

Outparcel For Sale:
Hwy 101 @ 296

Greer, SC 29651

Asking Price:
\$950,000

'Rough Graded'
Out-Parcel
(Commercial)

Access: Pre-Existing
Curb Cuts and
Drives

Lighted Intersection

Utilities & Storm Water
Stubbed / Provided

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OutParcel @ Hwy 101 & Hwy 296, Greer, SC

DIVINE REALTY
22 Garlington Road
Greenville, SC 29615

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102867, SC

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PROPERTY DESCRIPTION

OutParcel @ Hwy 101 & Hwy 296, Greer, SC



Prime QT Outparcel Opportunity – 1.194 Acres at Hwy 101 & Reidville Rd, Greer, SC

Rare opportunity to position an end user in a high-growth, high-traffic corridor adjacent to a brand-new QuikTrip at the busy intersection of Hwy 101 and Reidville Rd in Greer, SC. This +/- 1.194-acre outparcel is fully equipped for seamless development, with:

- ☑ All stormwater accounted for, with a stub to the property
- ☑ All pertinent utilities available and/or stubbed to site
- ☑ Pre-existing curb cuts with a cross-access easement in place
- ☑ Rough Graded & Pad Ready Site

Market Growth & Demand

Greer is experiencing explosive residential, industrial, and commercial expansion, making this site a premier investment for retail, QSR, automotive, or service-oriented businesses.

Position the end user at the heart of Greer's up and coming commercial hotspot and leverage the area's unmatched visibility, traffic counts, and economic momentum. This 'turnkey' outparcel is positioned to move, please reach out for additional details and or questions.

☑☑ Industrial Boom – Home to the brand-new Tesla plant, the Michelin manufacturing facility, and Smith Dairy Farms Industrial Park, this area is a hub for thousands of employees and supply chain partners, creating continuous demand for dining, shopping, and services.

☑☑ Residential Surge – The surrounding area is witnessing a massive influx of new housing developments, with thousands of homes and apartments under construction, ensuring a steady flow of local customers.

☑☑ Commercial Expansion – National brands and retailers continue to flock to the Hwy 101 corridor, capitalizing on the area's rapidly growing population and strong consumer base.

PROPERTY SUMMARY

OutParcel @ Hwy 101 & Hwy 296, Greer, SC

Property Summary

Price:	\$950,000
Lot Size:	1.19 Acres
Price / Acre:	-/+ \$798,320
Frontage:	Reidville Rd / Sharon Rd
Signage:	By Right
Parking:	Available on Pad Per Design
Zoning:	Commercial - Vacant
Access Points	3 points of Ingress / Egress
Singalized Intersection	Yes

Area overview

Greer, South Carolina, is one of the fastest-growing cities in the Upstate region, strategically positioned between Greenville and Spartanburg along the vital I-85 corridor. With a population of over 40,000 residents and a metropolitan reach exceeding 1 million, Greer boasts a thriving economy driven by manufacturing, logistics, and retail.

Key Economic Drivers:

BMW Manufacturing Plant: The largest BMW facility worldwide, employing over 11,000 workers, fuels the local economy and drives industrial and commercial real estate demand.

Greenville-Spartanburg International Airport (GSP): Located just minutes away, GSP serves over 2.6 million passengers annually and supports a robust logistics and distribution network.

Downtown Revitalization: Greer Station, the city's historic downtown district, has undergone significant redevelopment, with new restaurants, boutiques, and mixed-use developments enhancing foot traffic and commercial appeal.

Booming Residential Growth: With master-planned communities like O'Neal Village and Redcroft, Greer has experienced a population surge, increasing demand for retail, office, and hospitality space. **Accessibility & Infrastructure:**

Interstate 85 Access: Provides seamless connectivity to Charlotte (NC) and Atlanta (GA) within a two-hour drive.

Proximity to Major Employers: In addition to BMW, companies like Michelin, Lockheed Martin, and Amazon have a strong presence, contributing to job growth and economic expansion.

Secondary Markets: Woodruff & Five Forks

As suburban expansion continues in the Upstate, Woodruff and Five Forks have emerged as high-growth secondary markets, providing commercial opportunities driven by residential expansion and shifting consumer patterns.

Woodruff, SC

Woodruff is rapidly evolving into a residential and commercial hotspot due to its affordability, proximity to Spartanburg, and planned infrastructure projects.

Population Growth: The town is experiencing significant growth, fueled by new residential developments and corporate relocations.

Economic Development: The planned BMW Supplier Park and Tyger River Industrial Corridor are expected to drive further demand for retail, dining, and services.

Education & Lifestyle: Strong school districts and upcoming mixed-use projects make Woodruff attractive to families and professionals.

Five Forks, SC

Five Forks is an affluent and highly sought-after Greenville suburb, known for its high median income, top-rated schools, and suburban lifestyle.

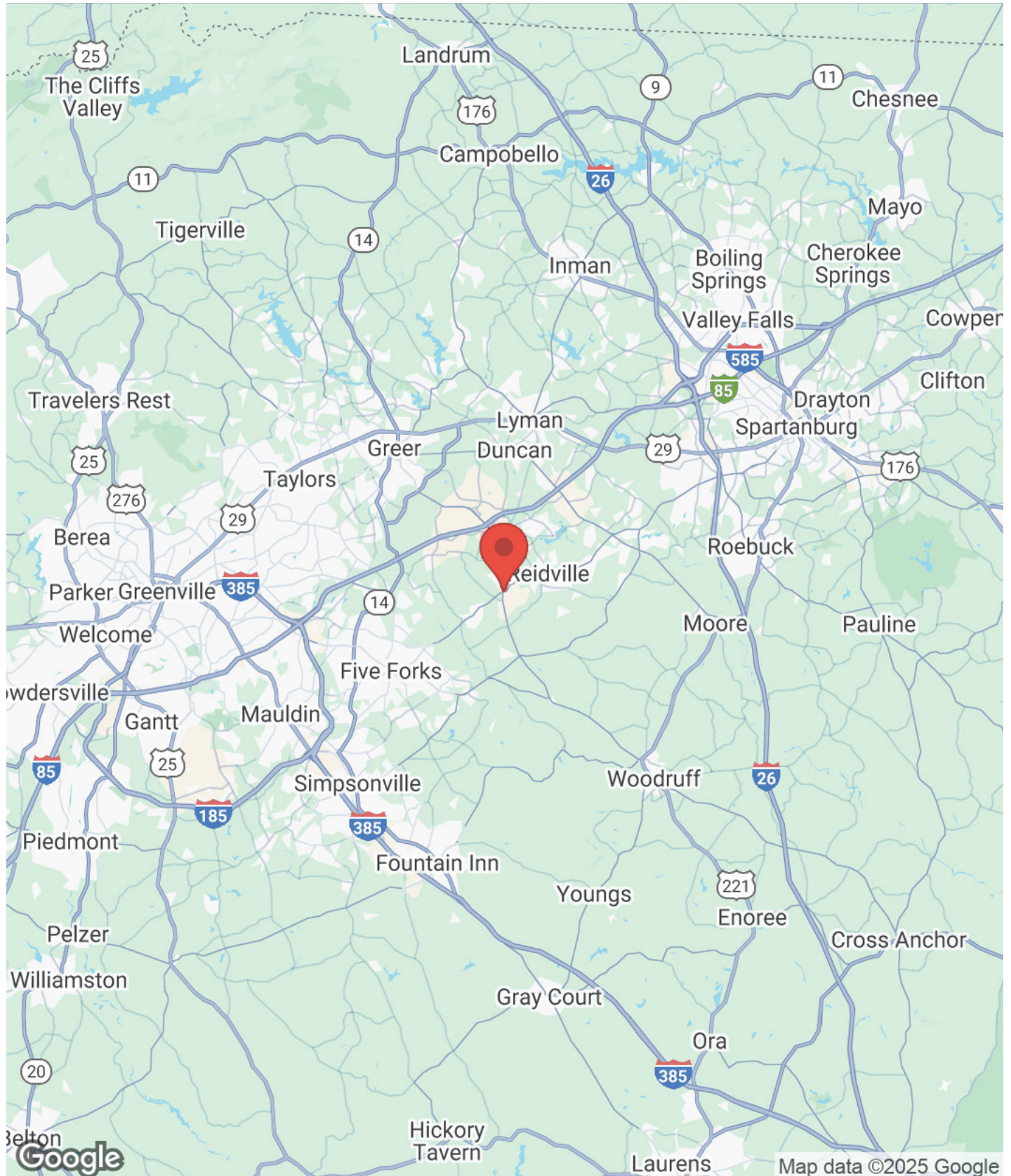
Investment Outlook

The combination of Greer's industrial strength, Woodruff's emerging growth, and Five Forks' affluent demographics makes this region a highly attractive market for commercial investors. As population trends continue to rise, retail, office, and service-based real estate assets in these areas are poised for long-term appreciation and stability.



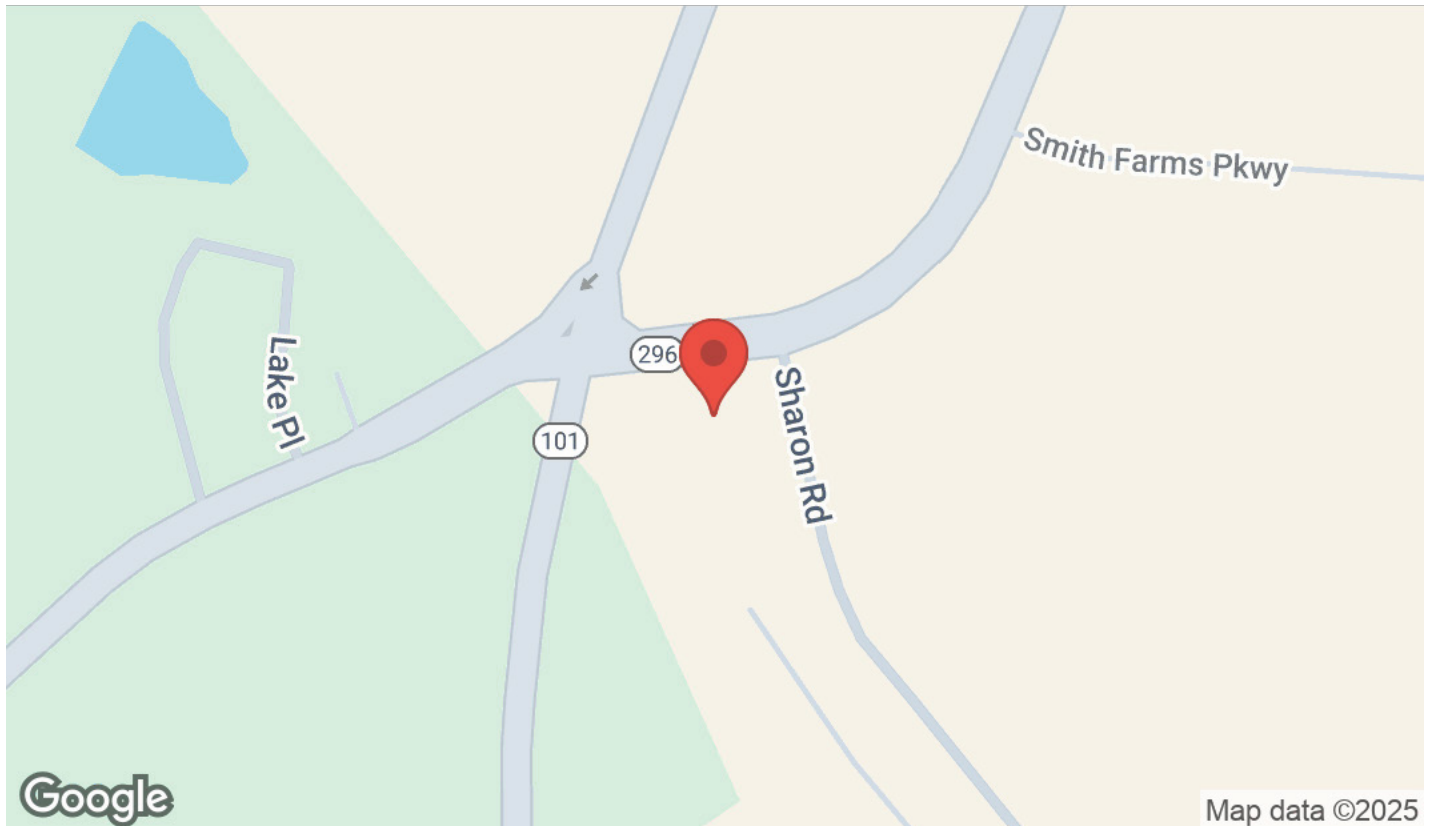
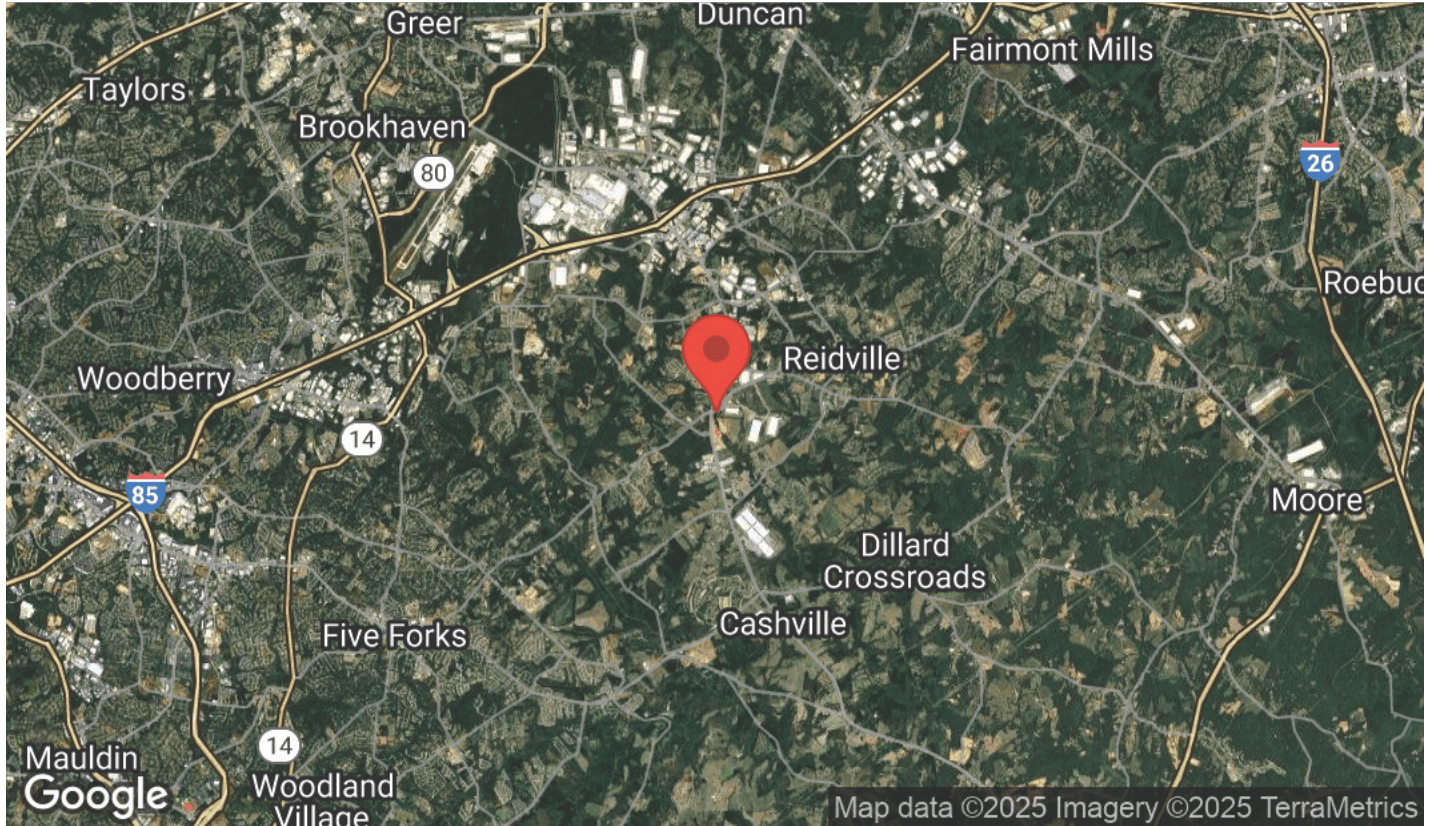
REGIONAL MAP

OutParcel @ Hwy 101 & Hwy 296, Greer, SC



LOCATION MAPS

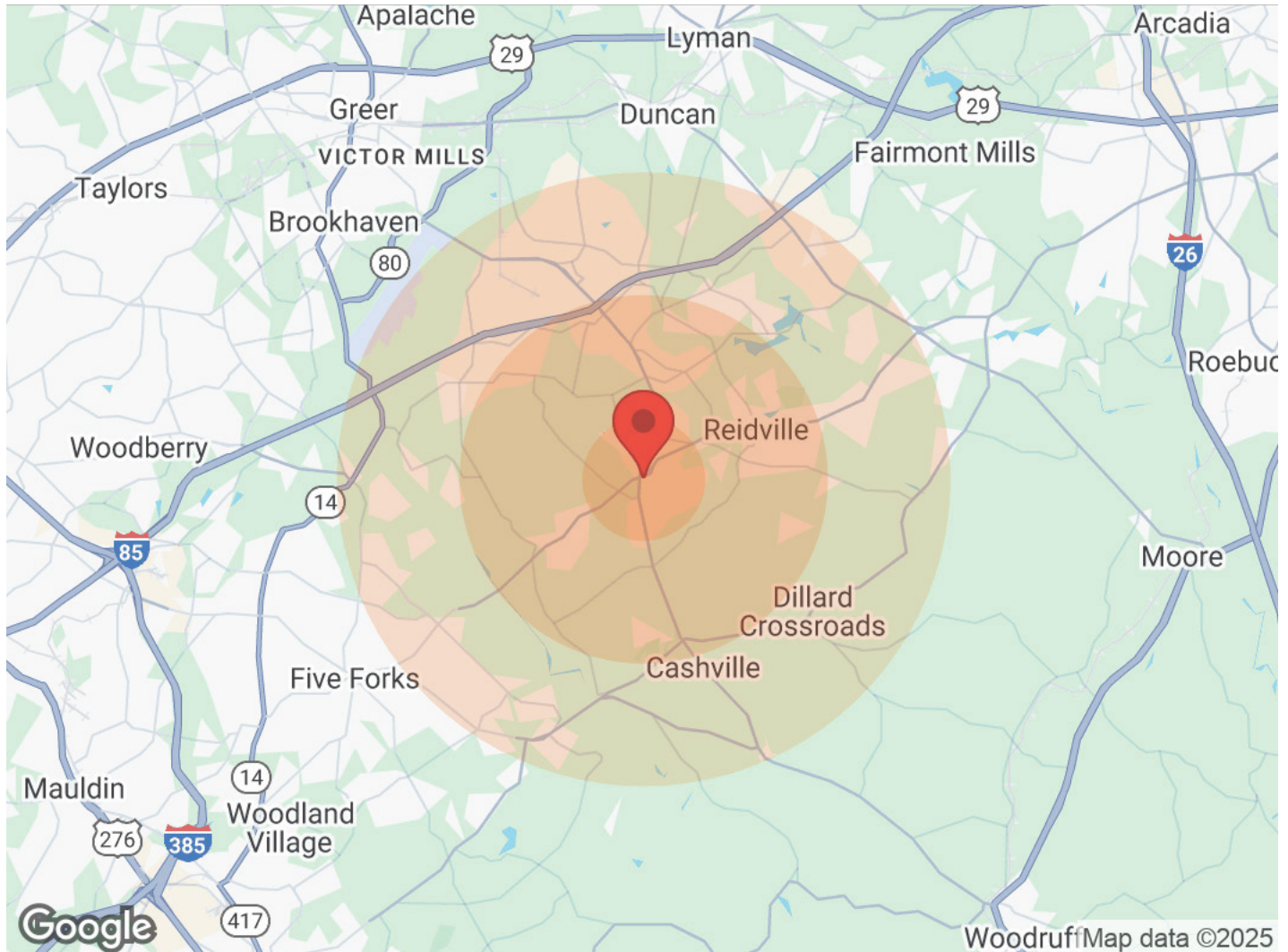
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DEMOGRAPHICS

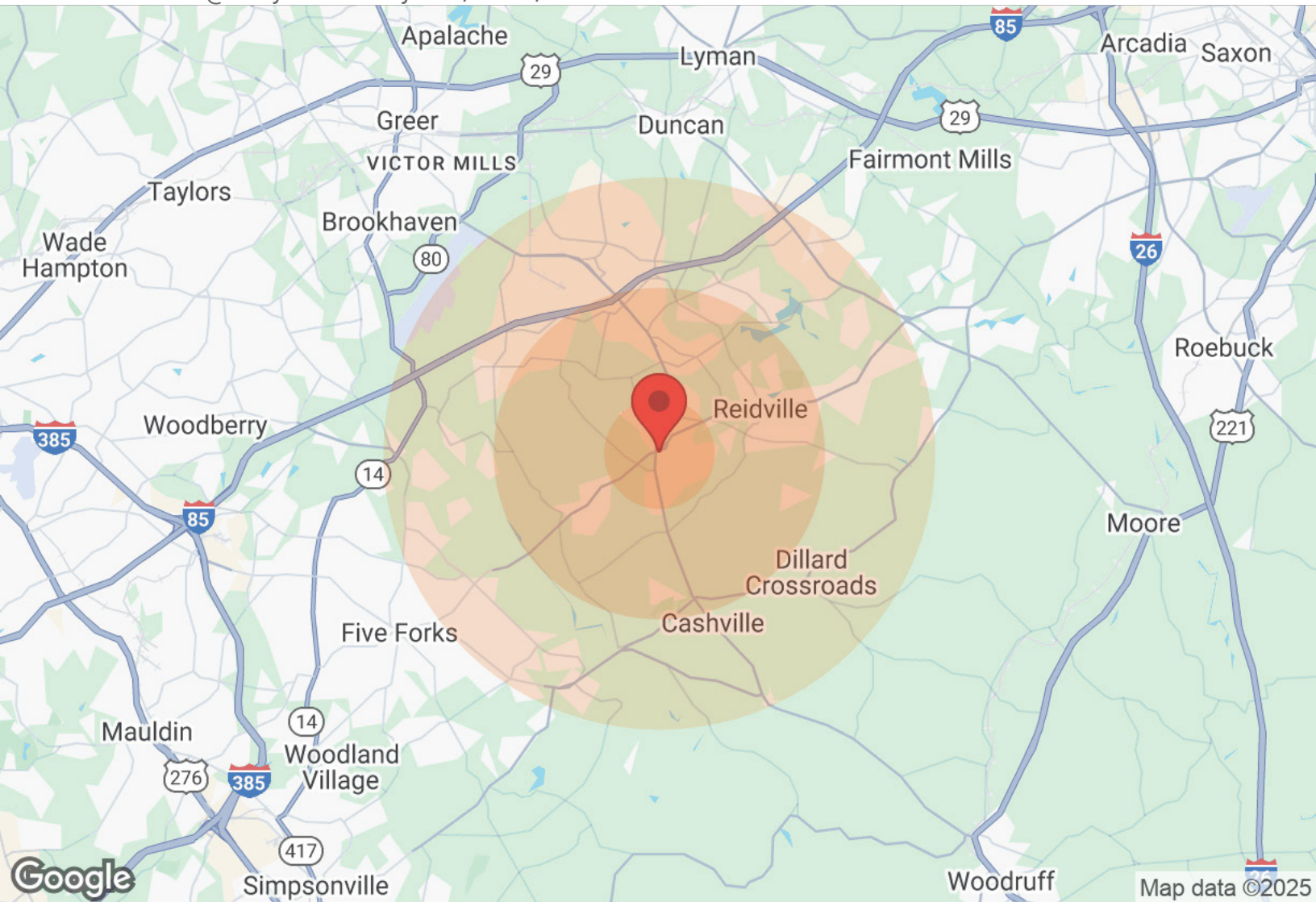
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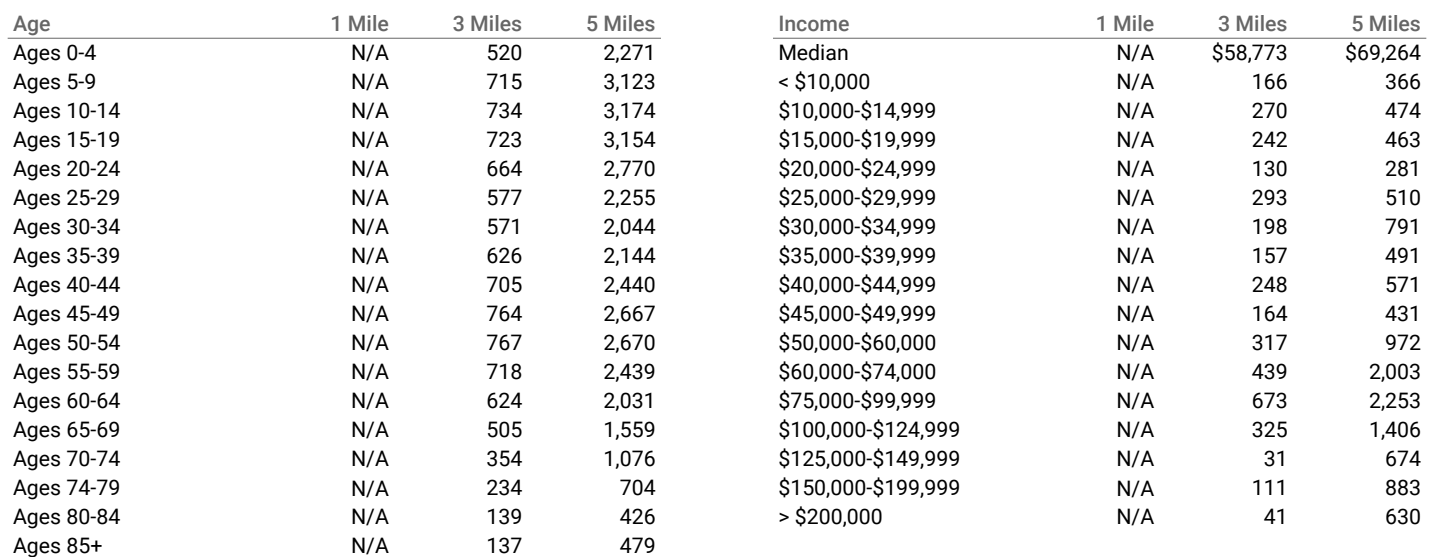
Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	5,171	18,954	Median	N/A	\$58,773	\$69,264
Female	N/A	4,906	18,472	< \$15,000	N/A	436	840
Total Population	N/A	10,077	37,426	\$15,000-\$24,999	N/A	372	744
				\$25,000-\$34,999	N/A	491	1,301
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	N/A	569	1,493
Ages 0-14	N/A	1,969	8,568	\$50,000-\$74,999	N/A	756	2,975
Ages 15-24	N/A	1,387	5,924	\$75,000-\$99,999	N/A	673	2,253
Ages 25-54	N/A	4,010	14,220	\$100,000-\$149,999	N/A	356	2,080
Ages 55-64	N/A	1,342	4,470	\$150,000-\$199,999	N/A	111	883
Ages 65+	N/A	1,369	4,244	> \$200,000	N/A	41	630
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White N/A 9,031 32,481 Black N/A 690 2,832 Am In/AK Nat N/A N/A				Total Units N/A 4,473 14,692 Occupied N/A 4,101 13,492 Owner			
N/A Hawaiian N/A N/A N/A N/A 279				Occupied N/A 3,459 11,418 Renter Occupied N/A 642 2,074			
Hispanic			1,847	Vacant	N/A	372	1,200
Multi-Racial	N/A	444	2,124				

DETAILED DEMOGRAPHICS

OutParcel @ Hwy 101 & Hwy 296, Greer, SC



Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,171	18,954
Female	N/A	4,906	18,472
Total Population	N/A	10,077	37,426
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,473	14,692
Occupied	N/A	4,101	13,492
Owner Occupied	N/A	3,459	11,418
Renter Occupied	N/A	642	2,074
Vacant	N/A	372	1,200
Race	1 Mile	3 Miles	5 Miles
White	N/A	9,031	32,481
Black	N/A	690	2,832
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	279	1,847
Multi-Racial	N/A	444	2,124



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PLACER.AI TRAFFIC ANALYSIS (HWY 101)

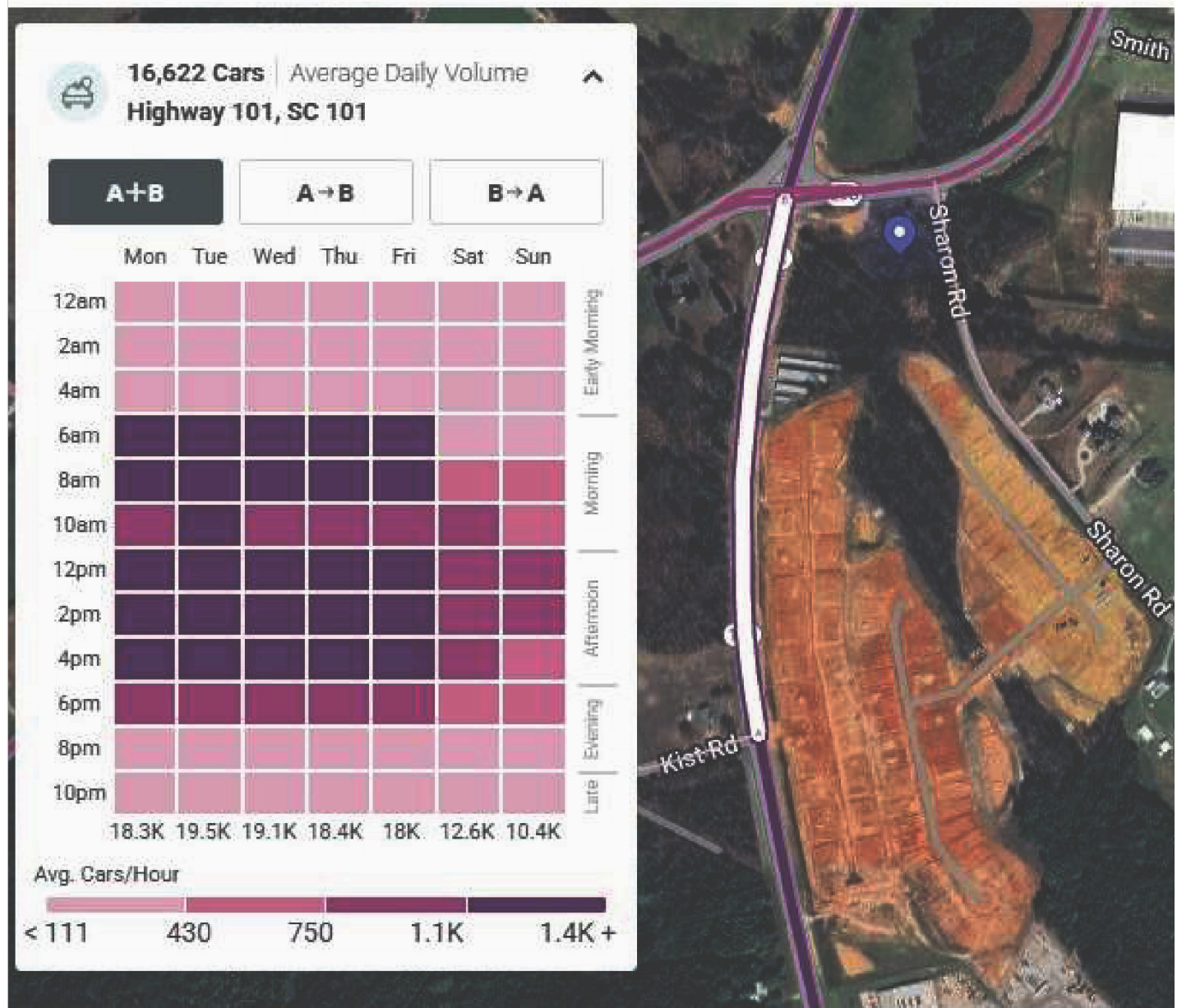
OutParcel @ Hwy 101 & Hwy 296, Greer, SC

Properties:

QT Outparcel 101 @ 296 / Rei...

Year of Traffic Volume:

2023 ▾



PLACER.AI TRAFFIC ANALYSIS (REIDVILLE RD)

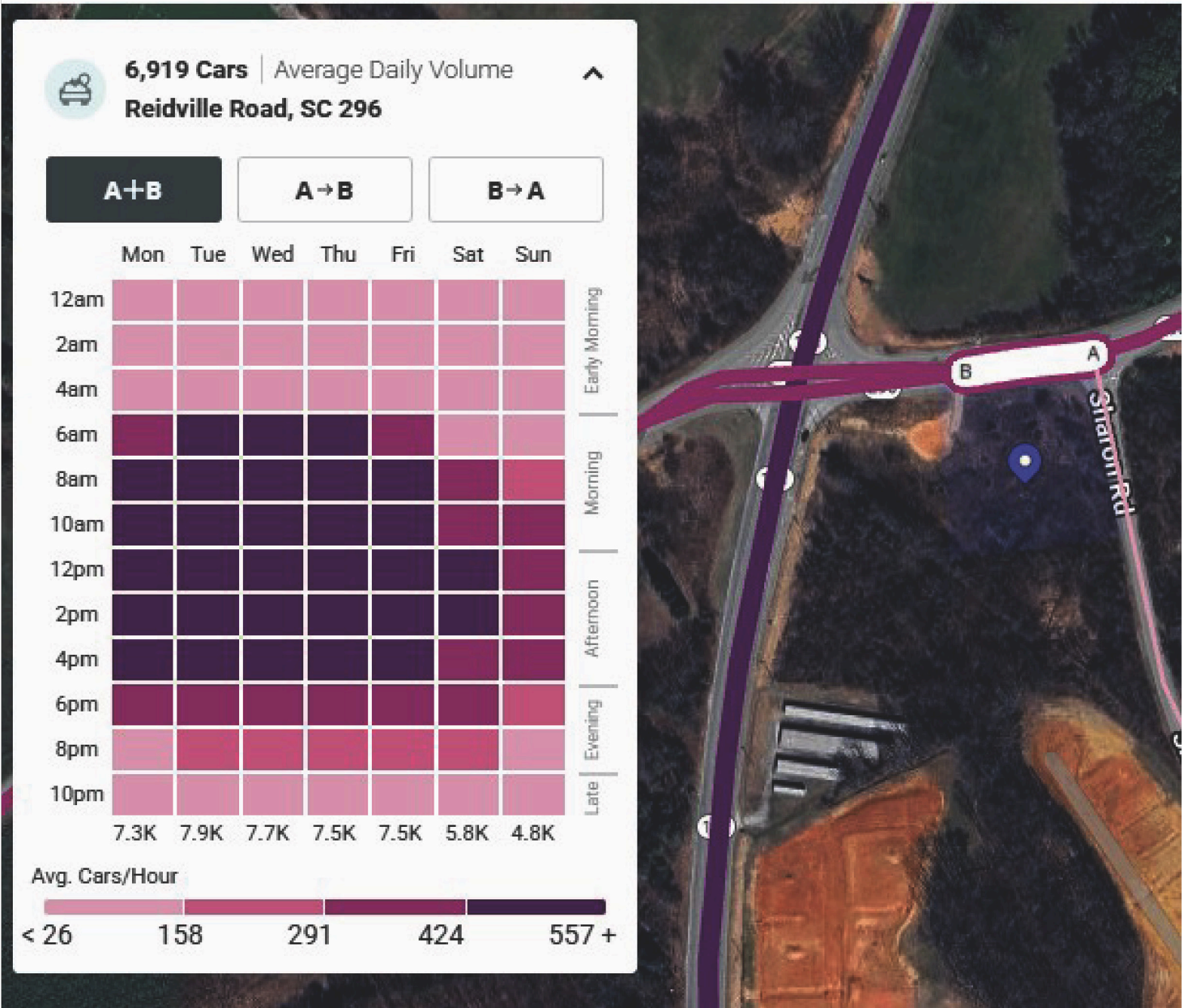
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Properties:

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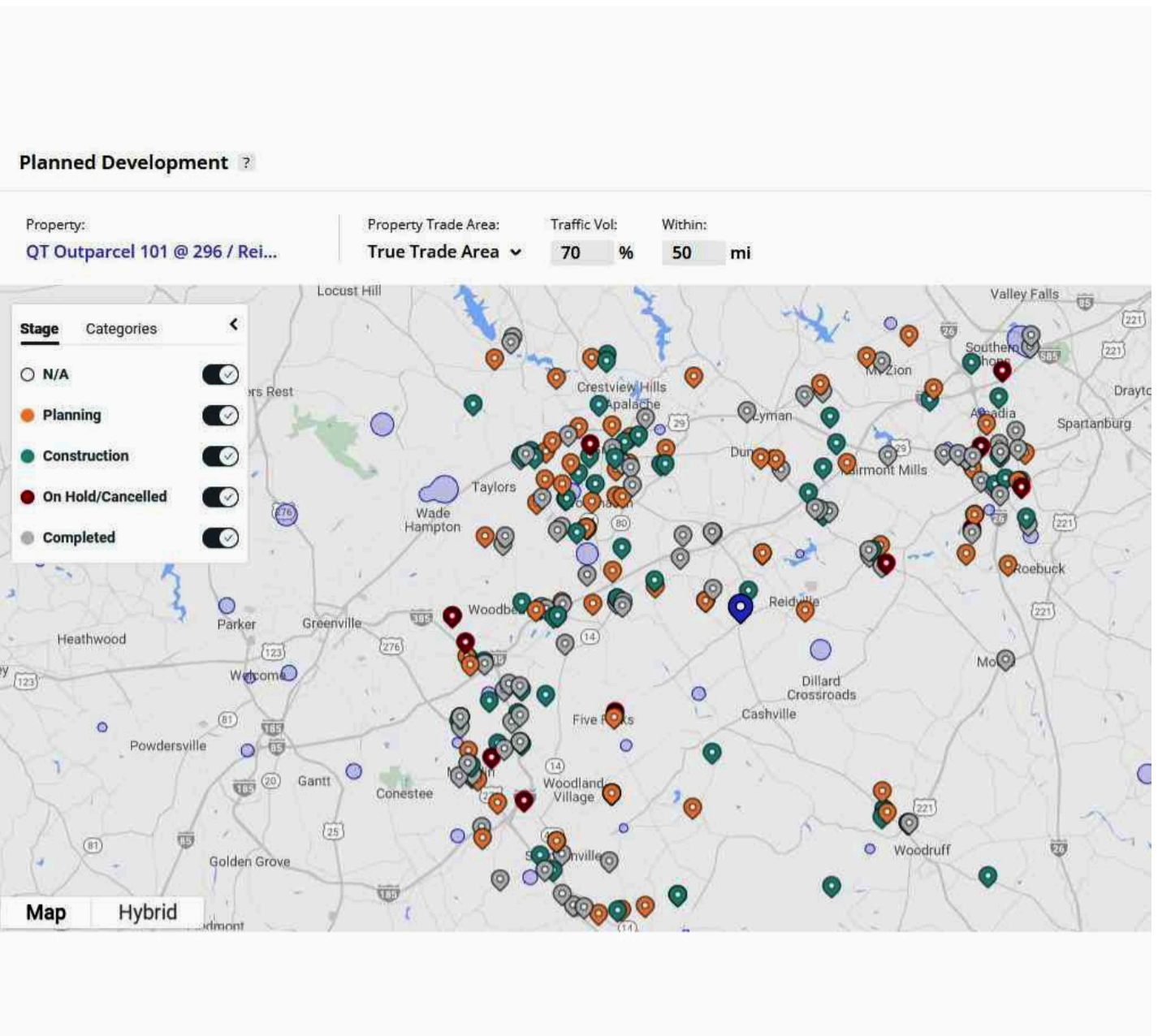
Year of Traffic Volume:

2023 ▾



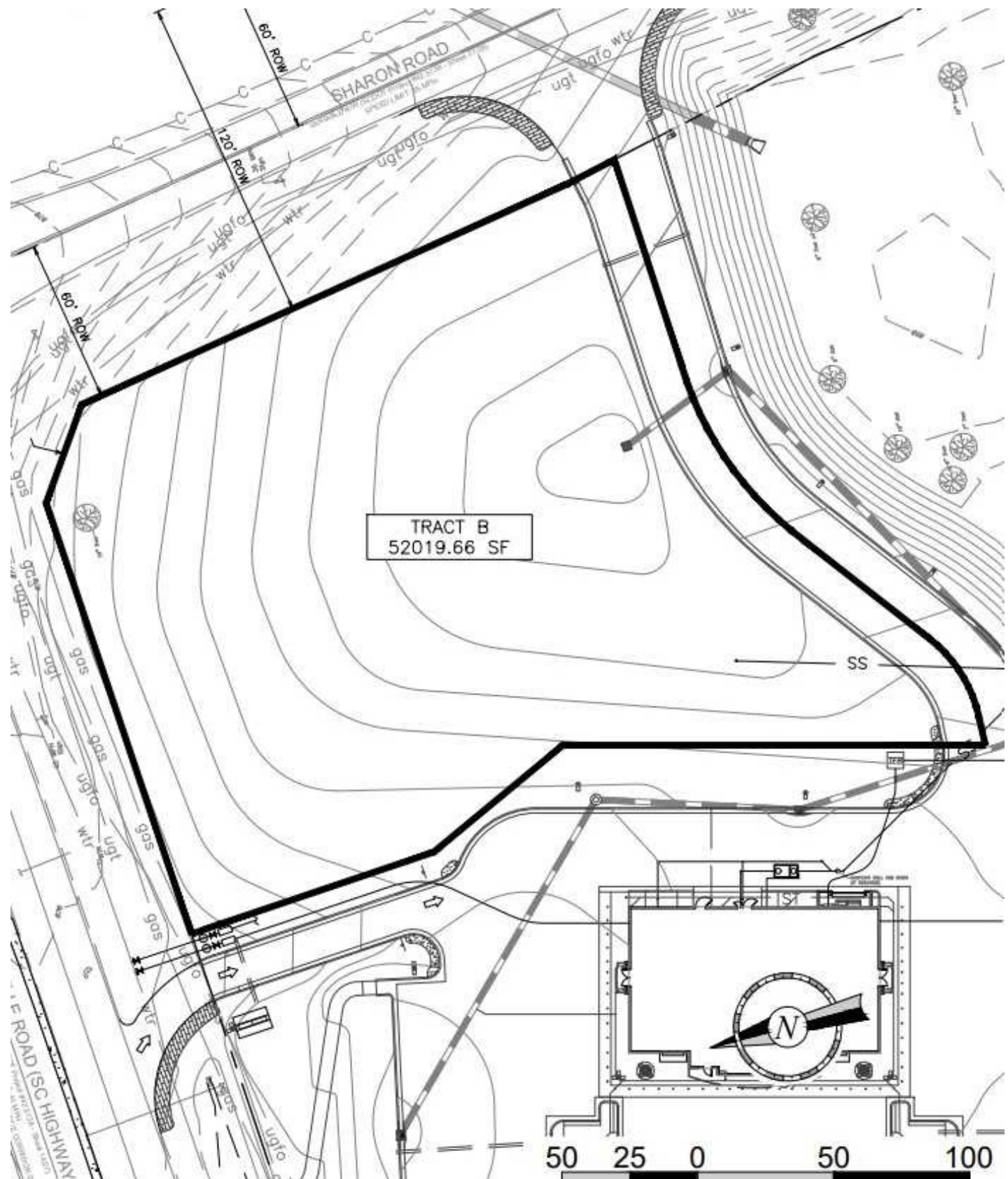
NEW DEVELOPMENTS IN AREA

OutParcel @ Hwy 101 & Hwy 296, Greer, SC



PROPERTY PHOTOS

OutParcel @ Hwy 101 & Hwy 296, Greer, SC



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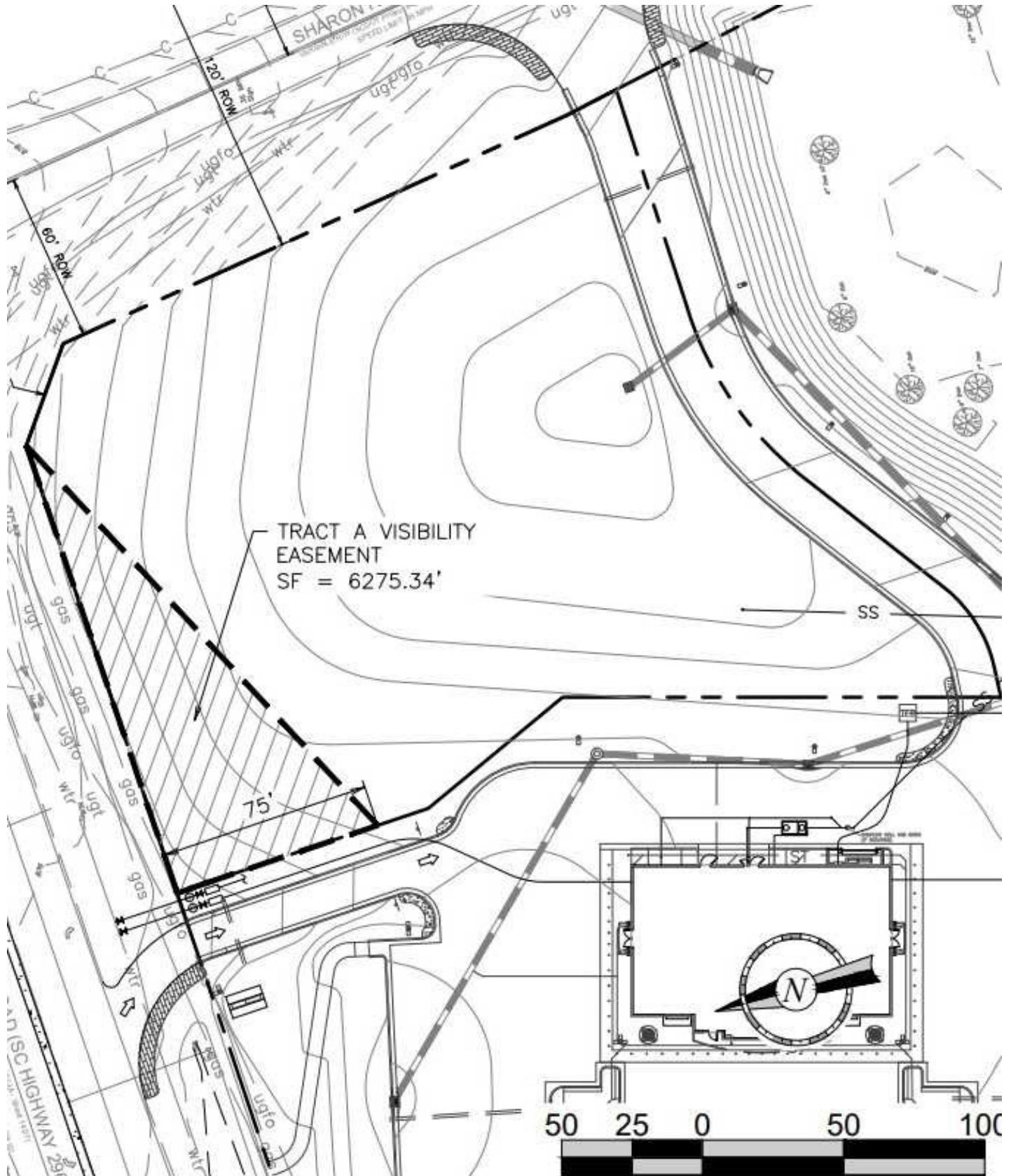
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PROPERTY PHOTOS

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SHARON RD ENTRANCE (TOP) / REIDVILLE RD (BOTTOM)

OutParcel @ Hwy 101 & Hwy 296, Greer, SC



HWY 101 ENTRANCE (FULL CUT)

OutParcel @ Hwy 101 & Hwy 296, Greer, SC



PROFESSIONAL BIO

OutParcel @ Hwy 101 & Hwy 296, Greer, SC



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102867, SC

As the Broker In Charge for the Commercial Real Estate Division, John's leadership and experienced background supports a consistent, well rounded, and professional approach to all situations within the ever-changing development industry.

John is a third-generation real estate professional who spent considerable time as a child in the corner of his Grandmothers' firm, observing transactions and learning the trade at an early age. His family has also been involved in the majority of US Conflicts dating all the way back to WW1. And given the current state of world affairs at the time he graduated Highschool, John wanted to fulfill his patriotic duty. From 2004-2010, John spent 6 years active duty in the United States Airforce as a Staff Sergeant with the 96th Security Forces Squadron. In this time, he completed three deployments (totaling 18 months overseas) in direct support of Operation Iraqi Freedom with multiple decorations to show. During his time in the Military, John also completed his Associates Degree in the Applied Science of Criminal Justice.

In his post-military career, he shifted his focus to family. Subsequently, he became a Husband to his Wife, Father to their two Sons, and a full time Firefighter/EMT for the City. While simultaneously working towards his undergraduate degree, John was also part of the State's Emergency Response Team where he was a Rescue SCUBA Diver and Swift Water Rescue Technician. He was heavily involved with hurricane/flood deployments for post disaster rescue efforts alongside FEMA. After graduating with a Bachelor's of Science in Business Administration and Finance, John and his family felt it was time to leave public service behind and continue the family tradition in real estate.

John became licensed and was recruited by a national commercial firm, where, after five years of proven sales and leadership, he was promoted to Senior Advisor. His natural gravitation towards development inevitably crossed paths with Divine Realty, where he was brought on board the team to head up their real estate division as the Broker In Charge. For fun, John enjoys spending time with family and friends, coaching youth ice hockey, traveling, sports, and creating new opportunities through business relationships.

DISCLAIMER

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PRESENTED BY:

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