

±160 ACRES

GRATITUDE FARM

299 MCKELVEY ROAD
PELZER, SC 29669

OFFERING MEMORANDUM - CALL FOR OFFERS DUE JUNE 26, 2026



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EXECUTIVE SUMMARY

KDS Caine is proud to present **Gratitude Farm**, a remarkable ± 160 acre equestrian property in the heart of the Upstate that embodies the spirit of legacy ownership, natural beauty, and intentional land stewardship. Nestled in the scenic landscape, this exceptional tract offers a rare blend of privacy, tranquility, and future potential.

Gratitude Farm is defined by its diverse and picturesque terrain, featuring mature hardwoods, ponds, gently rolling topography, and open meadows that create a peaceful and immersive setting. Gratitude Farm is ideally suited for equestrian use, featuring gently rolling terrain, expansive open pastures, and premier equestrian facilities including, barns, arenas, paddocks, and trail systems.

KDS Caine invites you to explore this exceptional offering - where land, purpose, and opportunity come together to create something truly special.

LOCATION

Strategically located 21 miles from downtown Greenville, SC and 12 miles to Fountain Inn, SC presents an opportunity for those seeking to create a legacy property that balances accessibility with privacy. Whether envisioned as a private equestrian estate, equestrian-minded development, or a premier equestrian boarding and training facility, Gratitude Farm offers an experience unlike any other in the Upstate.



PROPERTY OVERVIEW

PROPERTY DESCRIPTION

This equestrian property is designed for both personal use and professional operations. It features an 8-stall main barn with two wash bays, three tack rooms (including a conditioned tack room), and a conditioned office with restroom facilities. Barn includes a \pm 1,225 SF apartment with two bedrooms, one bathroom, and a balcony overlooking the property, ideal for an owner or manager.

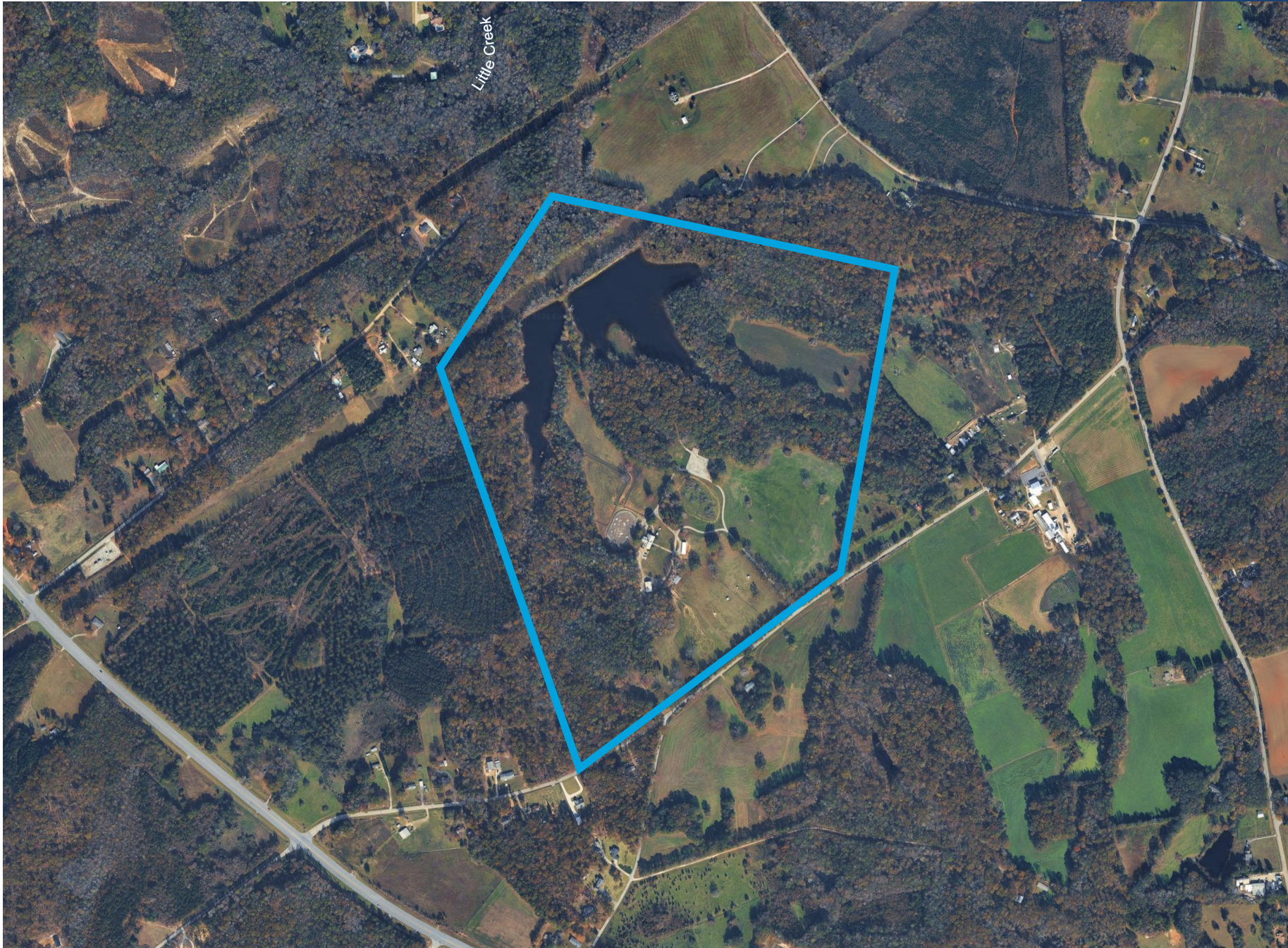
Additional improvements include a 4-bay equipment barn and two shed-row barns with a total of 10 additional stalls. The property offers a large pasture setup with additional paddock turnout areas and a lit 150' x 250' riding arena.

Two large pond sites add both scenic appeal and functional value, making this a turnkey equestrian opportunity or ideal development opportunity.

DEVELOPMENT POTENTIAL

- \pm 160 Acres
- \pm 2,200 LF of road frontage along McKelvey Road
- Utilities Include: Laurens Electric, Septic, 2 existing wells on site
- Tax ID: 0597020102600







PROPERTY PHOTOS



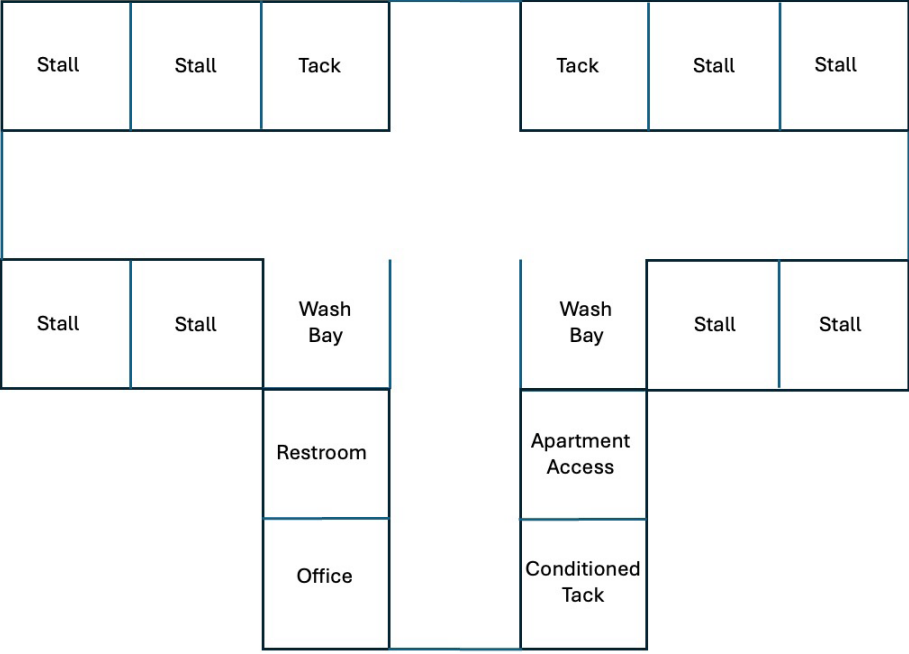
EQUESTRIAN FACILITIES



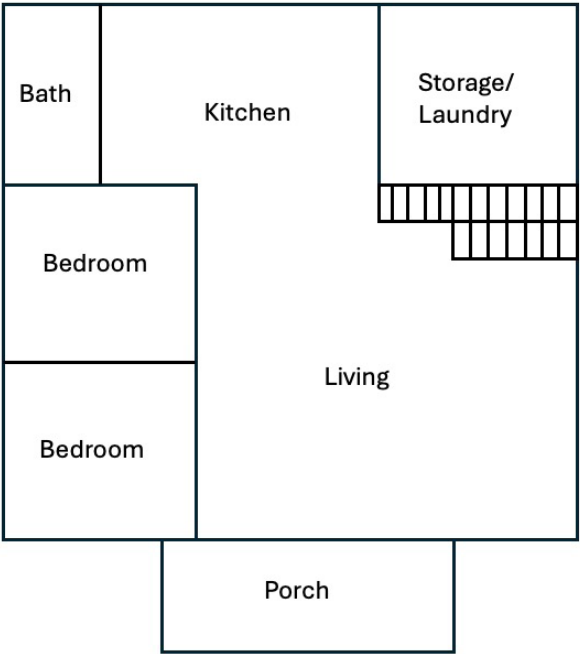
BARN & APARTMENT



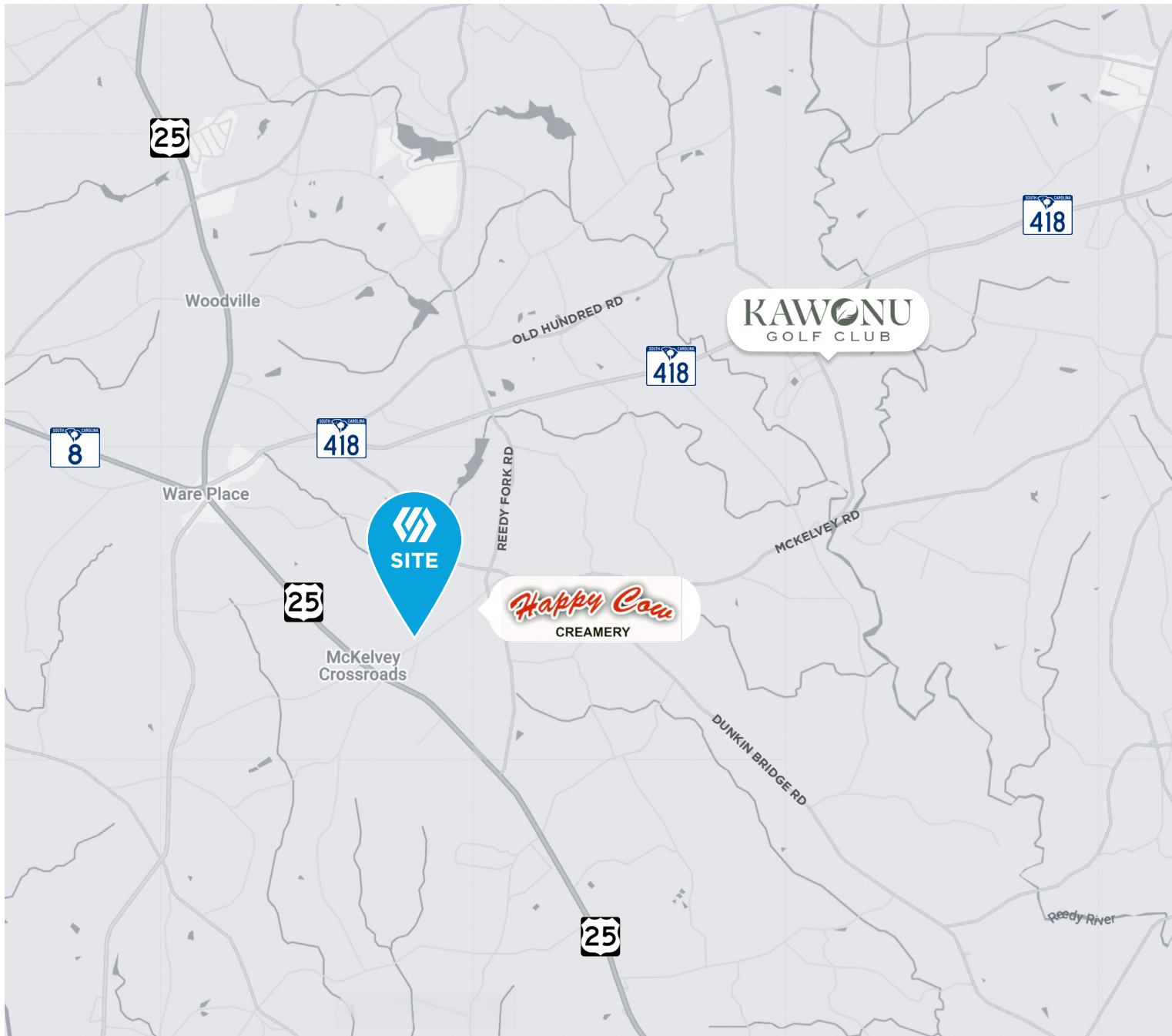
BARN & APARTMENT



± 3,000 SF



± 1,225 SF



LOCATION

Happy Cow Creamery
0.5 Miles

Kawonu Golf Club
5 Miles

Fountain Inn
12.5 Miles

Simpsonville
13 Miles

Mauldin
14.5 Miles

Greenville
20 Miles

MARKET ANALYSIS

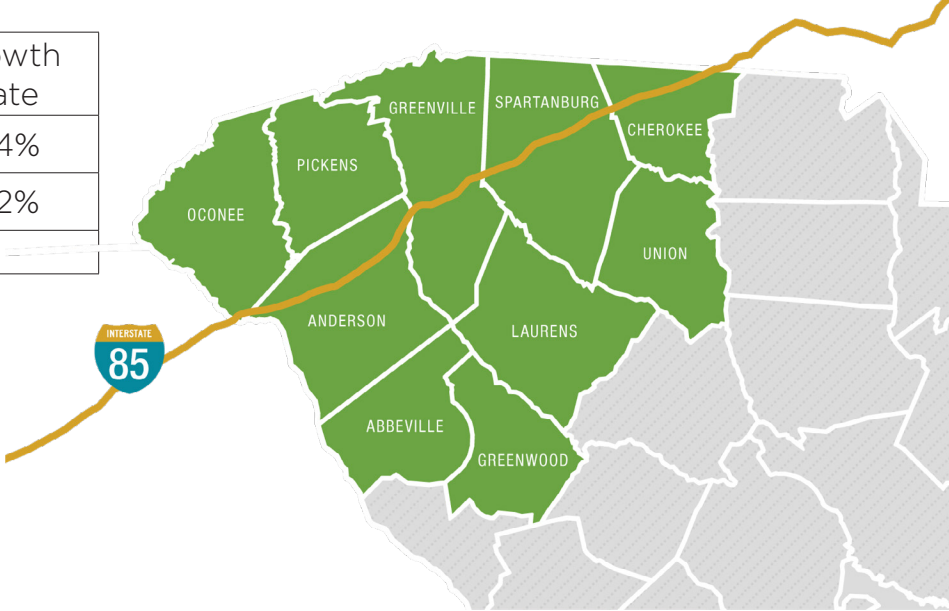
TOTAL POPULATION

	2019	2020	2024	Growth Rate
Upstate SC Region	1,499,762	1,511,905	1,627,507	8.4%
South Carolina	5,157,702	5,118,425	5,478,831	6.2%

US Census Bureau (2020 Decennial Census and 2019 & 2024 Population Estimates Program Data)

MEDIAN HOUSEHOLD INCOME

	2020	2024
Upstate SC Region	\$53,921	\$71,343
South Carolina	\$54,864	\$72,350



AIRPORT ACCESS

- 50 non-stop daily departures
- 26 major cities and 29 airports across US
 - Allegiant Air
 - American Airlines
 - Avelo
 - Breeze
 - Delta
 - Southwest
 - United

RAIL ACCESS

- Rail Providers
- Two Major Providers
 - CSX
 - Norfolk Southern
 - Three Short Line Providers
 - Greenville & Western
 - Pickens
 - Carolina Piedmont

PORT ACCESS

- Inland Port Greer
- 205,543 rail lifts in FY 2025
- Port of Charleston
- 2.6M TEUs handled in FY 2025

DEAL STRUCTURE

CALL FOR OFFERS FORMAT

The detailed requirements set forth in the Call for Offers Format are recommended. The Seller reserves the right to accept or reject any or all proposals. Offerers are reminded that proposals will be considered exactly as submitted. Points of clarification will be solicited from proposers at the discretion of the Seller.

The purpose of the Proposal is to demonstrate the qualifications, development experience (if applicable), and financial qualifications. Proposal should address the points outlined herein as required.

1. Transmittal Letter – A transmittal letter must be submitted with a proposal which shall include:

- a. Name of the firm/person responding, including mailing address, email address, telephone number, and name of contact person.
- b. Name of person or persons authorized to make representations on behalf of the Proposer and who will execute the contract.

2. Developer Qualifications and Experience (if applicable)

- a. Identify the primary members of the development team and their roles for this project and an overview of their experience.
- d. Provide a brief list of previously completed projects which are comparable to this project.
- e. Provide any supporting material which may be helpful in illustrating the firm's capabilities relative to this project.

3. Project Summary (if applicable) – A written narrative of the proposed development. This narrative should describe sufficient detail of the overall scope of the project. The summary should include the following:

- a. Describe and explain the concept of the development for the site, its surrounding context and the market it will serve.

- b. Identify with clarity the time frame within which the proposed project would be started and completed and demonstrate the capacity to provide full performance in the time frame.
- c. Describe formal assurances to be provided to the Seller for full performance by the developer in the design, construction, and implementation of the project plans, such as contractual obligations, insurance policies, performance bonds, etc.

4. Purchase Price

- a. Provide a purchase proposal, including purchase price, due diligence, inspection period, time needed for planning, design, permitting (if applicable), closing period and any contingencies.

EVALUATION OF PROPOSALS

The Sellers will evaluate proposals based on the factors outlined within this RFP and the evaluation criteria, which shall be applied to all eligible, proposals in selecting the successful proposer. The Sellers reserve the right to disqualify any proposal for, but not limited to, person or persons it deems as non-responsive and/or non-responsible. The Sellers reserve the right to make such investigations to the qualifications of the proposer as it deems appropriate.

NOTE: No buyer broker fee is being offered by the seller



BROKERAGE TEAM



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This Call for Offers does not constitute an offer to sell the property, nor does it commit KDS Caine to any agreement or obligation. All information deemed reliable, but not guaranteed.



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