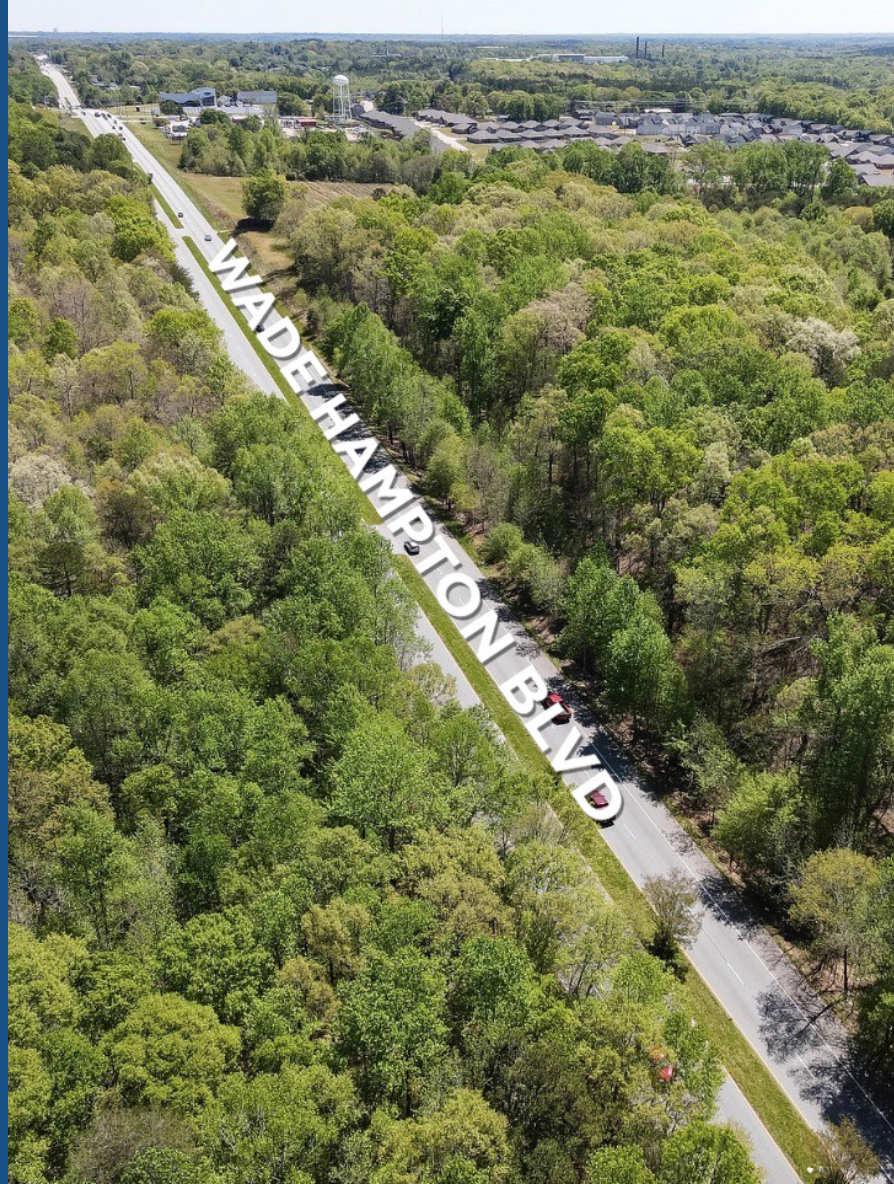


FOR SALE

# PRIME ROAD FRONTAGE

12634 WADE HAMPTON BLVD.  
GREER, SC 29334



GREG NORRIS  
864.494.7061

TIM SATTERFIELD  
864.415.2373

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



## AVAILABLE SPACE

**Address:** 12364 Wade Hampton Blvd.  
Greer, SC 29334

**Sales Price:** \$4,000,000

**Acreage:** ±17 Acres

**Tax Map Number:** 5-14-00-027.00

## PROPERTY HIGHLIGHTS

- Prime frontage on the busy corridor of Wade Hampton Blvd, offering high visibility and strong traffic exposure.
- Generous acreage: ±17 acres of land (confirm survey/acreage to be precise) rare size in this corridor.
- Positioned between Greenville and Spartanburg, offering convenience to regional employment hubs, shopping and entertainment.
- Excellent development upside: works well for retail center(s) or a mixed-use project given size and corridor location.
- Strong future demographic growth and traffic flow in the Upstate SC region adds long-term value.
- Minimal improvements (undeveloped land), clean slate for new owner/developer to design per market.
- Ideal for investors, developers, or owner-users looking to control a large parcel in a strategic location.



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# PROPERTY PHOTOS



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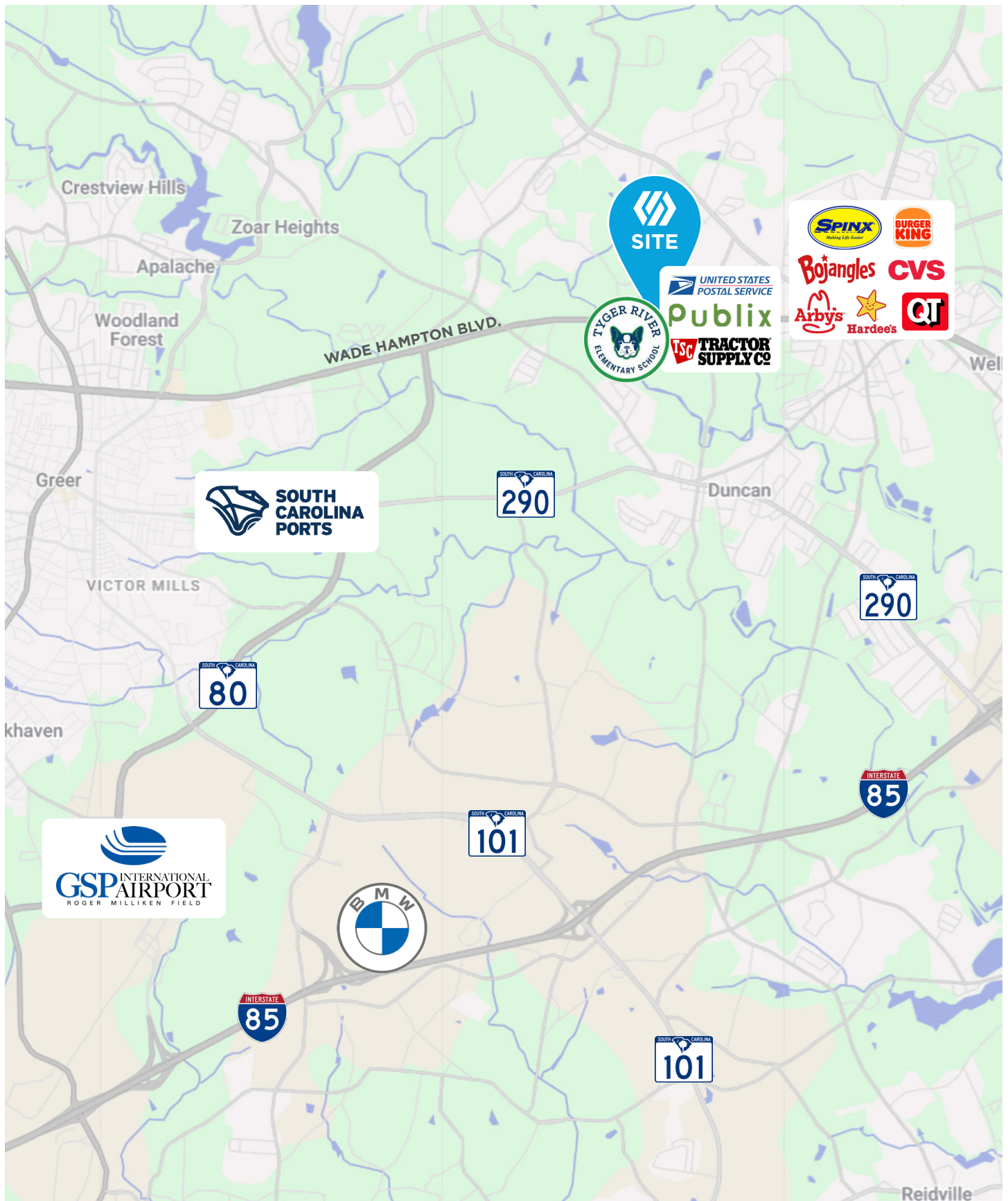
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# LOCATION



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## WHY SPARTANBURG?

### AN IDEAL LOCATION

Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 residents across 13 distinct municipalities.

There's truly something for everyone here. A bustling downtown filled with new shops, restaurants, and public art at every turn. Career opportunities abound, from international corporations to thriving small businesses, alongside civic and professional organizations. Outdoor enthusiasts will love the miles of trails, blueways, and exceptional recreation options. Spartanburg also takes a community-first approach to education and public health.

Families, young professionals, retirees, and entrepreneurs alike find their place in Spartanburg, growing and thriving in this dynamic community.

### A DECADE OF SUCCESS

Since 2021, Spartanburg County has attracted 80 economic development projects, totaling \$5.1 billion in capital investment and creating 5,787 new jobs.

Spartanburg has consistently led South Carolina in economic investment and job creation for years, earning recognition as the U.S. Small Metro with the Most Economic Growth, and named to Site Selection Magazine's "Best to Invest Rankings" three times.



## 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.<sup>1</sup>

**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

**#2**

in the U.S. for Manufacturing 2024  
*Site Selection Group*

**#2**

State for Doing Business 2024  
*Area Development*

**\$18B+**

Capital Investment in the  
Upstate over Last 5 years



**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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All property information is subject to change or withdrawal without notice.