

1,250 ACRE

# ANDERSON FARM & RESERVOIR

ALLIANCE PARKWAY AT HAMPTON ROAD  
ANDERSON COUNTY, SC

OFFERING MEMORANDUM - CALL FOR OFFERS DUE FEBRUARY 28, 2025



**Mark E. Masaschi, CCIM**  
Principal | Senior Partner

**Mark B. Ratchford, MAI**  
President | Principal | Broker-In-Charge

# EXECUTIVE SUMMARY

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We are excited to present a rare and extraordinary opportunity to acquire a 1,250 acre tract of land, offered for sale by KDS Caine, that embodies the essence of a legacy property. Held within the same family for generations, this remarkable tract combines breathtaking natural beauty with significant development potential.

At the heart of this property lies a private 150-acre reservoir, providing a picturesque centerpiece that enhances the landscape and offers numerous recreational opportunities. The diverse terrain includes old growth forests, rolling hills, and expansive meadows, all teeming with wildlife. This prime location presents an unparalleled canvas for planned development or family estate.

The strategic location and ample acreage allow for visionary projects that can capitalize on the area's natural assets while creating a unique lifestyle experience. KDS Caine invites you to explore this exceptional offering, where the promise of opportunity meets the beauty of nature. This property not only represents an investment in land but also the chance to create a one-of-a-kind development unique to the Upstate of SC.

## LOCATION

- Alliance Parkway & Hampton Road, Anderson County, SC (1/2 mile from I-85 @ County Hwy 81)
- 9 miles from Downtown Anderson, SC
- 25 miles from Downtown Greenville, SC
- 115 miles from Charlotte, NC
- 119 miles from Columbia, SC
- 95 miles from Atlanta, GA



# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

- 1,250 Acres
- Includes 150 Acre reservoir impounded in 1957
- Extensive road frontage on multiple county maintained roads
- Historically used for home places, recreational, and agricultural
- Large mature hardwoods - old growth forest
- Unzoned Anderson County

## OWNERSHIP STRUCTURE

- Legacy Ownership - In the same families for 250 years

## TAX PARCEL NUMBERS - ANDERSON COUNTY

- 1690-01-1009
- 1700-00-7003
- 1700-00-7001
- 1700-00-7002
- 1700-00-7005
- 1950-01-0009
- 1690-01-2001
- 1700-00-7004
- 1960-00-9049
- 1950-00-1003



## UTILITIES & INFRASTRUCTURE: AVAILABILITY OF WATER, SEWER, ELECTRICITY, ETC.

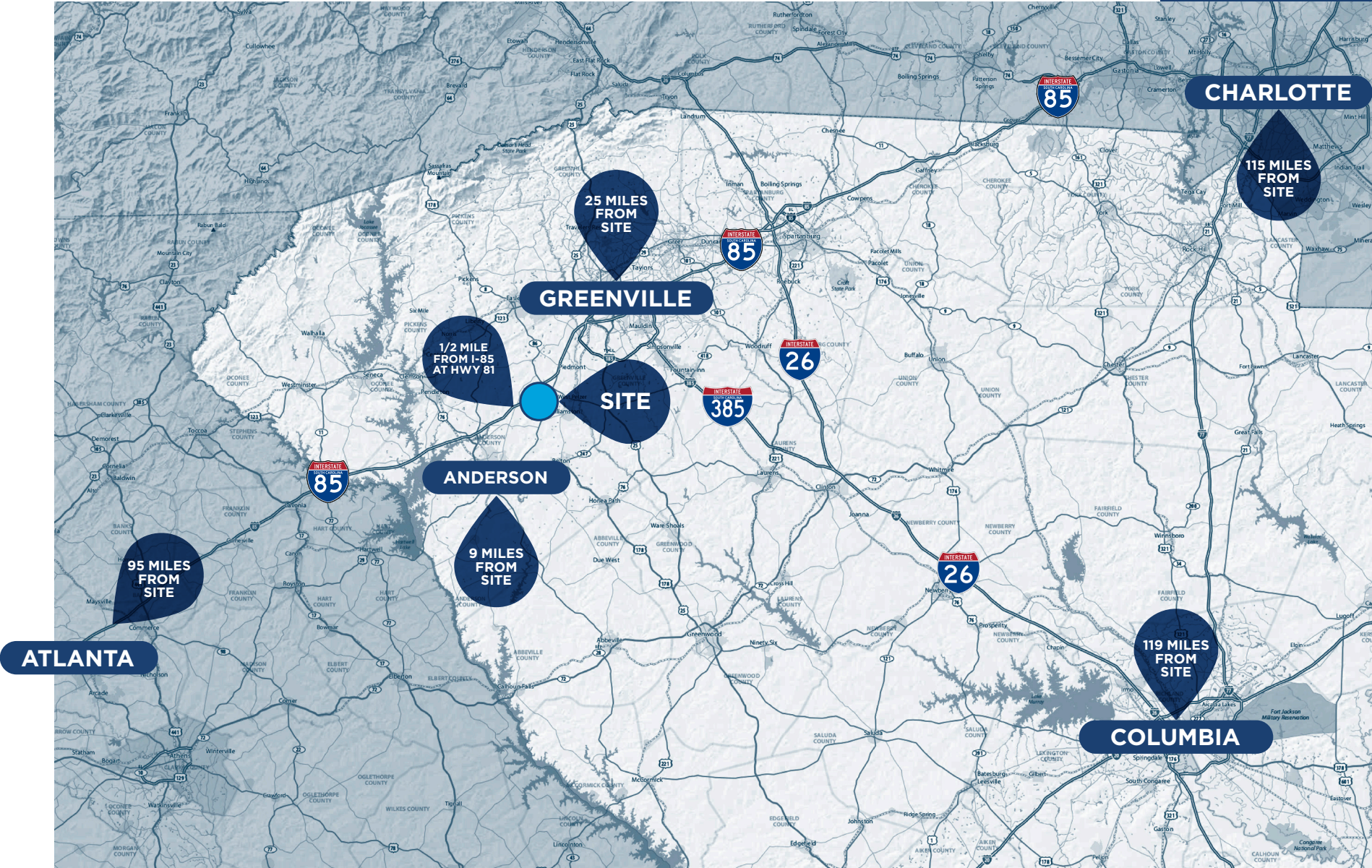
- **Water Source:** Big Creek Water and Sewer provides municipal water and sanitary sewer utilities to the surrounding area starting at Hampton Road and north of the Subject Property. There are water supply wells located on the Subject Property.
- **Sanitary Sewer Utility/Septic\*:** Occupied residential dwellings are currently on septic systems. Big Creek Water and Sewer and Hammond Water and Sewer is available in the surrounding area. Anderson County Wastewater Management also confirmed a gravity sewer utility is located on the southern part of the Subject Property.
- **Electrical Utility:** Duke Energy and Blue Ridge Electric Cooperative, available at the Subject Property and the surrounding area.
- **Natural Gas Utility:** Fort Hill Natural Gas Authority is available in the surrounding area

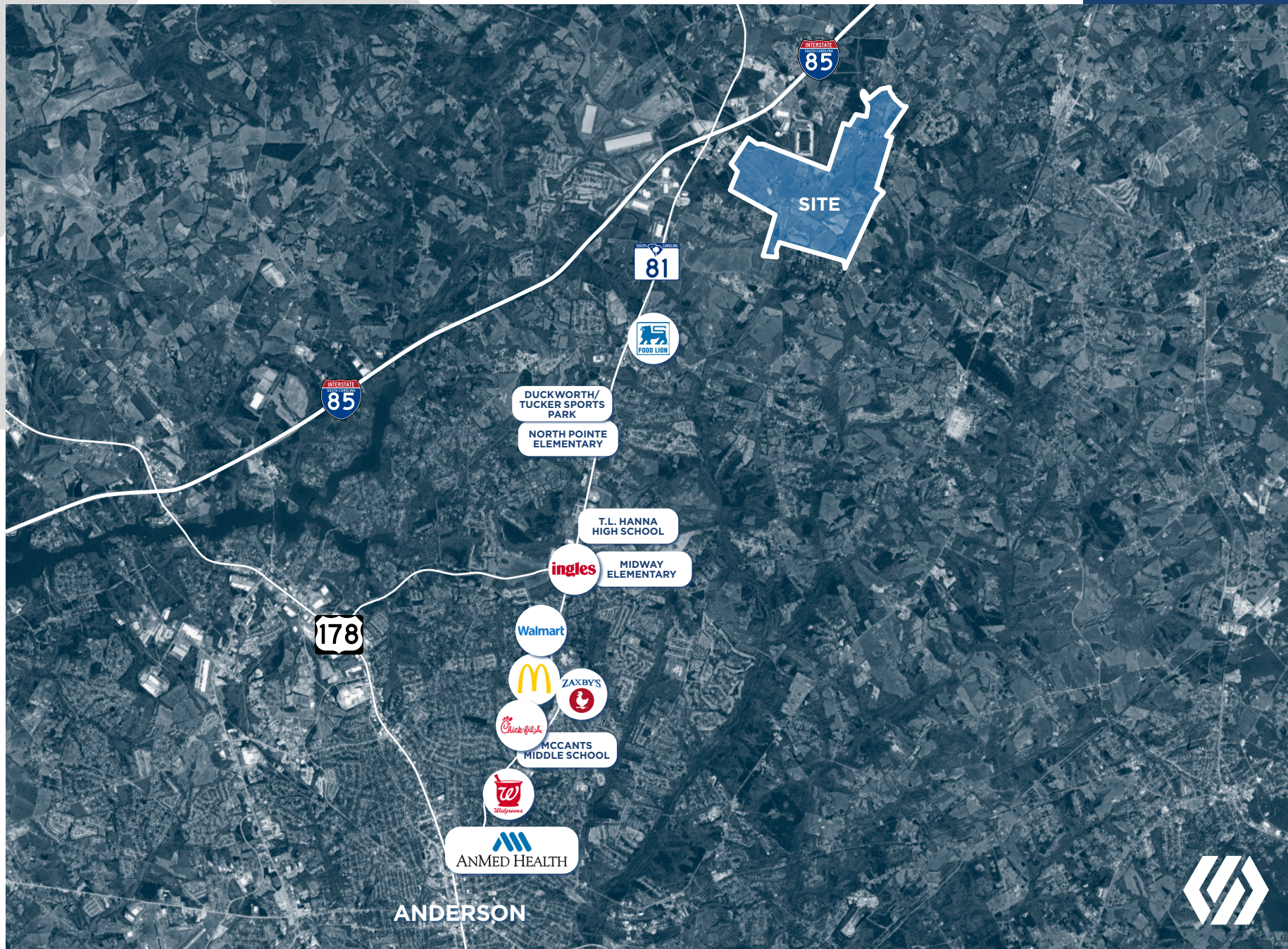
\*All inholdings are part of the sale



# LOCATION ANALYSIS

ALLIANCE PARKWAY & HAMPTON ROAD  
ANDERSON COUNTY, SC





SITE

81



DUCKWORTH/  
TUCKER SPORTS  
PARK

NORTH POINTE  
ELEMENTARY

T.L. HANNA  
HIGH SCHOOL

ingles

MIDWAY  
ELEMENTARY

Walmart



ZAXBY'S



MCCANTS  
MIDDLE SCHOOL



ANMED HEALTH

ANDERSON

178

INTERSTATE  
85

INTERSTATE  
85









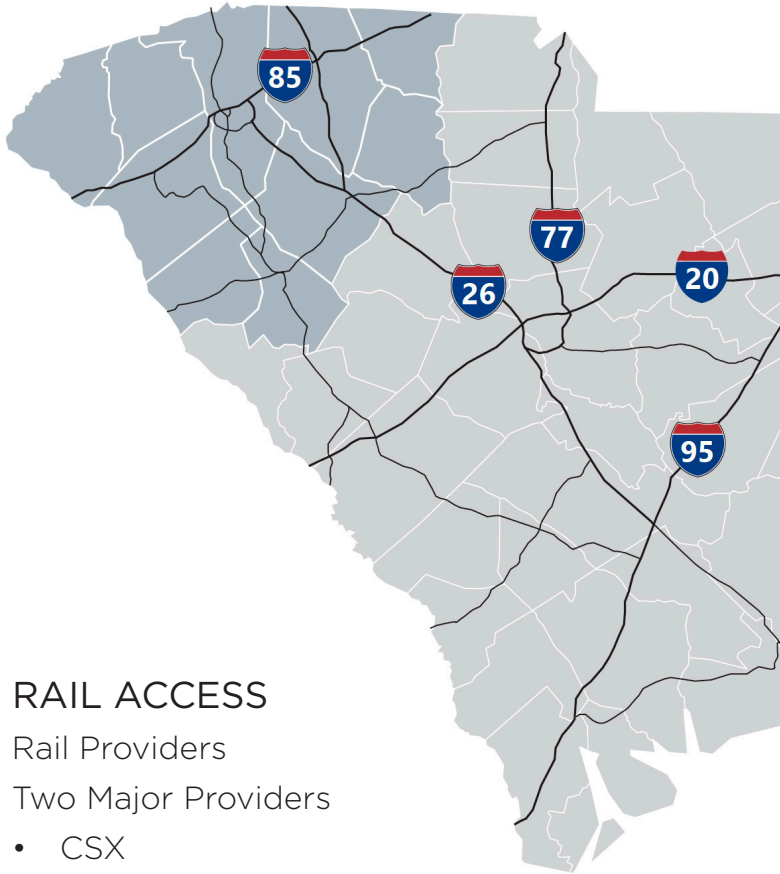
# MARKET ANALYSIS

## TOTAL POPULATION

	2010	2019	2024	Growth Rate*
Upstate SC Region	1,362,073	1,507,423	1,588,080	1.1%
South Carolina	4,625,364	5,195,563	5,526,057	1.20%
*Projected Annual Growth Rate 2019-2024				

## AVERAGE INCOME

	2019	2024
Upstate SC Region	\$50,296	\$55,810
South Carolina	\$51,389	\$57,210



## AIRPORT ACCESS

- 50 non-stop daily departures
- 16 major cities and 19 major airports across US
  - Allegiant Air
  - American Airlines
  - Frontier Airlines
  - Southwest Airlines
  - United Airlines

## PORT ACCESS

- Inland Port Greer
- 121,600 rail lifts in 2018
  - 6.4% growth from 2017
- Port of Charleston
- 2.3M TEUs handled in 2018
  - 6.4% growth from 2017

## RAIL ACCESS

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

Data provided by Upstate SC Alliance



# DEAL STRUCTURE

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## CALL FOR OFFERS FORMAT

The detail requirements set forth in the Call for Offers Format are recommended. Failure by any Proposer to respond to a specific requirement may result in disqualification. The Seller reserves the right to accept or reject any or all proposals. Offerors are reminded that proposals will be considered exactly as submitted. Points of clarification will be solicited from proposers at the discretion of the Seller.

All costs incurred by the Proposer associated with RFP preparations and subsequent interviews and/or negotiations, which may or may not lead to execution of an agreement, shall be borne entirely and exclusively by the proposer.

The purpose of the Proposal is to demonstrate the technical capabilities, professional qualifications, past project experience, and knowledge within this industry. Proposal must address all of the points outlined herein as required.

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

- a. The RFP subject - Anderson Farm & Reservoir
- b. Name of the firm/person responding, including mailing address, email address, telephone number, and name of contact person.
- c. Name of person or persons authorized to make representations on behalf of the consultant, binding the firm to a contract.

**2. Qualifications and Experience**

- a. Identify the primary members of the development team and their roles for this project
- b. Provide an overview of their experience.
- c. Include developer staff as well as any consultants having key roles in the designing or marketing of this project.
- 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** – 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. Identify any proposed public-private partnership arrangements and the expected role of each party.
- d. Explain approach to resolve impact concerns with local government permitting authorities and utility providers
- e. 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. Financial Responsibility**

- a. Provide a list of financial and project references. Include name, address, position, telephone number and a brief description of relationship.
- b. Provide evidence of financial capability to complete project.

#### **5. Purchase Price**

- a. Provide a purchase proposal. Include the land price, the assumption made to justify the price, and the time needed for planning, design, permitting, and closing.

### **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 developer. 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.**  
**All offers must be submitted by February 28, 2025.**  
**Showings for pre-qualified buyers by appointment only.**



## CONTACT INFORMATION

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[For More Information  
& Documents](#)

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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**CAINE**  
COMMERCIAL REAL ESTATE