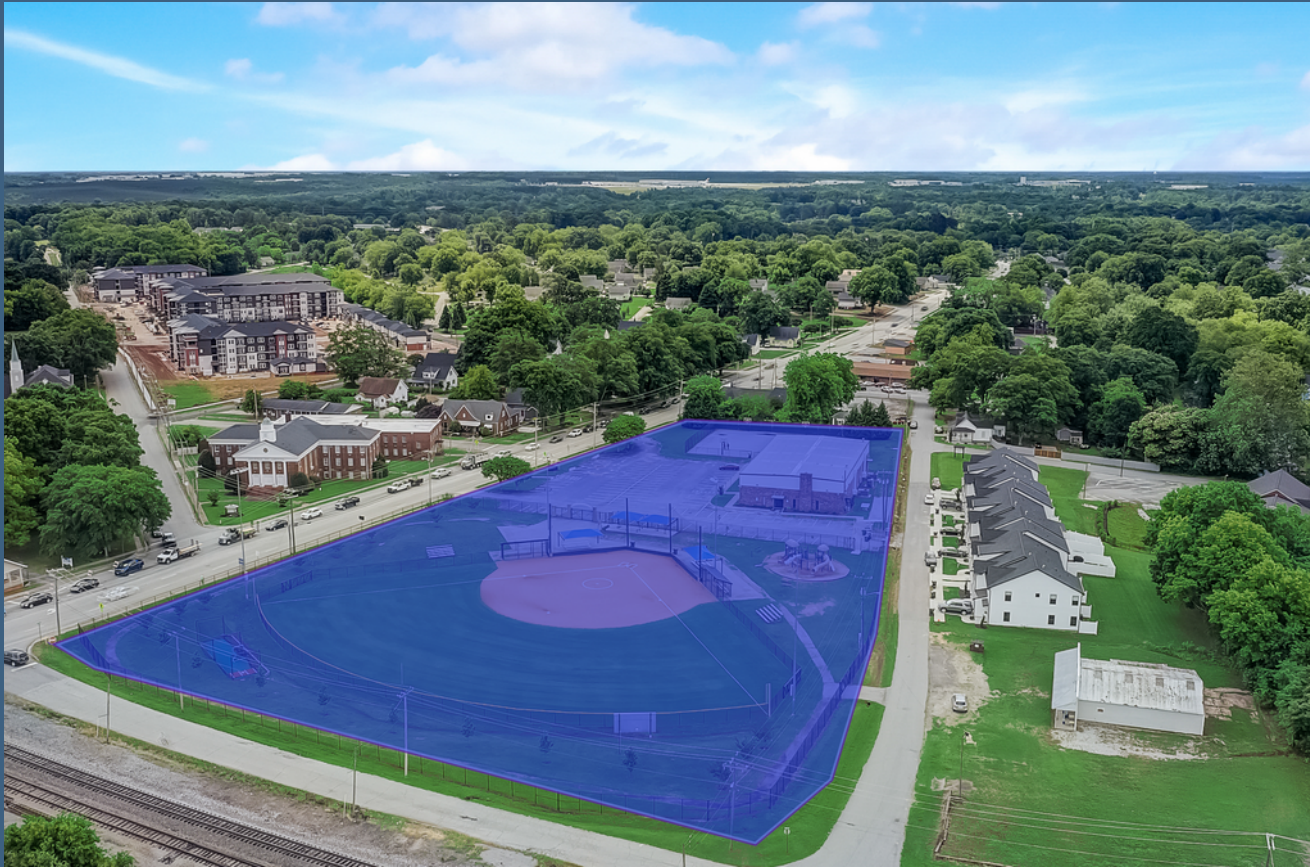


REQUEST FOR PROPOSALS

108 LINE STREET, GREER, SC 29651

REDEVELOPMENT OPPORTUNITY



PROPERTY FEATURES

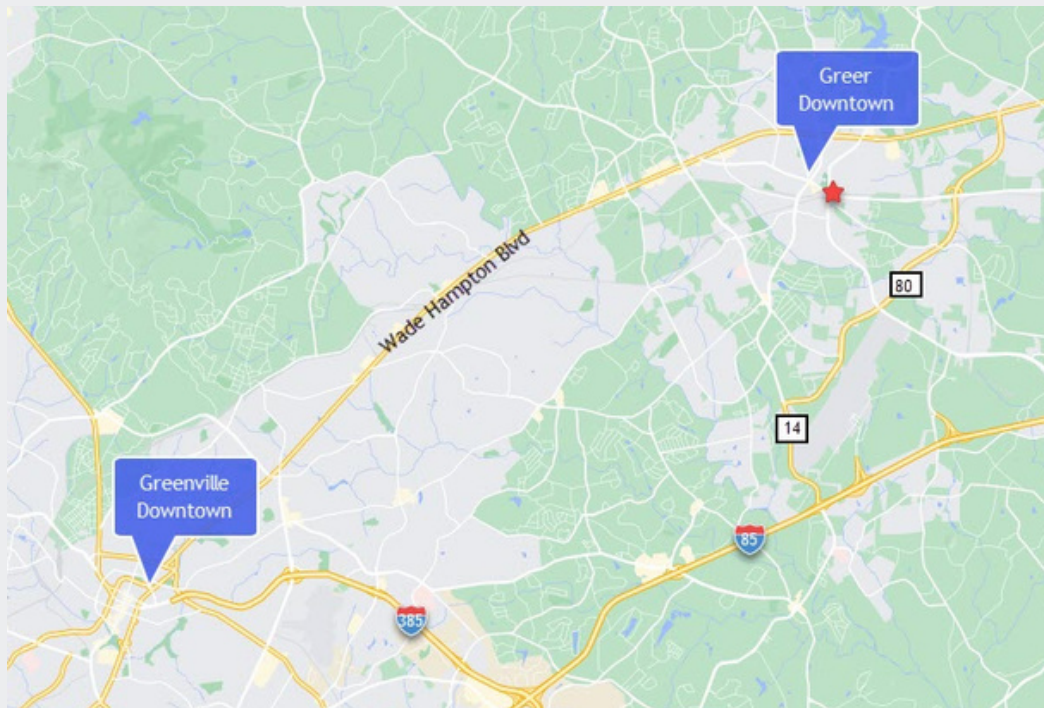
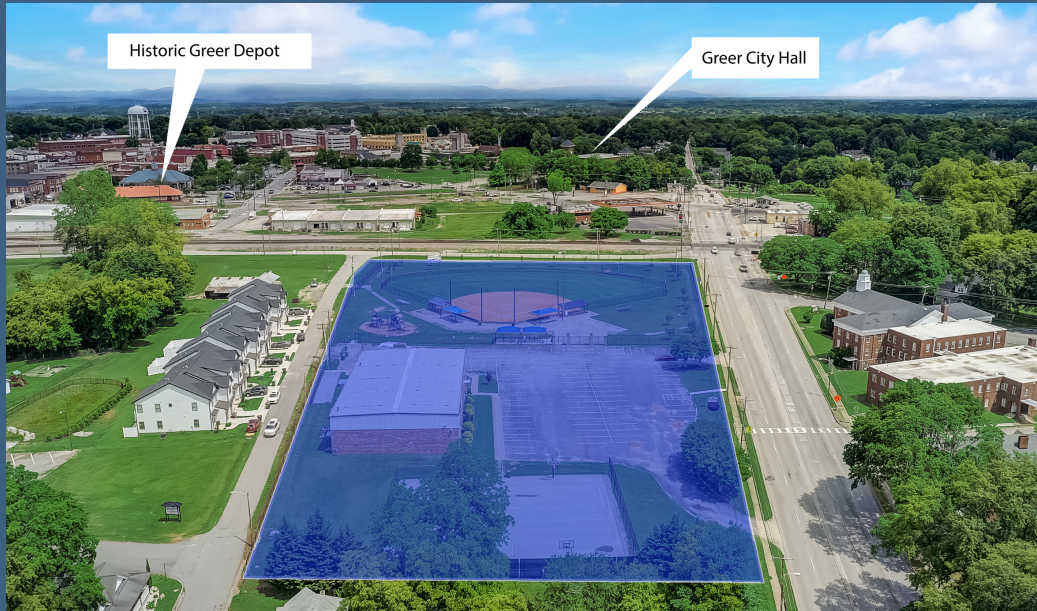
- +/- 4.556 ACRES | LAND REDEVELOPMENT OPPORTUNITY
- LOCATED ADJACENT TO DOWNTOWN GREER
- IDEALLY SUITED FOR HIGH DENSITY RESIDENTIAL TOWNHOME DEVELOPMENT
- CURRENT GREER CITY RECREATION FACILITIES TO BE RELOCATED





PROPERTY LOCATION

108 LINE STREET IS LOCATED ADJACENT TO THE HEART OF DOWNTOWN GREER. WITHIN WALKING DISTANCE IS THE CITY'S CENTRAL BUSINESS DISTRICT, KNOWN AS GREER STATION, WHICH HAS BECOME A DESTINATION IN ITSELF WITH RETAIL, DINING, ENTERTAINMENT AND PROFESSIONAL SERVICE BUSINESSES.





OFFERING

- KDS IS REPRESENTING THE CITY OF GREER SOLICITING THIS RFP FOR THE ENTIRE PROPERTY
- REDEVELOPMENT PROPERTY ON +/- 4.556 ACRES OF LAND
- THE PROPERTY IS A PRIME REDEVELOPMENT TRACT WITH PROXIMITY TO DOWNTOWN GREER
- IDEAL REDEVELOPMENT WOULD INCLUDE HIGH DENSITY TOWNHOME DEVELOPMENT
- CURRENTLY ZONED R7.5; HOWEVER, DEVELOPER WOULD HAVE FREEDOM IN DESIGN OF THE FINAL PRODUCT SUBJECT TO THE CITY OF GREER APPROVAL.
- REQUEST FOR PROPOSALS (RFP) ATTACHED

SURVEY | RFP DOCUMENT



UPSTATE SOUTH CAROLINA

LOCATED BETWEEN ATLANTA AND CHARLOTTE, THE UPSTATE OF SOUTH CAROLINA IS HOME TO A GROWING LIST OF INTERNATIONAL, NATIONAL AND REGIONAL HEADQUARTERS.



GREER, SOUTH CAROLINA

IDENTIFIED AS SOUTH CAROLINA'S SECOND-FASTEST GROWING CITY IN 2022, THE CITY OF GREER IS LOCATED IN THE FOOTHILLS OF THE BLUE RIDGE MOUNTAINS - IN THE HEART OF THE STATE'S BUSTLING UPSTATE REGION.

THE CITY OFFERS BEAUTIFUL SCENERY WITH VISTAS THAT INCLUDE BOTH MOUNTAINS AND LAKES. FAMILIES AND YOUNG PROFESSIONALS HAVE DISCOVERED THE CITY'S FIRST-RATE SERVICES, OUTSTANDING PARK FACILITIES AND RECREATION PROGRAMS, AND BIG-CITY AMENITIES WHILE PRESERVING A SMALL-TOWN FEEL.

SPANNING MORE THAN 25 SQUARE MILES, GREER'S CITY LIMITS TO THE NORTH OFFER OUTDOOR RECREATION AT LAKE ROBINSON AND LAKE CUNNINGHAM, WHILE ITS SOUTHERN BOUNDARY INCLUDES A MAJOR TRANSPORTATION CORRIDOR WITH INTERSTATE 85 AND THE GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT.

RECREATION & CULTURAL ARTS

JUST STEPS FROM GREER CITY HALL'S EVENTS SPACE, GREER CITY PARK INCLUDES A LARGE FOUNTAIN TIMED TO MUSIC, AN AMPHITHEATER FOR PUBLIC CONCERTS AND CEREMONIES, A CHILDREN'S PLAY AREA, WALKING TRAILS AND AMPLE GREEN SPACE FOR FAMILY FUN.

POPULATION

IN 1990, GREER'S POPULATION WAS JUST OVER 10,000. THAT NUMBER TOPPED 37,000 IN 2020 AND IS EXPECTED TO SURPASS 50,000 WITHIN THE NEXT FIVE YEARS.