



The Matrix: A Business & Technology Park

275 Acres

Location

LOCATION: 1 mi N of I-185/US 25 Intrchnng, W of SC 25
COMMUNITY: Greenville
COUNTY: Greenville
STATE: South Carolina

Description

TOTAL ACRES IN PARK: 1100 Acres
REMAINING ACRES IN PARK: 872 Acres
SMALLEST TRACT: 5 Acres
LARGEST TRACT : 275 Acres
INTERSTATE VISIBILITY: Yes
CAN PROPERTY BE SUBDIVIDED?: Yes
CURRENT USE: Business/Technology Park
SURROUNDING AREA: Industrial, Commercial, Residential
TOPOGRAPHY: Rolling Terrain
MIN ELEVATION: 800
MAX ELEVATION: 980
SOIL TYPE: Sandy, Clay Loams



Utilities

WATER: Greenville Water System 12"
GAS: Piedmont Natural Gas 4"
399 PSI - HP
SEWER: Metropolitan Sewer System 24"
3 lines serve this site
ELECTRICITY: Duke Energy
6 - 100 KV Trans. Lines in Park

Taxes and Zoning

ZONED INDUSTRIAL: I-2, Industrial Park
ZONING RESTRICTIONS: Protective Covenants
TAXMAP: 408,409, 601.1, 601.2
TAX DISTRICT: 100/151
MILLAGE RATE: 267.10/287.60 (2009)
FOREIGN TRADE ZONE: No
FIRE DISTRICT: So. Greenville (Gantt)
FIRE RATING: 3

Transportation and Access

PRIMARY INTERSTATE: I-185 1 Miles
SECONDARY INTERSTATE: I-85 4 Miles
ALTERNATE HIGHWAY: US 25 0 Miles
PRIMARY AIRPORT: GSP International Airport 15 Miles
CIVIL AIRPORT: SC-TAC 1 Miles
PORT: Charleston 210 Miles
RAIL: None

Sales

MIN. PRICE ACRE: \$35,000 / ac
MAX. PRICE PER ACRE \$75,000 / ac
LEASE: N
SOURCE: Jerry Howard
Greenville Area Development Corporation
864-235-2008

Comments

New Class "A" business and technology park with frontage on I-185 and 4 miles south of I-85. In multi-county park (with Anderson County). For more information, please visit the web site at www.thematrixpark.com.

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Matrix Park - Site Location Map

