FOR SALE

±4.43-ACRE DEVELOPMENT SITE

878 WOODRUFF ROAD
GREENVILLE, SC 29607



BRAD DOYLE
864.237.8458

AMBERLEIA GLOVER
864.360.2808

T. COX
864.747.0602

All information deemed reliable, but not guaranteed.

KDS CAINE
COMMERCIAL REAL ESTATE

PROPERTY INFORMATION



OFFERING SUMMARY

Address:	878 Woodruff Road Greenville, SC 29607
Sale Price:	$4,850,000
Acreage:	±4.43 Acres
On-Site Infrastructure:	Sewer, electrical, underground stormwater system and detention pond; water service available by right
Zoning:	BG - Business General | View City of Greenville Development Code Use Table, Page 3-5
Tax Map ID:	0261000100603

SITE OVERVIEW

878 Woodruff Road is a ±4.43-acre development site positioned within Greenville's established Woodruff Road commercial corridor. The property offers approximately 575 feet of frontage and BG zoning, one of the City's more flexible classifications. BG accommodates a broad range of commercial and complementary uses, subject to applicable use standards and approvals. Substantial site infrastructure is already in place, including a completed underground stormwater system and detention pond. The owner has acquired access to water and it is accessible to the site.

The site was recombined into a single parcel in 2022, and civil drawings are available to help prospective purchasers evaluate the property and advance due diligence. Its scale, visibility, location, and existing infrastructure create a compelling basis for the property's next phase.

- ±4.43 Acres / ±192,856 square feet
- ±575 feet of frontage on Woodruff Road
- Located within the City of Greenville
- Recorded as a single parcel through a 2022 recombination plat
- Underground stormwater system and detention pond in place*
- Water is acquired and accessible to site*
- Civil plans available for review

*Utility capacity, connection and service availability should be independently verified

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LOCATION

- I-85/WOODRUFF ROAD INTERCHANGE ±1.2 MILES
- BON SECOURS ST. FRANCIS EASTSIDE ±1.6 MILES
- FUTURE NOVANT HEALTH SITE ±1.6 MILES
- THE SHOPS AT GREENRIDGE ±1.9 MILES
- I-385/WOODRUFF ROAD INTERCHANGE ±2.4 MILES
- CU-ICAR / MILLENNIUM CAMPUS ±2.5 MILES
- GREENVILLE CONVENTION CENTER ±4.3 MILES
- GREENVILLE DOWNTOWN AIRPORT ±4.5 MILES
- DOWNTOWN GREENVILLE ±6.6 MILES
- GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT ±8.8 MILES



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GREENVILLE, SC 29607

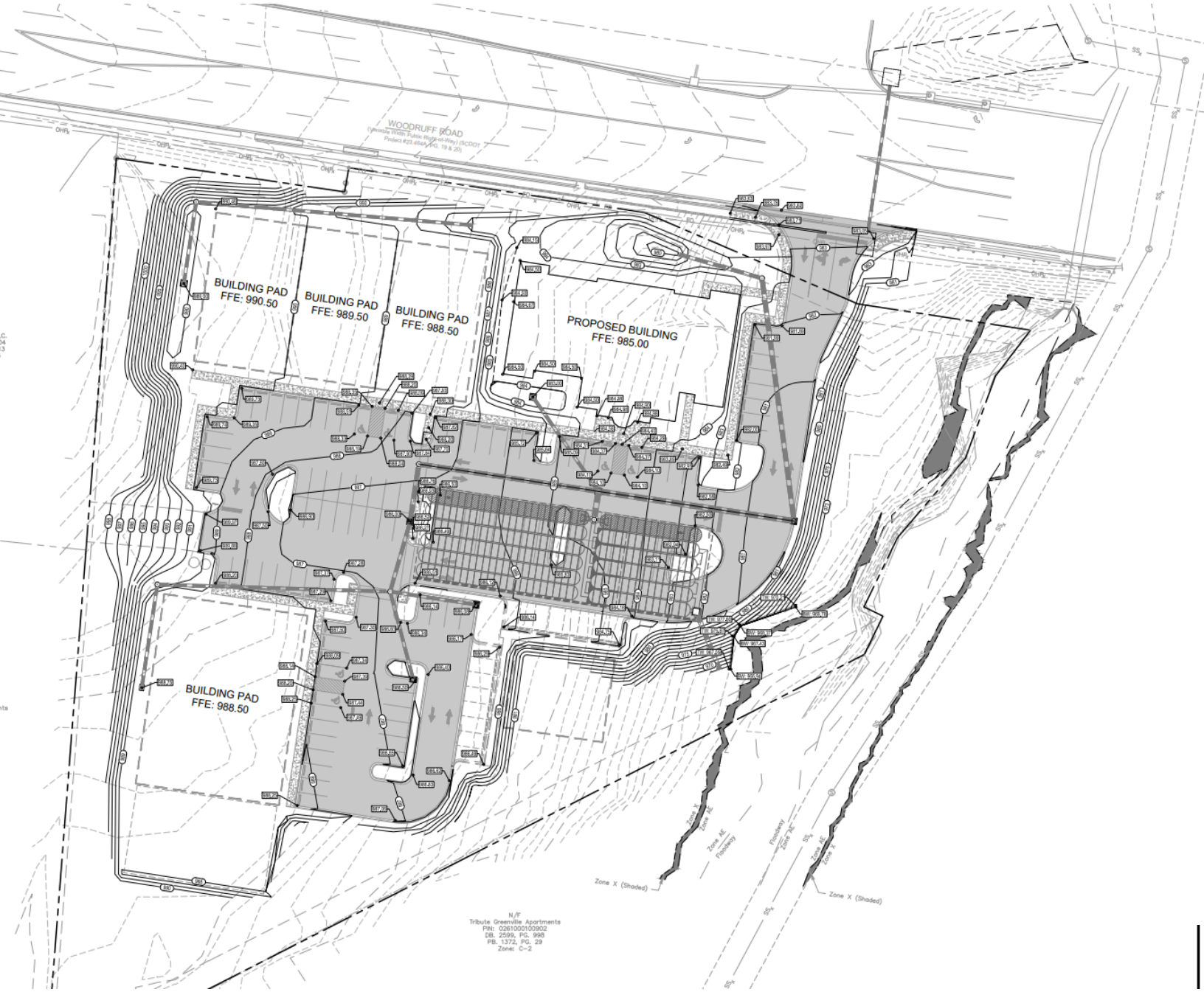
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CIVIL PLAN



Conceptual plan for informational purposes only. Not an as-built survey or representation of current approvals.

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PROPERTY PHOTOS









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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

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



THE UPSTATE

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 States 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

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REAL RELATIONSHIPS, NOT JUST REAL ESTATE

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