

**AVISON  
YOUNG**

# For sale or build-to-suit

Highway 221 | Laurens, SC

±117 acres

**±117 acres development opportunity**  
No zoning | \$35,000/acre\*

For more information, contact:

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# Property overview

The Bryson tract, which is adjacent to exit 9 on I-385, is ideally situated for distribution warehouse or manufacturing as the site is just 30 minutes from Greenville and less than an hour from Columbia. A 12" water line and an 8" gravity fed sewer line runs along US Hwy 221 to the west of the property.

**Parcel ID** #411-00-00-001

**Submarket:** Laurens County

**Site area:** ±117 acres

**Zoning:** No zoning

**Topography:** Flat/rolling

**Utilities** Duke power  
Water/sewer - Laurens Cty

**Sales price:** \$35,000/acre  
\*Seller will consider subdividing the property- price/acre will increase



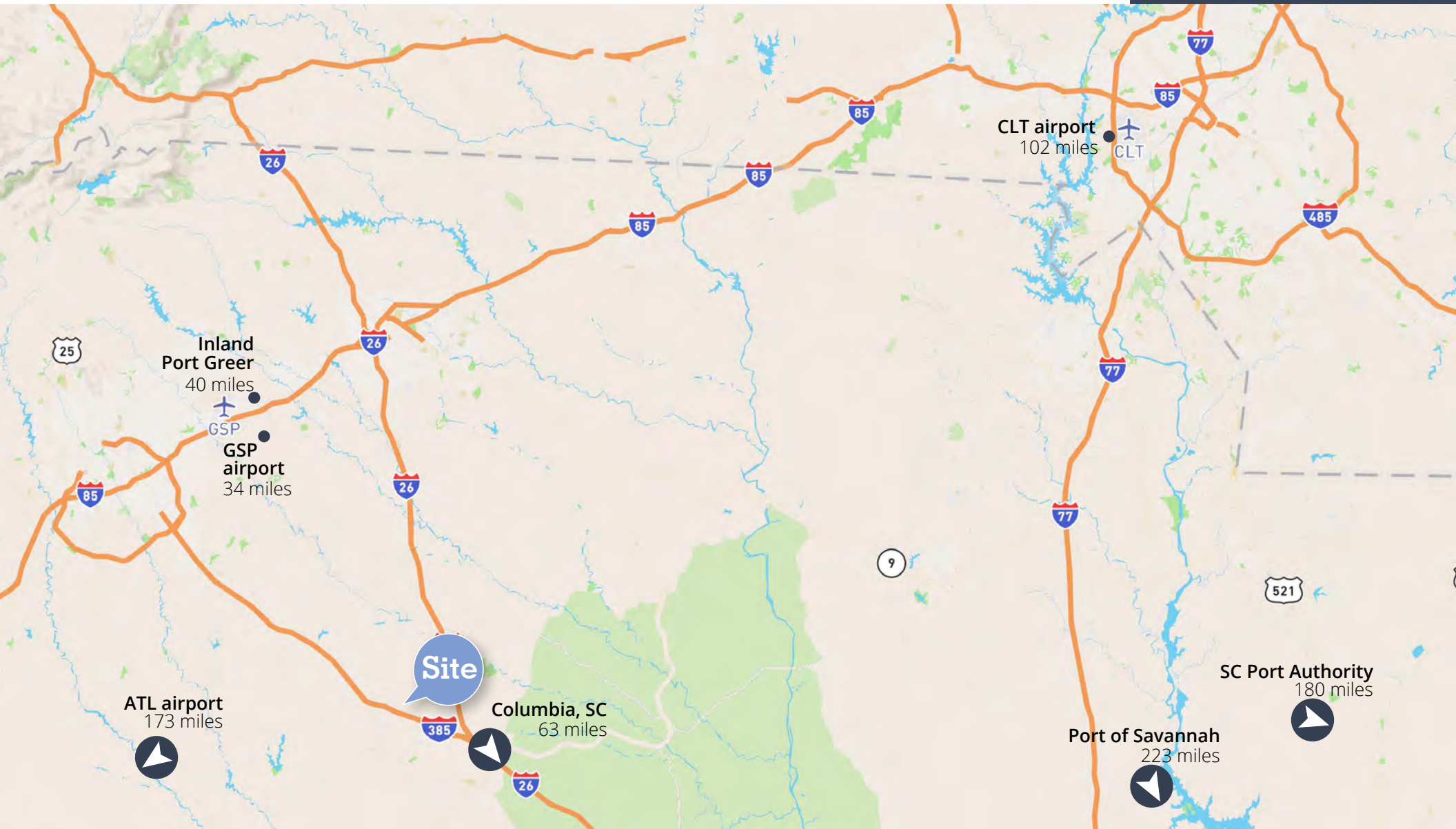
# Location

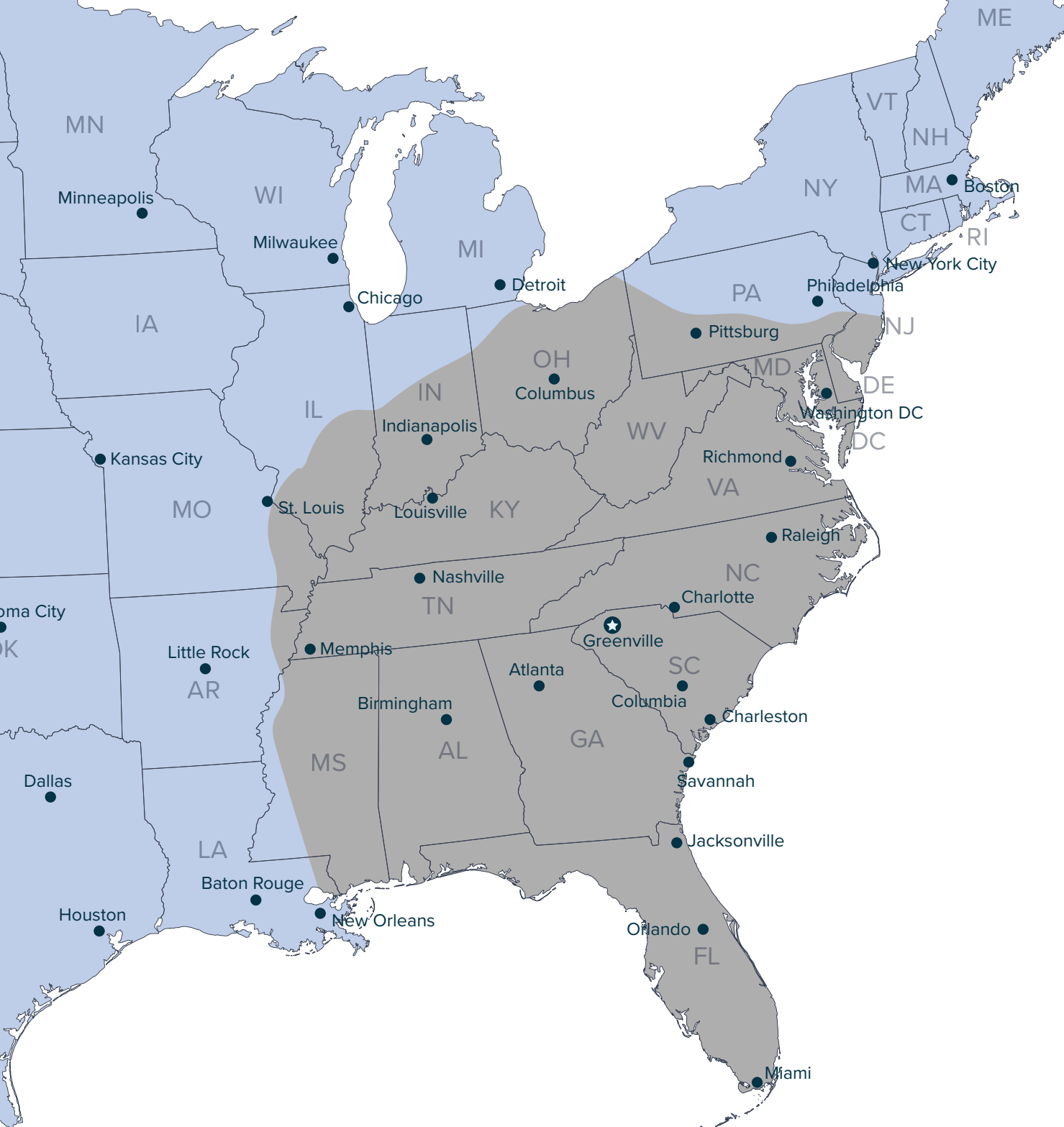
Laurens County is situated near numerous distribution channels making it an ideal location for cost-effective delivery of products across the United States and internationally.



## Interstate distances

|       |           |
|-------|-----------|
| I-85  | 28 miles  |
| I-385 | 0.9 miles |
| I-26  | 9 miles   |





# Region

|             |           |
|-------------|-----------|
| Greenville  | 34 miles  |
| Spartanburg | 39 miles  |
| Columbia    | 73 miles  |
| Charlotte   | 109 miles |
| Charleston  | 183 miles |
| Atlanta     | 165 miles |
| Savannah    | 226 miles |
| Raleigh     | 270 miles |
| Nashville   | 379 miles |

## Drive times\*

**1 day**

Total US population:  
174,838,380

**2 days**

Total US population:  
251,630,820

\*Based on 650 miles driven per day

## Conceptual Plan 1



## Conceptual Plan 2



# Recent market news



In early 2024, Tesla will open a regional distribution center in Fountain Inn. The facility will be located in Fox Hill Business Park. Tesla will focus strictly on distribution of vehicle parts regionally and will not include manufacturing.



Europastry, a baked goods producer based in Spain, announced in September they will be investing \$23 million to establish operations in Hunter Industrial Park, creating 155 new jobs.



ZF group will invest \$500 million to expand its Gray Court manufacturing facility. The investment is expected to add 400 jobs as the company begins to build next generation propulsion systems for cars and commercial vehicles.



Flame Spray, a thermal spray coatings manufacturer, will invest \$2.5 million to expand operations in Fountain Inn. The investments will create 40 jobs and will add advanced thermal spray coating technologies.



Sunny Days Entertainment, a leading supplier, distributor and manufacturer of children's toys, announced in August plans to move its expanding corporate headquarters to Laurens County. The company is making an investment of \$16 million that will create 80 new jobs.



Hunter Industrial Park Expansion, an additional 2 million sf of distribution facilities will be developed, with the first 621,468 sf building projected to deliver in Q4 2023.



Malouf Companies, a diverse consumer goods business, announced in July of 2021 their plans to establish operations in Laurens County. Operating at 101 Michelin Drive in Laurens, Malouf is making a \$47.2 million investment creating 240 new jobs.

# Economic incentives

The state of South Carolina believes in securing its economic future by offering robust economic incentives such as low taxes to attract businesses. These incentives help keep business operating costs low, allowing companies to reinvest in our state. Additionally, as Laurens County has sought to grow its economic development, have begun to offer a variety of economic incentives for the development of business and industry as well.

## South Carolina economic incentives for business

- No state property tax
- No local income tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable corporate income tax structure

## Laurens County economic incentives for business

- Property Valuation and Assessment Ratios
- Fee-in-Lieu-of Property Taxes (FILOT)
- Special Source Revenue Credit (SSRC)
- Property Tax Abatements
- Employee Training
- Multi-County Industrial Park
- New Markets Tax Credit Program (NMTC)



**Ready to learn more?**



Check out the  
Laurens County  
incentives

# Meet your neighbors



1



3



5



7



9



2



4



6



8



10



# Demographics

Within 20 minutes



**43,888**  
POPULATION



**\$72,219**  
AVG HH INCOME



**16,999**  
TOTAL HOUSEHOLDS



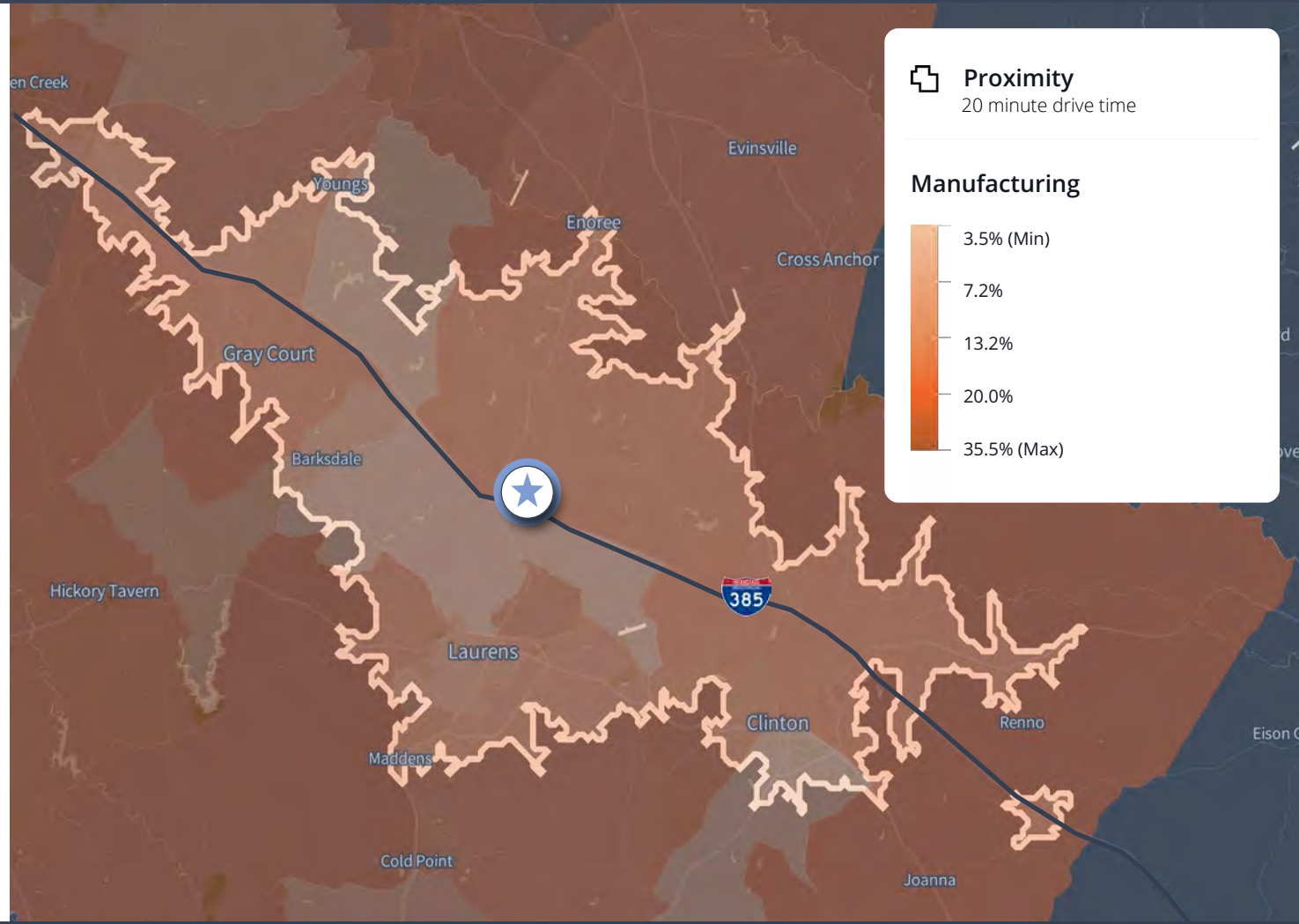
**\$141k**  
MEDIAN HOME VALUE



**45/34%**  
WHITE/BLEU COLLAR



**4.9%**  
UNEMPLOYMENT RATE





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