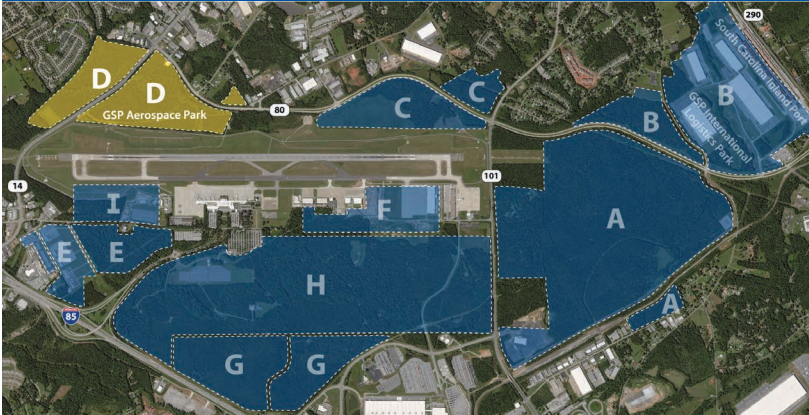


TRACT D

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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Development Concept



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Area Industry Map



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