



FOR SALE | LAND

# 116 AC - FORK SHOALS ROAD INDUSTRIAL SITE

Fork Shoals Rd., Greenville, SC 29605



**PHIL DAVIS**

Senior Advisor  
803.325.1000  
phil.davis@svn.com  
SC #7893

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

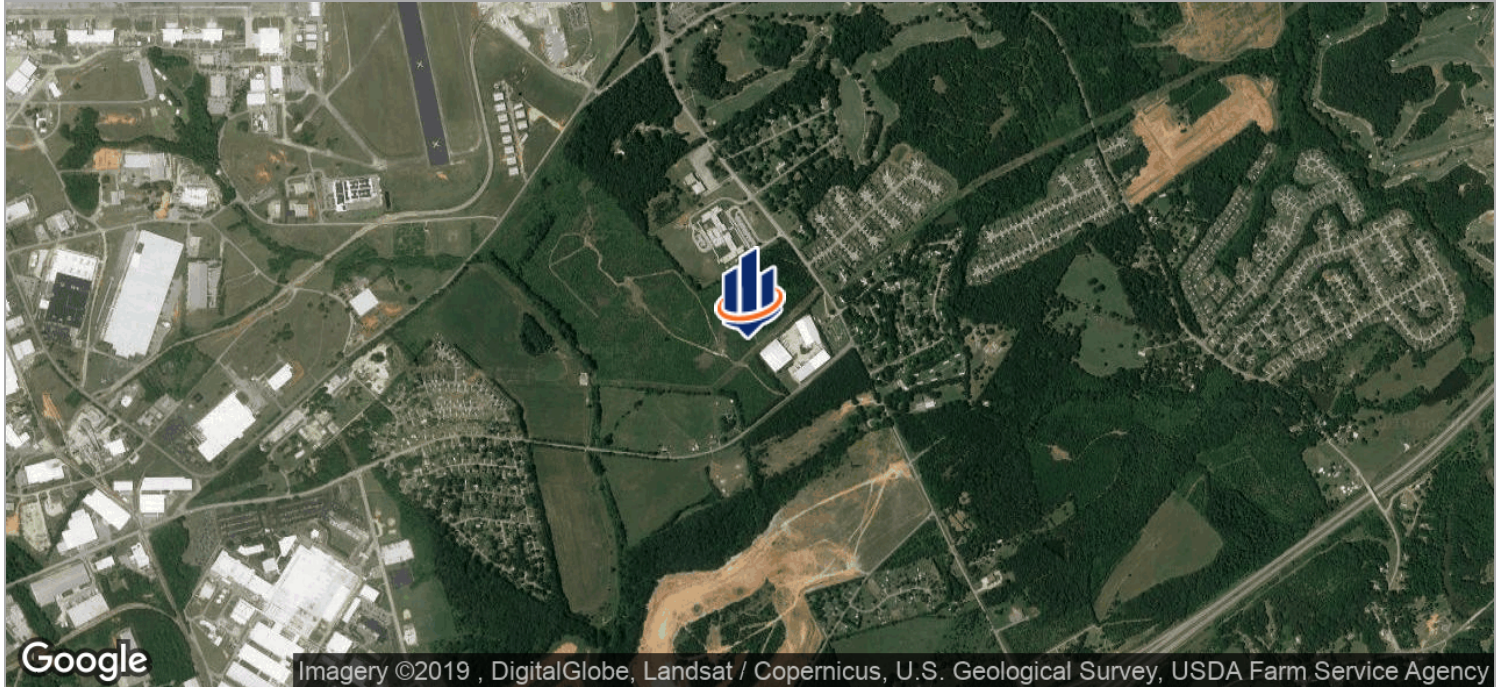
svn-scre.com



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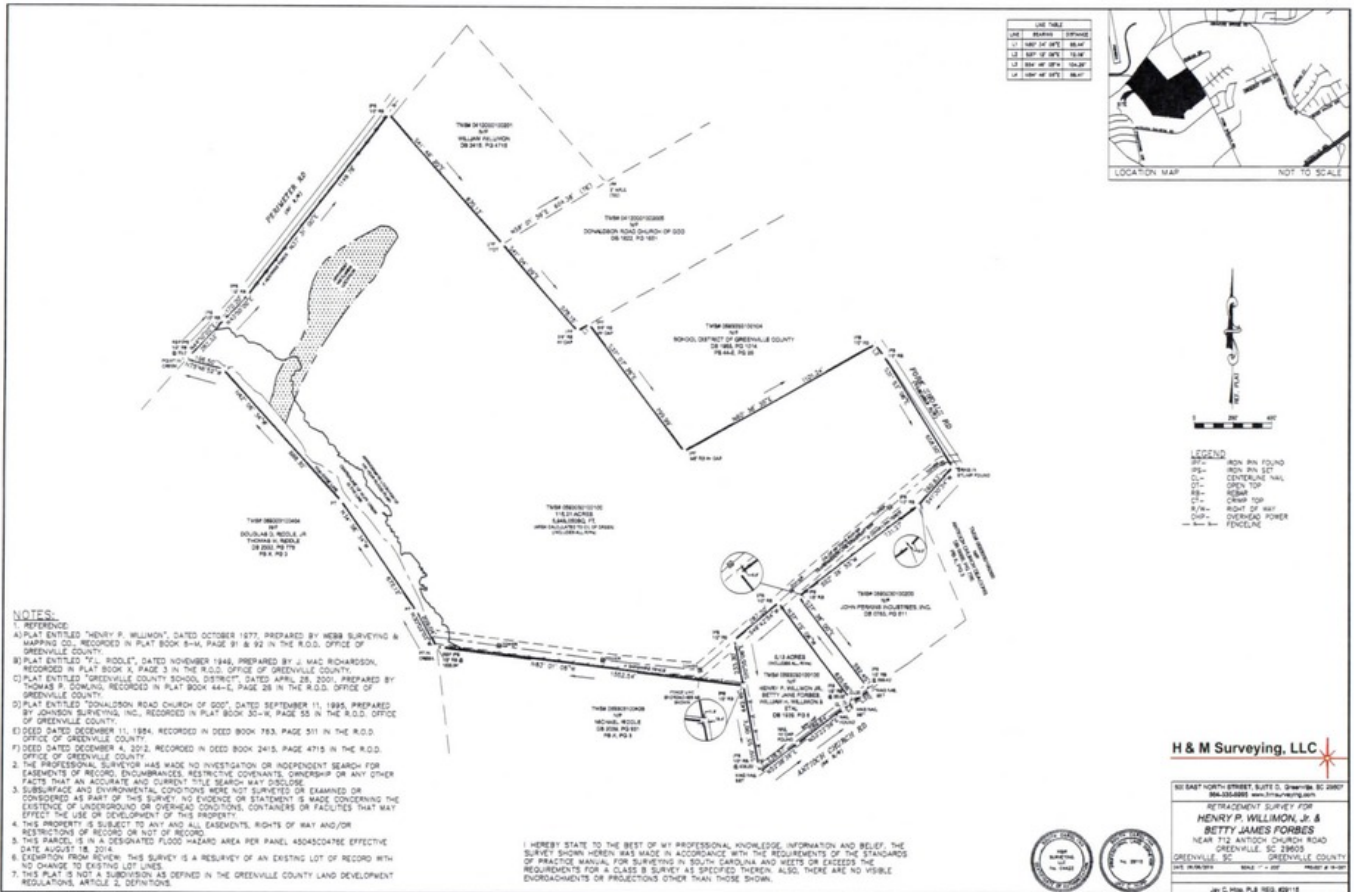
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Floodplain Map

Large Power Transmission Line ROW



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# 116 AC - FORK SHOALS ROAD INDUSTRIAL SITE

Fork Shoals Rd., Greenville, SC 29605

Building Layout



±11 ACRE BUILDING

GREENVILLE COUNTY  
WILLIMON SITE



SCALE: 1" = 600'



This site has been evaluated as part of  
DUKE ENERGY'S SITE READINESS PROGRAM

**SVN** GOODWYN | MILLS PHIL DAVIS  
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# 116 AC - FORK SHOALS ROAD INDUSTRIAL SITE

Fork Shoals Rd., Greenville, SC 29605

Building Layout



±26 ACRE BUILDING

GREENVILLE COUNTY  
WILLIMON SITE



SCALE: 1" = 600'

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GOODWYN MILLS PHIL DAVIS  
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# 116 AC - FORK SHOALS ROAD INDUSTRIAL SITE

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Building Layout



±29 AND ±6 ACRE BUILDING

GREENVILLE COUNTY  
WILLIMON SITE



GOODWYN | MILLS | CAWOOD  
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SCALE: 1" = 600'

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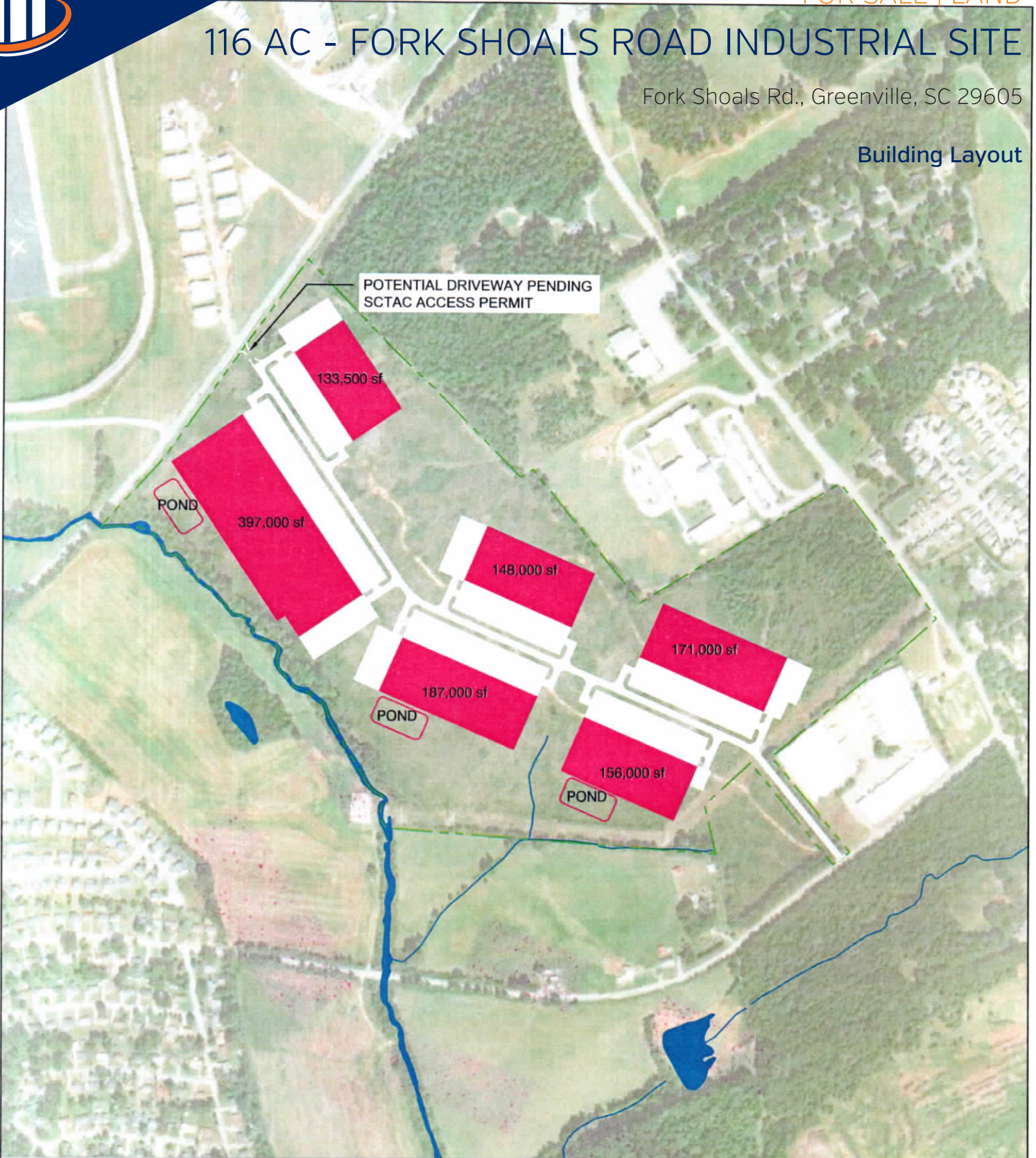




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Building Layout



INDUSTRIAL PARK ±1,200,000 SF

GREENVILLE COUNTY  
WILLIMON SITE



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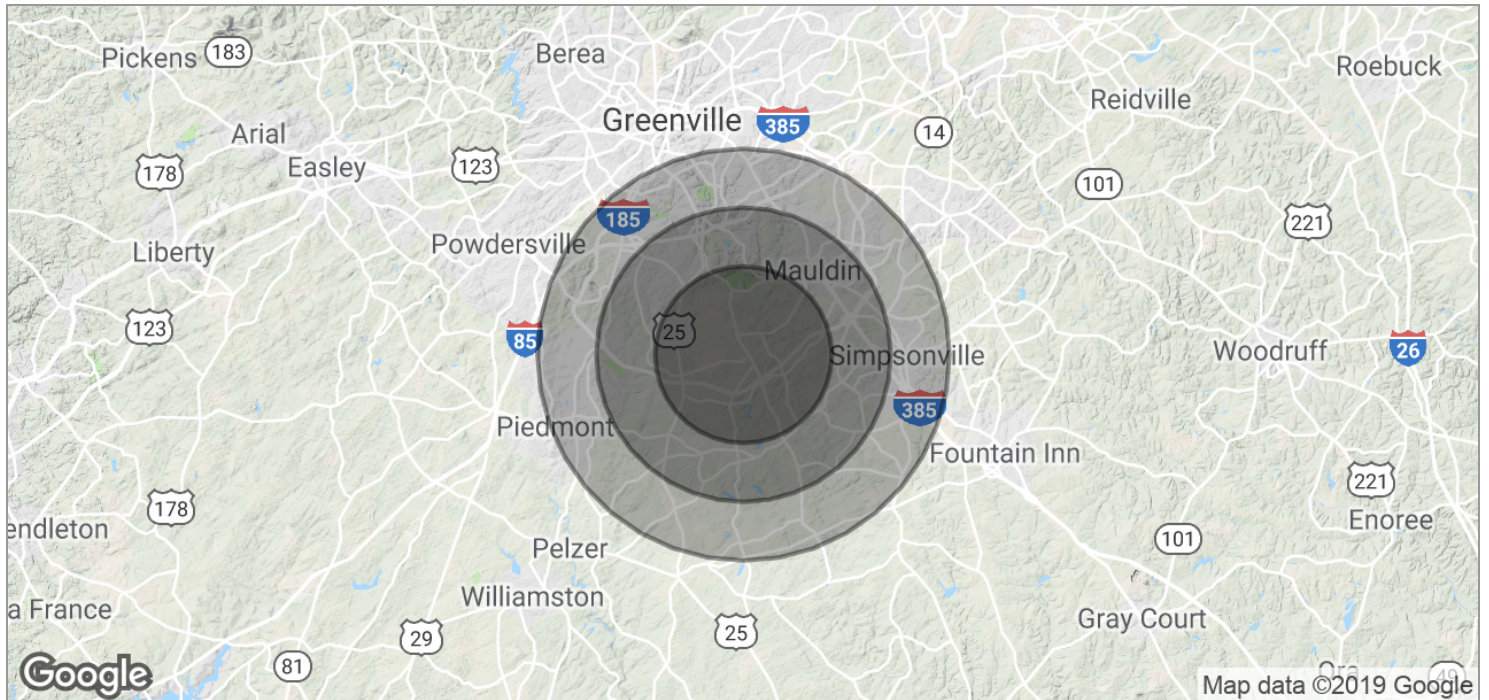
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| POPULATION          | 3 MILES | 5 MILES | 7 MILES |
|---------------------|---------|---------|---------|
| TOTAL POPULATION    | 14,887  | 54,928  | 122,617 |
| MEDIAN AGE          | 36.0    | 35.7    | 36.0    |
| MEDIAN AGE (MALE)   | 36.5    | 35.0    | 34.9    |
| MEDIAN AGE (FEMALE) | 35.8    | 36.1    | 36.8    |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 7 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 5,826     | 21,398    | 48,645    |
| # OF PERSONS PER HH | 2.6       | 2.6       | 2.5       |
| AVERAGE HH INCOME   | \$56,461  | \$54,660  | \$66,822  |
| AVERAGE HOUSE VALUE | \$143,556 | \$163,504 | \$192,696 |



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