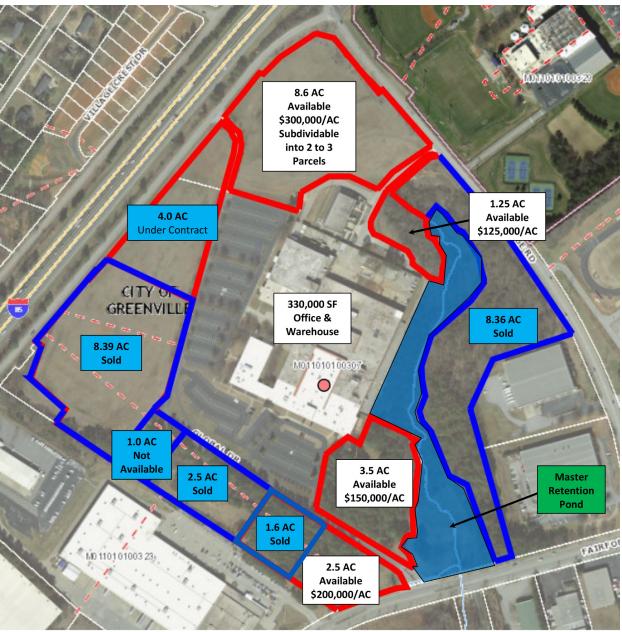
GLOBAL BUSINESS PARK SITES

28 Global Drive Greenville, SC 29607



NOT TO SCALE

SALE PRICE \$125,000 - \$300,000 / Acre

Rick Cauthen 864 250 2800 rcauthen@cbccaine.com



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OFFERING SUMMARY

Sale Price:	\$125,000 - \$300,000 / Acre	
Zoning:	S-1 City of Greenville	
Market:	Greenville/Spartanburg	
Submarket:	Mauldin/Fountain Inn	

PROPERTY OVERVIEW

Land for Sale in Global Business Park

PROPERTY HIGHLIGHTS

- · Part of Master Planned Global Business Park and subject to park restrictions
- · I-85 frontage sites available
- · Sites can be combined or subdivided
- · 2 Data centers already on site
- · All utilities available
- · 6 fiber optic providers available
- Located in the Global Business Park, 1/4 mile from I-85, 1/2 mile from ICAR & Millennium Campus, and 1/2 mile from Laurens Rd.
- 2021 Traffic Counts: I-85: 117,900 VPD, Ridge Rd.: 3,300 VPD, Fairforest Way: 9,000 VPD, Laurens Rd.: 31,400 VPD
- Greenville County Tax Map Nos.: Part of M0110100307 and M0110100313

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Geological Survey, USDA Farm Service Agency

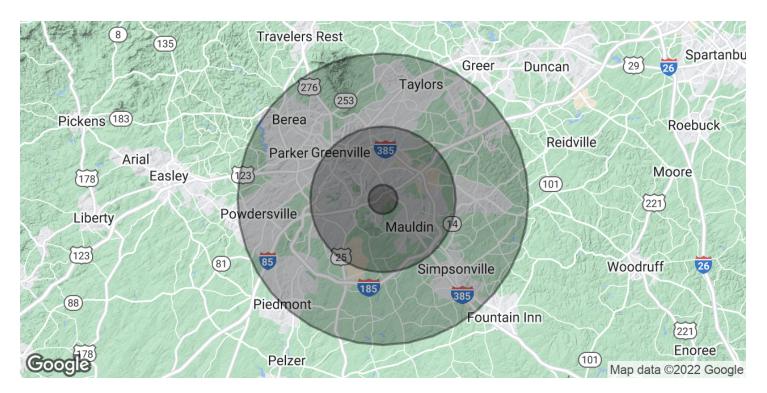
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,923	110,282	384,065
Average Age	33.6	37.0	37.2
Average Age (Male)	34.8	35.4	35.7
Average Age (Female)	32.7	38.6	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,190	47,841	153,523
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$60,857	\$67,532	\$66,051
Average House Value	\$175,072	\$217,532	\$221,193

* Demographic data derived from 2020 ACS - US Census

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