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Asking Price:

\$45,000
PER ACRE

FOR SALE | OLD GUNTER RD, PIEDMONT | SOUTH CAROLINA

±67-Acre, Heavy Power Site at South Greenville Enterprise Park



HEAVY POWER SITE IDEAL FOR
DATA CENTER, IT OFFICES OR LAB

- Master-planned business park with “Business & Technology District” zoning
- Convenient access to major interstates I-185/I-85 and ±13 miles to downtown Greenville
- Located just 24 miles from 2nd largest airport in South Carolina, GSP International
- Strong IT workforce and community
- Fast-track local permitting
- Affordable, reliable and clean power provided by one of the nation’s largest electric utility companies, Duke Energy
- State and local economic incentives

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South Greenville Enterprise Park

Economic Incentives Greenville, South Carolina

LOCAL

The Greenville Area Development Corporation (GADC) offers Fee-in-Lieu of Property Taxes (FILOT) to reduce the property tax burden over the long-term for a data center operator.

The FILOT amounts to approximately a 42% tax reduction annually for 20 years on new capital investment occurring in a 5-year investment window. The company must commit to significant new investment (greater than \$10 Million over 5 years), and the project must be competitive with other locations. Contact GADC for additional information.

STATE

In addition to incentives related to job creation and capital investment, the State of South Carolina offers incentives specific to data centers.

These include exemptions from sales and use tax (a) computers, computer equipment and computer software used within a data center, and (b) electricity used by a data center. In order to qualify for the exemption, a facility must be certified and meet specified requirements. For more information contact SC Department of Commerce.

UTILITY

Duke Energy's Rider EC provides a four-year billing credit of 20% in year one, 15% in year two, 10% in year three, and 5% in year four to qualifying projects. Contact Duke Energy for details.

GREENVILLE, SC: High quality of life and strong IT workforce in one of the fastest-growing cities in the U.S.



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Demographic Profile

GREENVILLE COUNTY	2019	2024
Population	520,932	560,313
Households	204,104	219,570
Average HH Income	\$80,495	\$92,553

EDUCATION OVERVIEW

Age 25+ with Associate Degree	9.5%
Age 25+ with Bachelors Degree	22%
Age 25+ with Masters Degree	13.3%





Affordable, High-Quality Utility Services

POWER

- Electrical service provider: Duke Energy, a regulated utility
 - Regulated utilities can offer price stability by preventing drastic fluctuations.
- Estimated cost of power (\$/kWh) for a data center user: \$0.050 to \$0.055
- Power generation mix:
 - Nuclear: 61%
 - Coal: 22%
 - Natural Gas: 15%
 - Hydro and Other Renewables: 2%
- Power capacity: capable of 25+ megawatts
- Transmission lines along site boundary
- Nearest substations: ±1 mile from major electrical tie station
- On-site substation opportunity from Duke Energy



WATER AND SEWER

- Redundant water sources on-site and available from Greenville Water System, with sewer services provided by ReWa
- 8" water line in close proximity, capable of being looped, capable of producing 1500 GPM
- 24" sewer line
- Infrastructure may be upgraded as needed



FIBER & CONNECTIVITY

- Nearby fiber infrastructure offers ready access to high-bandwidth services
- Multiple vicinity, with diverse routing capabilities including: AT&T, Spectrum, CenturyLink and Sprint

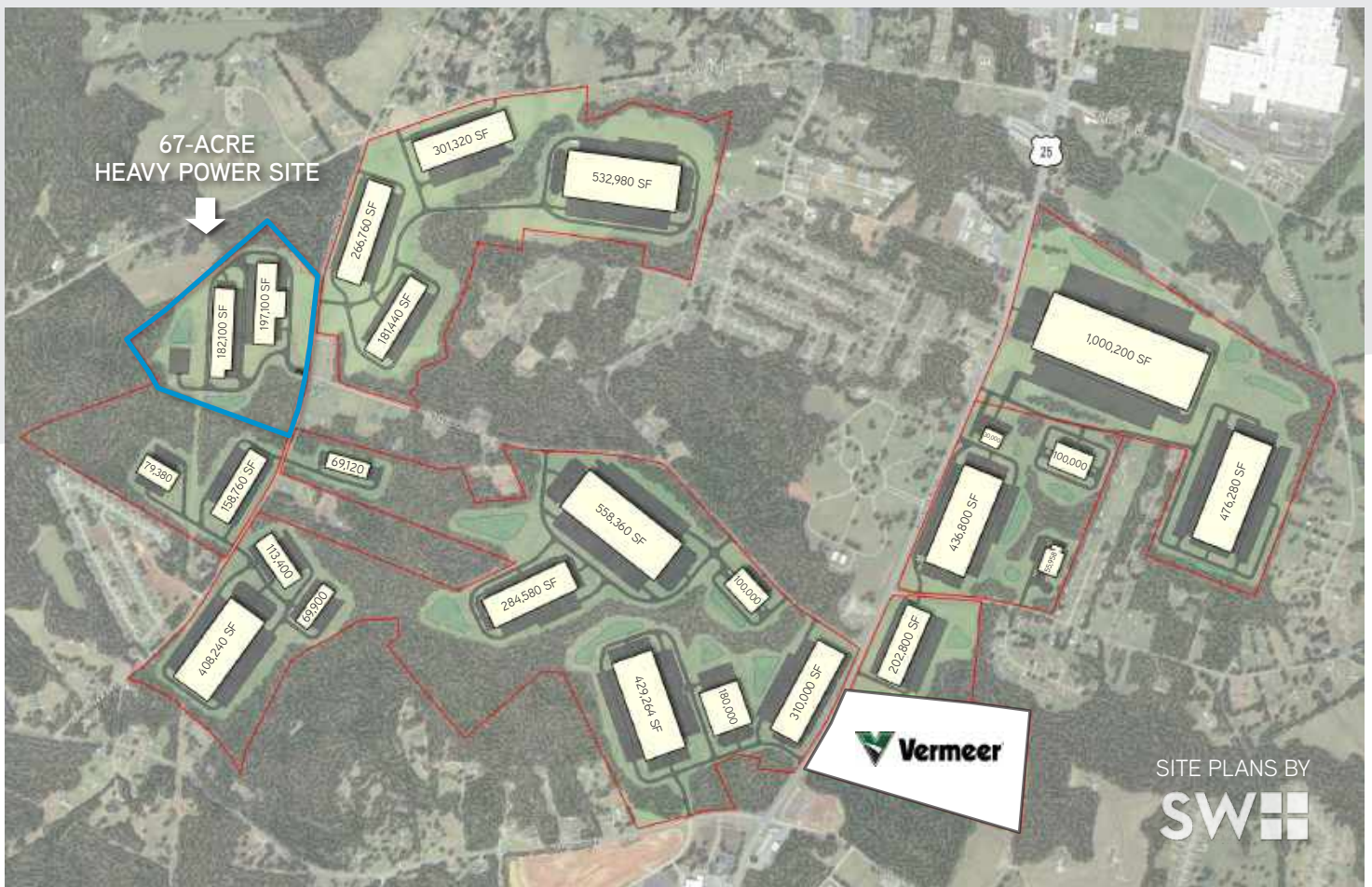


South Greenville Enterprise Park

Property Details

Total Acreage	±67 acres
Asking Price	\$45,000/acre
Subdivisible	No
Power Provider	Duke Energy
Water Provider	Greenville Water System
Sewer Provider	ReWa Greenville
Natural Gas Provider	Piedmont Natural Gas
Telecom Provider	ATT, Charter, Time Warner, Sprint
Closest Interstate	I-185

County	Greenville
Zoning	Business and Technology
Building Potential	Up to 380,000 SF
Surrounding Land Usage	Residential / Undeveloped
Access Rd	Old Gunter Rd / 2-lanes
Due Diligence	Full package available on request
Topography	Flat with minimal impediments
Site Status	Uncleared
Corporate Neighbors	Vermeer, Magna, Michelin



South Greenville Enterprise Park Master Plan

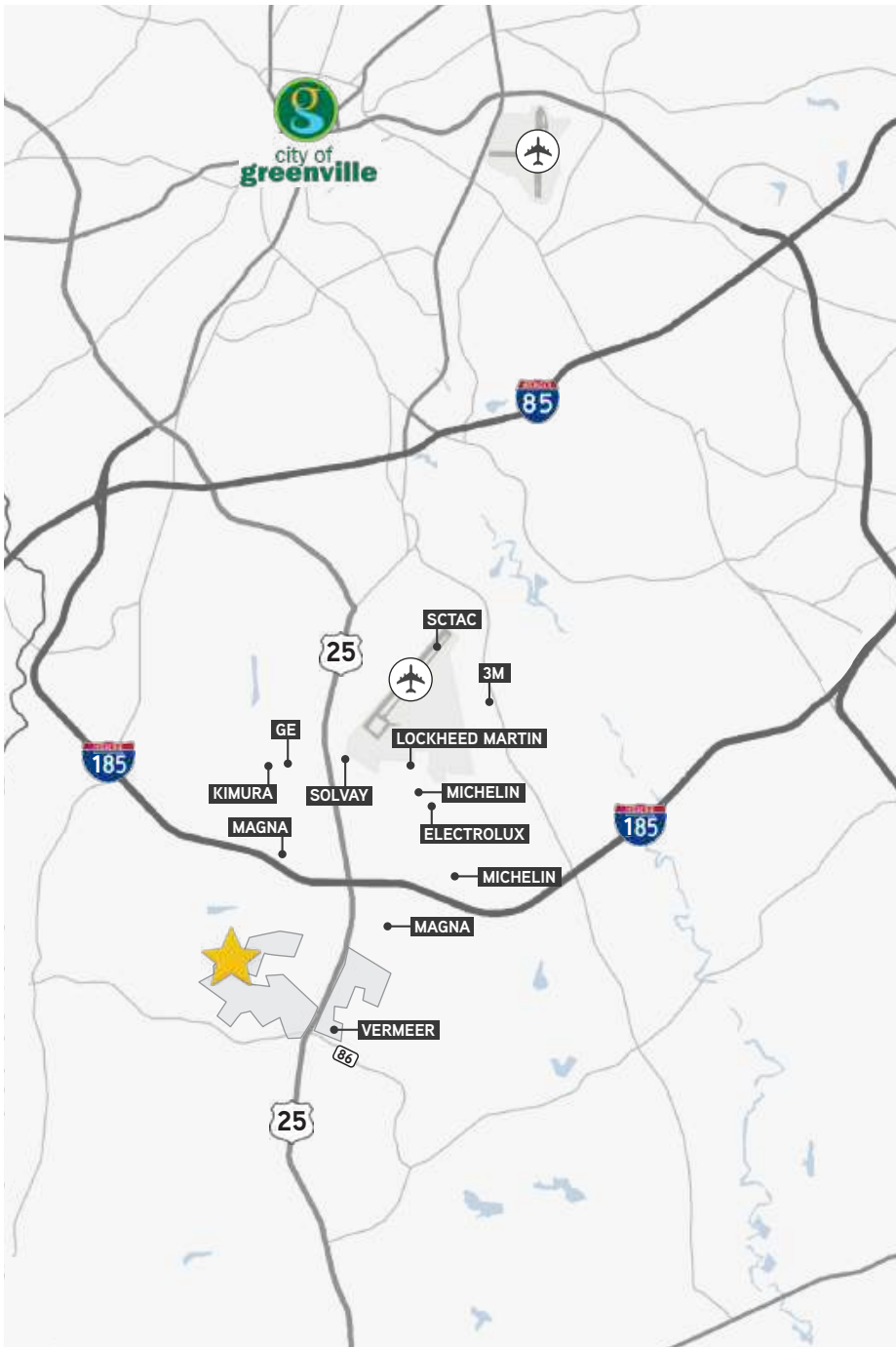
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South Greenville Enterprise Park

Location Map

GREENVILLE, SOUTH CAROLINA



Key Distances

I-185	2 miles
I-85	7.5 miles
Greenville, SC	12 miles
Spartanburg, SC	35 miles
Charlotte, NC	110 miles
Atlanta, GA	140 miles
GSP Int'l Airport	19 miles
Downtown Airport	5 miles
Clemson University	27 miles
Greenville Tech	9.5 miles
USC Upstate	35 miles

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