. Commercial zoning allows flexibility for custom industrial development. Conceptual site plans includes two industrial buildings measuring +/-140,400 SF and +/-170,100, ample truck court, 62 trailer spaces, and 285 parking spaces.

OFFERING SUMMARY

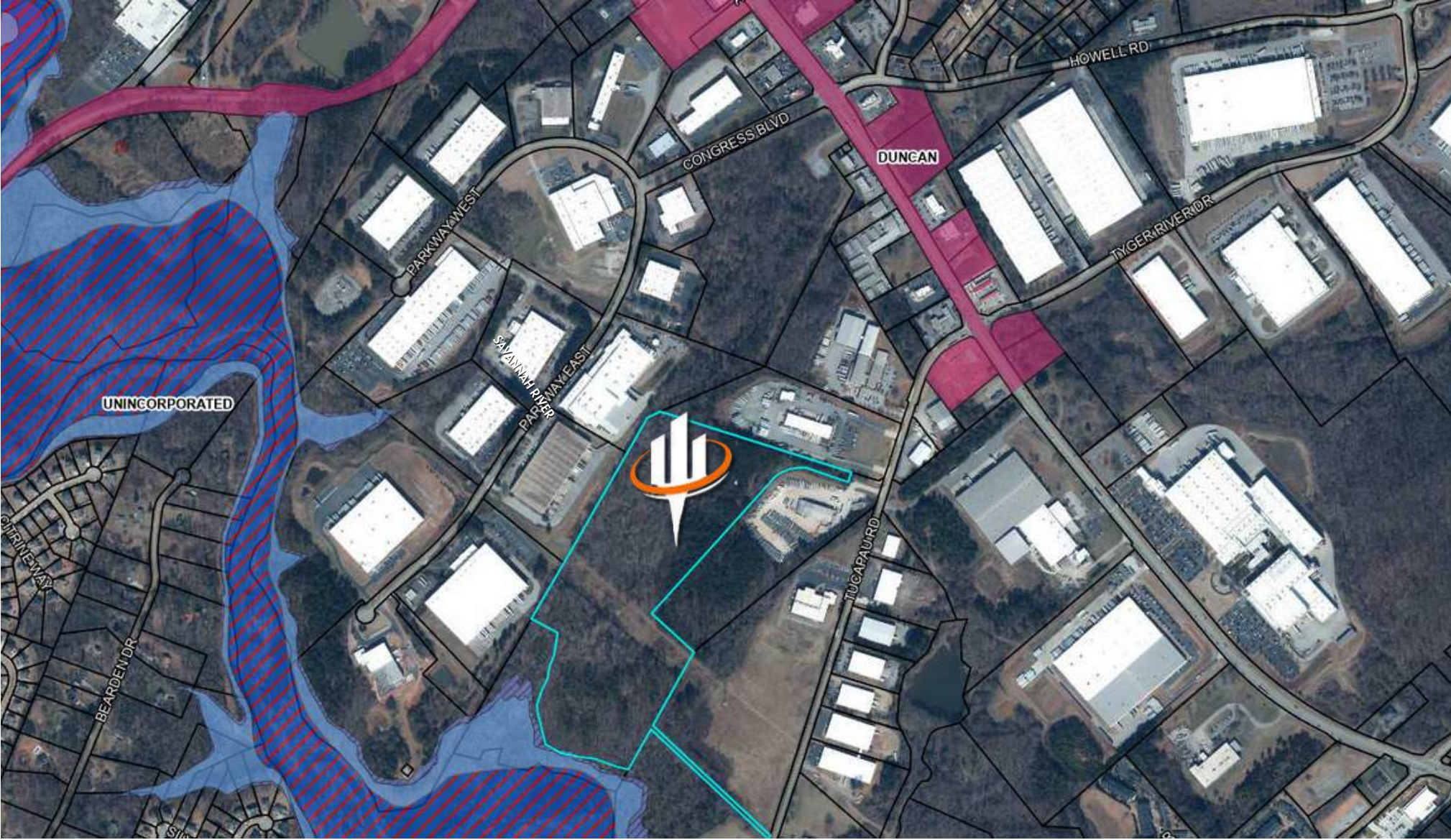
Price	\$2,400,000
Lot Size	± 38.239 AC

PROPERTY HIGHLIGHTS

- Conceptual site plans for ±310,500 SF of Industrial product
- Prime development opportunity just off I-85
- High growth corridor off Hwy 290
- Halfway between Greenville and Spartanburg



LOCATIONAL MAP



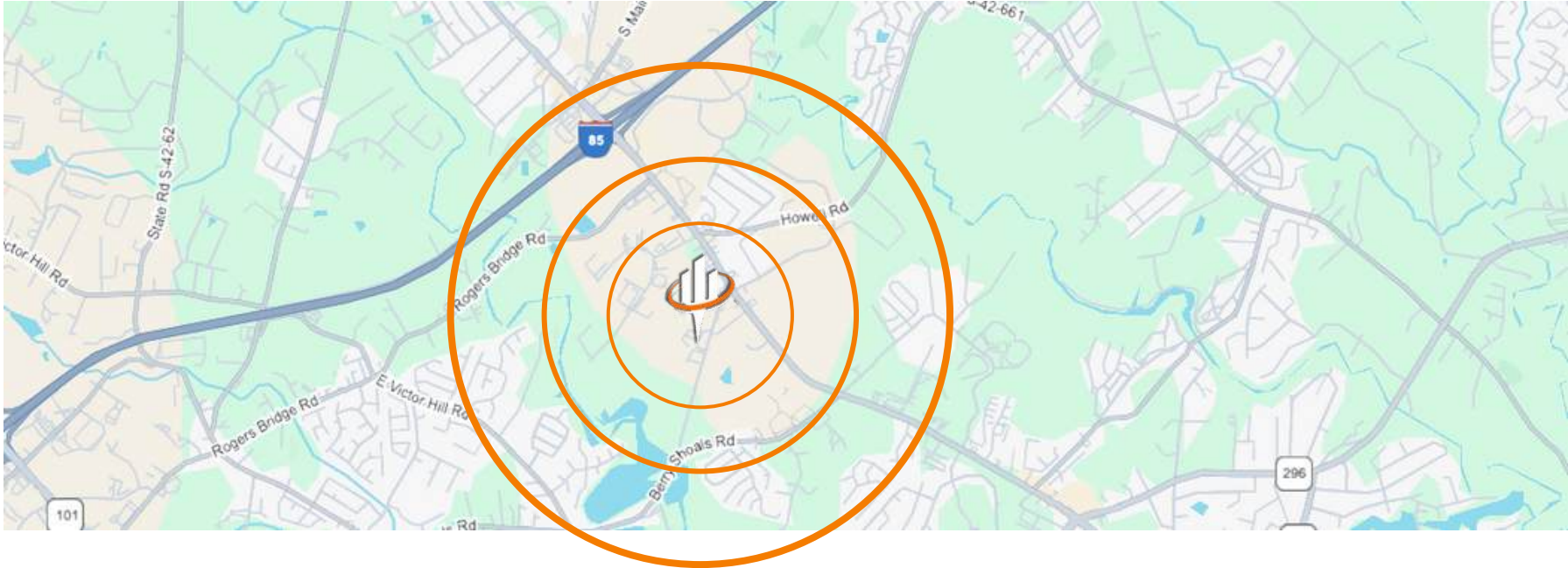
CONCEPTUAL SITE PLAN



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±25,234	±58,253	±264,865
Projected Growth (2029)	+6.2%	+6.8%	+5.1%
Average HH Income	\$102,235	\$99,371	\$96,546
Daytime Employees	±11,030	±19,762	±93,303
Average Age	38.5	39.8	39.8
Median Home Value	\$365,435	\$373,363	\$372,857

Source: Site Seer Retail Data



AREA OVERVIEW

UPSTATE SOUTH CAROLINA

The Upstate is the region in the westernmost part of South Carolina, United States, also known as the Upcountry, which is the historical term. Although loosely defined among locals, the general definition includes the ten counties of the commerce-rich I-85 corridor in the northwest corner of South Carolina. This definition coincided with the Greenville–Spartanburg–Anderson, SC Combined Statistical Area, as first defined by the Office of Management and Budget in 2015.

The region's population was 1,647,112 as of 2020. Situated between Atlanta and Charlotte, the Upstate is the geographical center of the "Char-lanta" mega-region.

After BMW's initial investment, foreign companies, including others from Germany, have a substantial presence in the Upstate; several large corporations have established regional, national, or continental headquarters in the area.

Greenville is the largest city in the region with a population of 72,227 and an urban-area population of 540,492, and it is the base of most commercial activity. Spartanburg and Anderson are next in population.

In fact, the Greenville-Spartanburg-Anderson MSA was ranked seventh in the nation by site consultants considering the top markets for economic development. Many financial institutions have regional offices located in downtown Greenville.

Other major industry in the Upstate is the healthcare and pharmaceuticals. Prisma Health System and Bon Secours St. Francis Health System are the area's largest in the healthcare sector, while the pharmaceutical corporation of Bausch & Lomb have set up regional operations alongside smaller recently developed local companies like IRIX Manufacturing, Incorporated and Pharmaceutical Associates. The Upstate is also home to a large amount of private sector and university-based research.



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