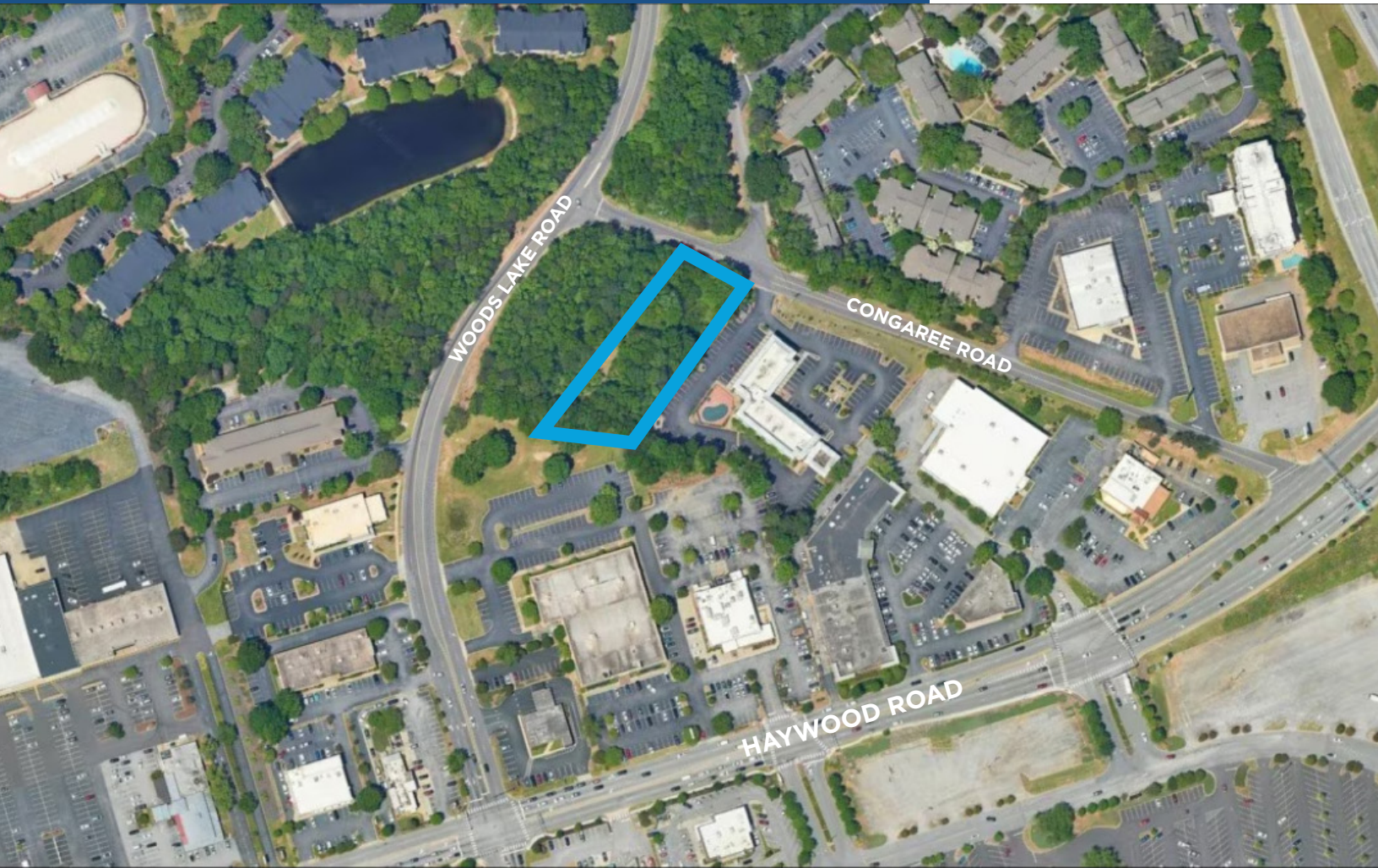


FOR SALE

±0.85 ACRES IN PELHAM/HAYWOOD CORRIDOR

198 CONGAREE ROAD
GREENVILLE, SC 29607



MARK E. MASASCHI, CCIM
864.380.2614

LUKE JAMESON
843.870.3161

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address: 198 Congaree Road
Greenville, SC 29607

Sales Price: \$385,000

Acreage: ±0.85

Zoning: BG

Tax Map ID: 0284000200600

PROPERTY HIGHLIGHTS

- ±0.85 Acres of vacant commercial land
- Zoned Business General (BG)
- Ideal for flex-space or owner-user development
- Sewer, Water, and Gas available
- Level topography
- Located on Congaree Road in the Pelham/Haywood corridor
- Minutes to I-385, Haywood Mall, and major commercial hubs
- Surrounded by retail, office, hospitality, and dining



198 CONGAREE ROAD
GREENVILLE, SC 29607

All information deemed reliable, but not guaranteed.

MARK E. MASASCHI, CCIM
864.380.2614
MARK@KDS CAINE.COM

LUKE JAMESON
843.870.3161
LJAMESON@KDS CAINE.COM

PROPOSED SITE PLAN

Conceptual Site Plan

Concept only – not an engineered plan.



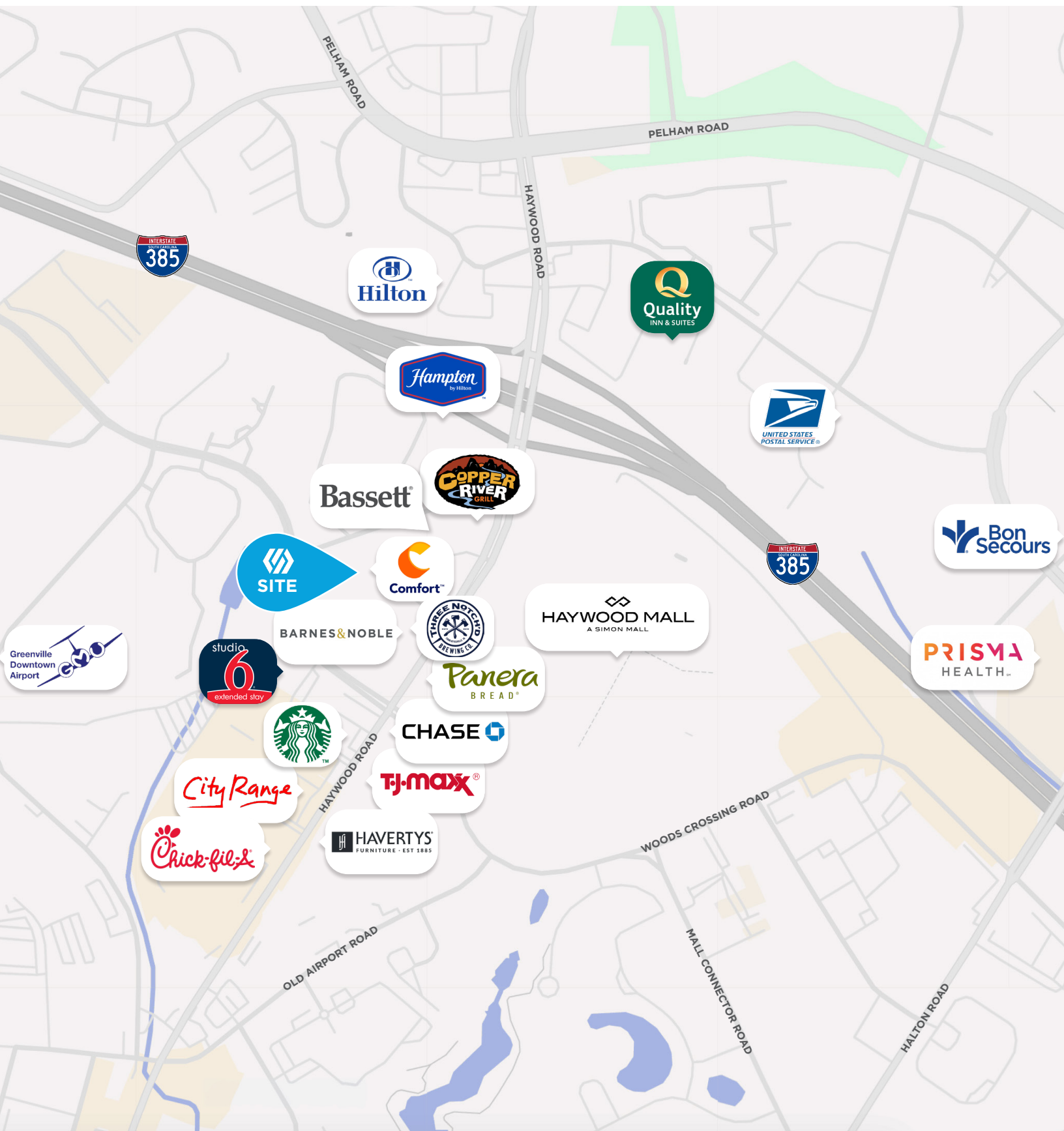
198 CONGAREE ROAD
GREENVILLE, SC 29607

All information deemed reliable, but not guaranteed.

MARK E. MASASCHI, CCIM
864.380.2614
MARK@KDS CAINE.COM

LUKE JAMESON
843.870.3161
LJAMESON@KDS CAINE.COM

LOCATION



198 CONGAREE ROAD
GREENVILLE, SC 29607

All information deemed reliable, but not guaranteed.

MARK E. MASASCHI, CCIM
864.380.2614
MARK@KDSCAINE.COM

LUKE JAMESON
843.870.3161
LJAMESON@KDSCAINE.COM



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

The South's Best Cities 2025

Southern Living

Cities with Strongest Job Markets

Bloomberg

#13 Best Cities for Young Professionals

Forbes

One of the South's Cities on the Rise

Southern Living

#43 Best Places to Live

U.S. News & World Report

Top 50 Best Places to Live in the U.S.

Money.com



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

#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

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

MARK E. MASASCHI, CCIM
864.380.2614
MARK@KDSCAINE.COM

LUKE JAMESON
843.870.3161
LJAMESON@KDSCAINE.COM

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.