

CALL FOR OFFERS

59 ACRES OF PRIME
DEVELOPMENT
LAND MINUTES
FROM DOWNTOWN
GREENVILLE

939 MAULDIN ROAD
GREENVILLE, SC 29607



GARY KIRBY
864.650.5556

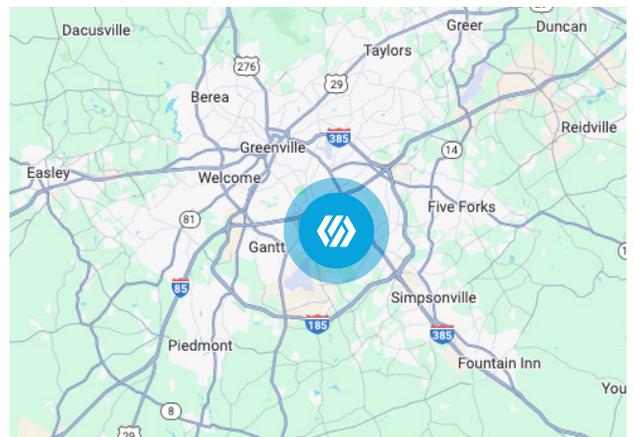
All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

- Address:** 939 Mauldin Road
Greenville, SC 29607
- Price:** CALL FOR OFFERS
Due October 31, 2025
- County:** Greenville
- Utilities:** Sewer & Water Available
- Tax Map Nos.:** M012020100400, M012010100300,
M012010100400
- Zoning:** S-1, C-2, R-MA (County of Greenville)



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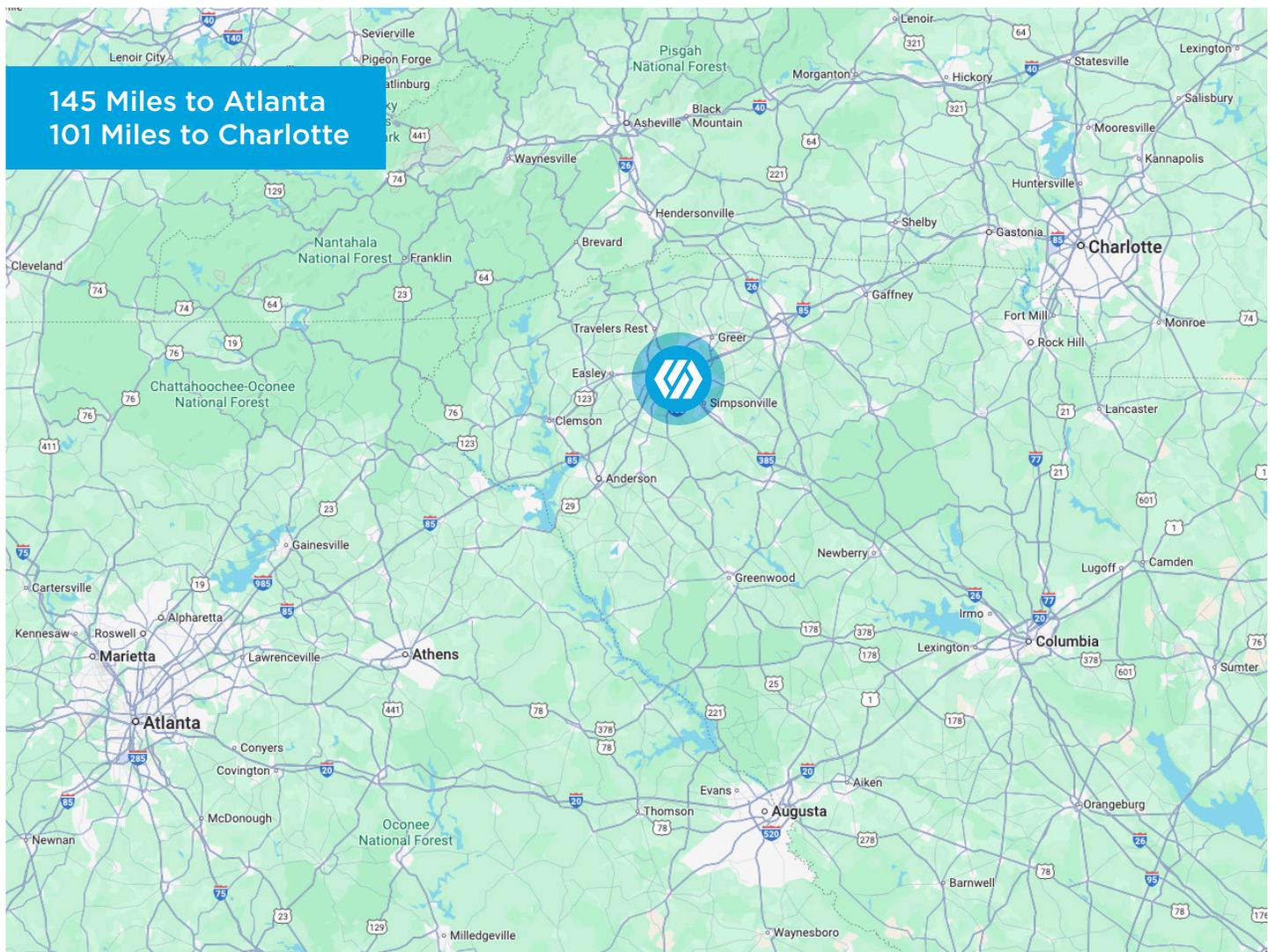
HIGHLIGHTS, OFFER TERMS, & REGIONAL LOCATION

HIGHLIGHTS

- Centrally located in the Upstate between Charlotte and Atlanta, with convenient road access to I-85
- S-1,C-2,R-MA zoning allows for a variety of uses including: Multi-Family, Residential and Light Industrial
- Suitable for a master plan development
- Proximity to Conestee Nature Preserve, Greenville County Sports Recreation Complex, Swamp Rabbit Trail Extension and The Clemson University International Center for Automotive Research (CU-ICAR)
- Award winning public and private schools within a 3-mile radius: Christ Church Episcopal School, JL Mann, St. Joseph's Catholic School
- Potential to be annexed into cities of Greenville or Mauldin, SC.

OFFER TERMS

- Property will be sold via a Call for Offers process. Send offers to gkirby@kdscaine.com by 5pm on October 31st, 2025.
- Please submit qualifying details with offer including: principles of the acquiring entity, plans for development, source of funding, and portfolio examples of similar projects developed.



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PROPERTY INFORMATION

Situated in the heart of the upstate of South Carolina, lies one of the last remaining large infill tracts in the County of Greenville, and a rare opportunity for development. With close proximity to top schools, Greenville County Sports Recreation Complex, and downtown Greenville, this tract is ideal for a master plan community. However, this +/- 59 acre tract, characterized by flexible zoning, opens avenues for light industrial opportunities as well. Mauldin Road offers convenient access to the I-85 corridor, connecting Charlotte and Atlanta to the Upstate's growing manufacturing industry. In fact, just 3 miles away from this parcel is the Clemson University International Center for Automotive Research, the nation's only graduate department of Automotive Engineering.

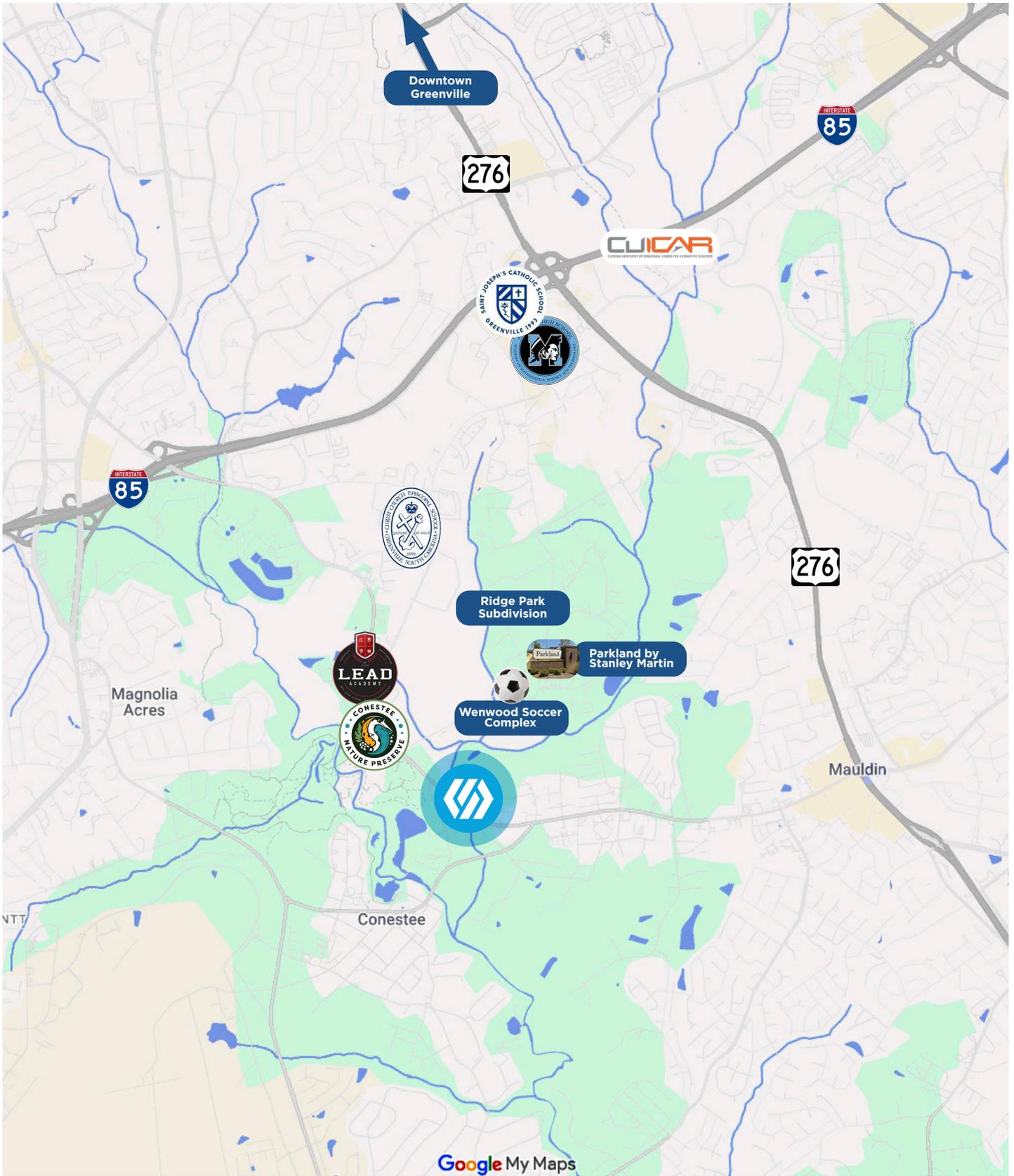


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HEAT MAP



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WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

#3 Friendliest City

Southern Living

#4 Best Places to Live in the United States

U.S. News and World Report

The Coolest Small Cities in the U.S.

Thrillist Travel

Best Places for Young Professionals in South Carolina

Niche.com

Best Small Towns in America: Best for Good Eats

Men's Journal

Top 10 America's Next Great Food Cities

Food & Wine



LOCATION, LOCATION, LOCATION

1.6 Million People
10 Upstate SC Counties

More Than 575
International Companies

#3 GDP Worldwide
At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations
More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing State
in the U.S.

Data & Information Provided by Upstate Alliance
¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.