

# TRACT D

229 Acres

Ideal for Industrial or Service

Located in Federal Opportunity Zone



## County

Primarily in Greenville, small portion in Spartanburg

## City Limits

None

## Location

East and west sides of Hwy 14, and south side of J. Verne Smith Pkwy, tract also fronts along west side of the airport

## Zoning

City of Greer - none

Greenville County - I-1, R-S, S-1

Spartanburg County - Southwest Planning Area

Performance Zoning

## Access/Frontage

Hwy 14 and J. Verne Smith Pkwy

## Runway Access

Yes - limited by topography

## Railway Access

No

## Topography

Level to sloping

## Flood Plain

Yes - west side of Hwy 14 bisected by Zone A of flood plain, a portion of east side of Hwy 14 is bisected by flood plain

## Wetlands/Streams

Small streams

## Shape

Irregular

## GSP Airport Environs Area

Partially

## Building Potential

Excellent, especially on the runway

## Utilities

All available

## Distance to Interstate

**I-85:** 1.7 miles, **I-26:** 18.7 miles



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# Area Industry Map



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