WADE COLLECTIVE

+/- 15.51 ACRE SUBURBAN MULTIFAMILY REDEVELOPMENT OPPORTUNITY

GREENVILLE, SOUTH CAROLINA

JLL®

WADE COLLECTIVE

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EXECUTIVE SUMMARY

WADE COLLECTIVE

IDEALLY SITUATED +/- 15.51 ACRE SUBURBAN MULTIFAMILY REDEVELOPMENT OPPORTUNITY
GREENVILLE, SOUTH CAROLINA

Jones Lang LaSalle, a South Carolina licensed real estate broker, has been retained as the exclusive sales representative for Wade Collective (the "Property" or "Project"), a 15.51-acre multifamily redevelopment opportunity located in suburban Greenville, SC. The site currently houses an office building formerly occupied by Concentrix, which has since vacated, leaving the property well-positioned for redevelopment. The site presents an excellent opportunity to establish a presence in a submarket defined by strong demographics and limited incoming supply. Current ownership has annexed the site into the City of Greenville and rezoned the property to MX-3, permitting multifamily development by-right. The site also has water and sewer capacity already in place, a rare advantage in the Greenville market.

Strategically positioned along Wade Hampton Blvd (36,433 vehicles per day), Wade Collective offers exceptional visibility and connectivity to the greater Greenville market. The site is just ten minutes from Pelham Commons, a Publix-anchored retail center, and an equal drive from downtown Greenville, giving future residents convenient access to a wide range of retail, dining, and recreational amenities, including the Swamp Rabbit Trail, a 28-mile multiuse path connecting Travelers Rest to Greenville. Strong area demographics further enhance the investment appeal, with average household net worth within a three-mile radius approaching $1 million. Taken together, by-right zoning, proximity to retail and grocery anchors, and a suburban setting that remains closely tied to downtown make Wade Collective a compelling redevelopment opportunity.

15.51
ACRES

MX-3
ZONING IN PLACE

MULTIFAMILY PERMITTED BY-RIGHT

UTILITY CAPACITY AVAILABLE

10 MIN
TO DOWNTOWN GREENVILLE

ADDRESS
2006 Wade Hampton Blvd
Greenville, SC 29615

ACREAGE
15.51-AC

NOTABLE FRONTAGE
Wade Hampton Blvd: +/- 644'
36,433 VPD

GREENVILLE COUNTY PIN
0276.00-02-001.07

MUNICIPALITY
City of Greenville

CURRENT USE
Office Building

CURRENT ZONING
MX-3

UTILITY CAPACITY?
Yes

PRICING
Unpriced

THE OFFERING & ACCESS

644'
FRONTAGE ALONG WADE HAMPTON BLVD

ADJACENT
TO WALMART NEIGHBORHOOD CENTER

OFFICE BUILDING
VACANT TODAY & PRIME FOR REDEVELOPMENT

117.3%
AVERAGE HOUSEHOLD INCOME GROWTH 2010 - 2026
(3-MILE RADIUS)

SURROUNDING DEVELOPMENT ACTIVITY

WELL LOCATED SUBURBAN REDEVELOPMENT OPPORTUNITY WITH EXTREME VISIBILITY

Situated directly on Wade Hampton Blvd and just 10-minutes from Downtown Greenville, Wade Collective provides a future buyer with an excellent opportunity to develop a community in a suburban area without sacrificing proximity to Greenville's major amenities and employment centers. Demographics in this submarket are strong, with a nearly 120% increase in average household income growth from 2010 - 2026.

DRIVE TIME HIGHLIGHTS

5 MIN to Sprouts Grocery

10 MIN to Publix

10 MIN to Downtown Greenville

12 MIN to Swamp Rabbit Trail

23 MIN to Greenville-Spartanburg International Airport

3-MILE RADIUS DEMOGRAPHIC HIGHLIGHTS

$114,828
AVERAGE HOUSEHOLD INCOME

35.7
MEDIAN AGE

117.3%
AVERAGE HOUSEHOLD INCOME GROWTH 2010 - 2026

69.3%
WHITE COLLAR WORKERS

DEMOGRAPHICS

	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION			
2031 Projection	68,298	182,979	464,594
2026 Estimate	67,091	176,628	439,746
2020 Census	65,641	167,293	410,333
2010 Census	61,136	147,884	359,965
Growth 2010-2026	9.7%	19.4%	22.2%
HOUSEHOLDS			
2031 Projection	29,958	80,150	192,972
2026 Estimate	29,531	77,471	183,202
2020 Census	28,744	71,712	165,937
2010 Census	25,940	61,894	142,992
Growth 2010-2026	13.8%	25.2%	28.1%
AVERAGE HOUSEHOLD INCOME			
2031 Projection	$114,348	$122,820	$117,693
2026 Estimate	$114,828	$122,488	$117,822
2010 Census	$52,835	$59,180	$61,495
Growth 2010-2026	117.3%	107.0%	91.6%
EDUCATION			
College Degree	49.1%	49.3%	43.3%
Unemployment Rate	2.7%	3.1%	2.9%
White Collar Workers	69.3%	70.1%	68.1%
Median Age	35.7	36.7	37.7

RETAIL
MULTIFAMILY
EDUCATION
MEDICAL
DISTRICT MIDTOWN APARTMENTS
337 UNITS
RENT: $1.81/SF
DELIVERED: 2023
TRAILSIDE VERDAE APARTMENTS
276 UNITS
RENTS: $1.57/SF
DELIVERED: 2020
GREENVILLE DOWNTOWN AIRPORT
ACAC FITNESS & WELLNESS
FLUOR
1,500 EMPLOYEES
THE ABBEY
252 UNITS
RENTS: $1.58/SF
DELIVERED: 2024
BON SECOURS ST FRANCIS EASTSIDE EMERGENCY DEPARTMENT
GREENVILLE CONVENTION CENTER
PRISMA HEALTH ADULT CONGENITAL CARDIOLOGY CENTER
ADAMS HILL
320 UNITS
RENT: $1.70/SF
DELIVERED: 2023
LEGACY HAYWOOD APARTMENTS
244 UNITS
RENT: $1.68/SF
DELIVERED: 2019
DOWNTOWN GREENVILLE
10-MINUTES
HAYWOOD MALL
LARGEST MALL IN SC
TENANTS: BELK, DILLARDS, J.C. PENNEY, MACY'S, FP MOVEMENT, KENDRA SCOTT, AND MORE
PUBLIX SUPER MARKET AT PELHAM COMMONS
BOB JONES UNIVERSITY
2,700 STUDENT ENROLLMENT
T.J. MAXX, CHICK-FIL-A, CAVA, CITYRANGE STEAKHOUSE GRILL, BARNES & NOBLE, STARBUCKS, JASON'S DELI, HAVERTY'S FURNITURE, MEXTIZO TORTAS & TACOS
SPROUTS FARMERS MARKET
THE PICKLR GREENVILLE
RENAISSANCE PLACE TOWNHOMES
BUILDER: HUNTER QUINN
PRICING: $340,000 - $400,000+
LAKE FOREST ELEMENTARY SCHOOL
FUTURE BUILD-TO-RENT
DEVELOPER: TWO CAPITAL
WALMART NEIGHBORHOOD MARKET
PLANET FITNESS
WADE HAMPTON BLVD
N PLEASANTBURG DR
7 BREW COFFEE
LIDL GROCERY

GREENVILLE MARKET SNAPSHOT

ONE OF THE FASTEST GROWING CITIES IN THE SOUTHEAST

Young professionals, growing families, and empty-nesters are drawn to the area's mild four-season climate and stunning Blue Ridge Mountain backdrop to set down roots and take advantage of the area's relatively low cost of living. Greenville's emergence as a thriving business hub drives significant job opportunities in advanced manufacturing, technology, and corporate headquarters, and furthermore creates substantial growth for the healthcare and financial services industries as young professionals and established executives relocate to the area. Greenville is strategically located near several major universities, including Clemson University, Furman University, and the University of South Carolina Upstate, creating a robust pipeline of educated talent. The area benefits from strong partnerships with these institutions, with many graduates choosing to remain in the region due to Greenville's dynamic job market and quality of life.

2%
ANNUAL POPULATION GROWTH

20+
NON-STOP DESTINATIONS FROM GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

BUSINESS DISTRICT ON THE RISE

Greenville has transformed from a textile town into an internationally recognized center for business and innovation. Strategically positioned along the I-85 corridor between Atlanta and Charlotte, Greenville currently hosts more than 250 international companies, including major operations from BMW, Michelin, GE, and Fluor.

The cost of doing business in Greenville is especially favorable due to South Carolina's business-friendly tax environment and competitive incentive packages. In addition, the workforce benefits from low turnover and advanced training programs through technical colleges specializing in fields such as advanced manufacturing, automotive technology, and engineering. The strongest industries in the area include advanced manufacturing, automotive, aerospace, technology, healthcare, and corporate headquarters operations.

250+
INTERNATIONAL COMPANIES

85%
OF THE NATION CAN BE ACCESSED WITH EASE

CONCEPTUAL SITE PLAN

DENSITY ASSUMPTION: 270 UNITS
CREATED BY: DYNAMIK DESIGN

SITE INFORMATION

TOTAL SITE AREA (APPROX.) : 15.88 AC
CURRENT ZONING : MX-3

LEGEND

MULTIFAMILY

M1 3 STORY (TYPE VA) - 9 BUILDINGS
TOTAL : 270 UNITS (30 UNITS/BLDG)

TOTAL UNITS : 270
AVG HEATED AREA - MF : 874 SF (APPROX.)
TOTAL PARKING : 415 SPACES (INCLUDING GARAGES)
PARKING RATIO PROVIDED : 1.5 SPACES/DU

AMENITIES

C1 MULTIFAMILY CLUB / LEASING
TOTAL : 7,435 SF

C2 MAINTENANCE / DOG WASH
TOTAL : 500 SF

GARAGES

G 6 BAY GARAGES
NO. OF GARAGES : 6
TOTAL GARAGE PARKING : 36 SPACES

TWO CAPITAL PARTNERS

WADE HAMPTON BLVD

GREENVILLE, SC
DENSITY STUDY • 05-12-2026
TCP2026-01

DYNAMIK DESIGN

LOCATION OVERVIEW

“We are at an early stage of what I view as a very transformative area and in technology. This investment is a testament to Google’s long-term commitment to this region,

Audrey Van Belleghem
Director of Strategy and Operations
on the firms investment of $3.3B capital investment that will create over 200 jobs.

GREENVILLE-SPARTANBURG ECONOMY

Comprised of high-growth industries such as biotechnology, automotive, textiles and advanced materials, aviation, aerospace, and logistics, the Greenville-Spartanburg region boasts a diverse and continuously growing economy. Since the start of 2014 – the first full year after the completion of Inland Port Greer – Upstate South Carolina firms have announced $15.6 billion of new capital investment in the region, creating over 40,000 jobs. Over the past two decades, the region has been transformed by significant capital investments from numerous prestigious domestic and multinational firms and has since emerged as a global commerce center, now home to more than 579 international companies representing 37 countries.

The Southeastern United States contributes just under 25% to the total U.S. GDP and Greenville-Spartanburg greatly benefits from its centralized location in the region. With exceptional access to I-85, the backbone of the Sunbelt, companies in Greenville-Spartanburg are at the heart of a fast-growing mega-region between Atlanta and Charlotte – through use of rail or interstate they can reach more than 100 million consumers within a one-day drive. Additionally, the Inland Port Greer connects local businesses to the Port of Charleston, the deepest seaport in the Southeast, and has become an important hub in the global economy.

$38.0B
TOTAL SOUTH CAROLINA EXPORTS (2024)

№.1
FASTEST GROWING STATE IN THE U.S. (2024)

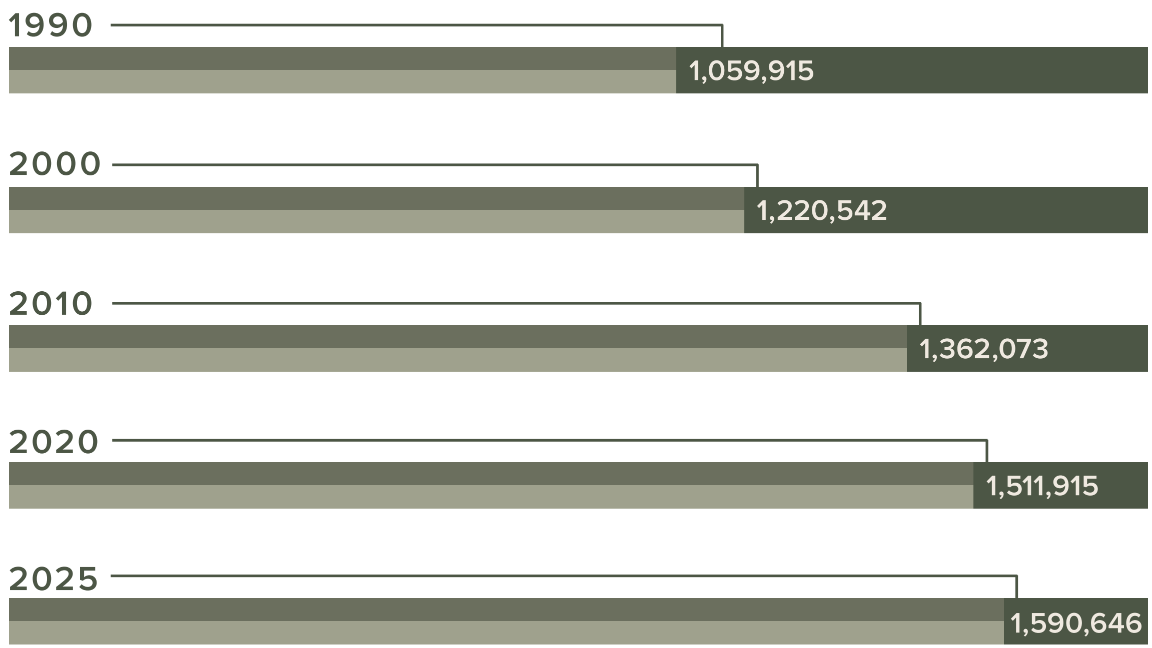
GREENVILLE-SPARTANBURG

DYNAMIC ECONOMICS & HIGH QUALITY OF LIFE

The Greenville-Spartanburg metropolitan area anchors the ten-county area known as the Upstate region of South Carolina, the largest and fastest growing region in the state with a current population of more than 1.5 million residents. Conveniently located halfway between Atlanta and Charlotte, Greenville-Spartanburg is a prime destination for expanding business and corporate relocation, offering a strategic Southeast location near multiple major markets, access to key raw materials, and strong clusters of automotive, aerospace, engineered materials, food manufacturing and life sciences industries. Ranked as one of the largest economic centers in the Southeast, the region is spotted by multiple Fortune 500 companies including BMW, Michelin, Walmart, Rite Aid, Duke Energy, UPS, Lockheed Martin, Caterpillar, and Owens Corning, among others.

Recognized as one of the fastest growing regions in the country, the Upstate region provides companies with a pro-business environment, cutting-edge research collaborations and significant workforce and education support. Additionally, its strong quality of life and affordable cost of living consistently attracts and retains highly skilled professional and technical talent.

POPULATION GROWTH 1990-2025



GREENVILLE ECONOMIC DRIVERS

SOUTH CAROLINA

As the economic engine of South Carolina, Greenville has successfully transformed itself from a global hub for the textile industry into a destination for a diverse industry base that includes corporate headquarters, value-add manufacturing, technology and software development, as well as, health care institutions, financial service companies, and world class universities. The Greenville economy is bolstered by a diverse cluster of industries that attract investments from across the world, making the region one of the top destinations for Foreign Direct Investment.

IN THE LAST TWO YEARS:

1,300

NEW JOBS ANNOUNCED

$885M

IN CAPITAL INVESTMENTS ANNOUNCED

ADVANCED MATERIALS

supported by an innovative workforce and significant research facilities the area produces everything from optics and shape memory alloys to mesoporous and magnetic materials.

AUTOMOTIVE

With more than 120 automotive companies and suppliers and over 30,000 employed in auto-related organizations, the automotive industry is the area's predominant cluster. Companies including BMW, Michelin North America, Caterpillar, Nissan, Sage, and Proterra have invested billions of dollars in the local economy and have created vibrant synergies with Clemson University's International Center for Automotive Research and a high density of engineers and entrepreneurs in the area.

BIOSCIENCE

With one of the largest workforces dedicated to biosciences in the nation, it is difficult to describe the bioscience industry as budding or emerging. The region has established a wealth of pharmaceutical and medical device companies such as Bausch & Lomb, Nutra Manufacturing, and Perrigo. With specialized research centers at Clemson and the Institute of Translational Oncology Research partnering with private companies and a dedicated workforce in-place, the region is well positioned for further growth in the dynamic bioscience field.

AVIATION/AEROSPACE

Long a center for advanced manufacturing, the Greenville area has long supported the aviation industry with companies such as Lockheed Martin, Honeywell, GE Aviation, and Cytec Carbon Fibers calling the region home.

OFFICE/HEADQUARTERS

Home to over 25 Fortune 500 companies, more than 20 headquarter operations, and with over 350 international firms and the most foreign investment per capita in the country, the region boasts a strong entrepreneurial culture, a skilled workforce, and an ideal location for companies to set up and grow their businesses.

FORTUNE 500 COMPANIES IN THE UPSTATE

BMW
SYNNEX CORPORATION
ups
MICHELIN
verizon
LOCKHEED MARTIN
FLUOR
CATERPILLAR
DUKE ENERGY

THE SOUTH CAROLINA ADVANTAGE

South Carolina has become a hotspot for commercial activity and an epicenter for economic growth among the Southeast region. South Carolina prides itself on a hospitable, attractive, business-friendly climate. This is evident by the mega investments from numerous national and international companies over the last two decades, that have transformed the region into one the largest economic centers in the Southeast.

South Carolina has emerged as a magnet for industry and business due to is markedly-strong incentive programs that reward job creation, research & development activities, and investments in economic impact zones. Additionally, the South Carolina state corporate income tax is a competitively-low 5%.

The state has also benefitted from its prime location, centrally-situated between major population hubs in Georgia and Florida to the south and the Mid-Atlantic region to the north. South Carolina is just a two (2)-days drive from 250 million Americans, approximately 72% of the total US population.

Permitting speed is among the lowest in the Southeast, while the State boasts some of the fastest turnaround time for major regulatory approvals and processes.

South Carolina has become a leading hub of foreign direct investment (FDI) and international commerce, with over 890 multinational firms maintaining a presence in the Palmetto state. South Carolina ranks 1st in percentage of private sector jobs that are connected to or classified as FDI jobs at 9.5%.


GREENVILLE, SC


COLUMBIA, SC


CHARLESTON, SC

TRANSPORTATION & MARKET ACCESS

A MAJOR EAST COAST INDUSTRIAL CENTER

Greenville-Spartanburg is centrally located along the Eastern Seaboard in between such metropolitan areas as New York City and Washington, DC to the north and Atlanta and Miami to the south. The area is positioned along several major thoroughfares, which provide access to these metropolitan areas and others throughout the Southeast.

ROADS & HIGHWAYS

- I-85 is the primary artery that runs through the Greenville-Spartanburg region connecting to Atlanta to the south and Charlotte, Greensboro-Winston-Salem, Raleigh-Durham and Richmond to the north
- I-26, the main southeasterly thoroughfare in South Carolina, connects the Greenville-Spartanburg MSA to Charleston, SC

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT (GSP)

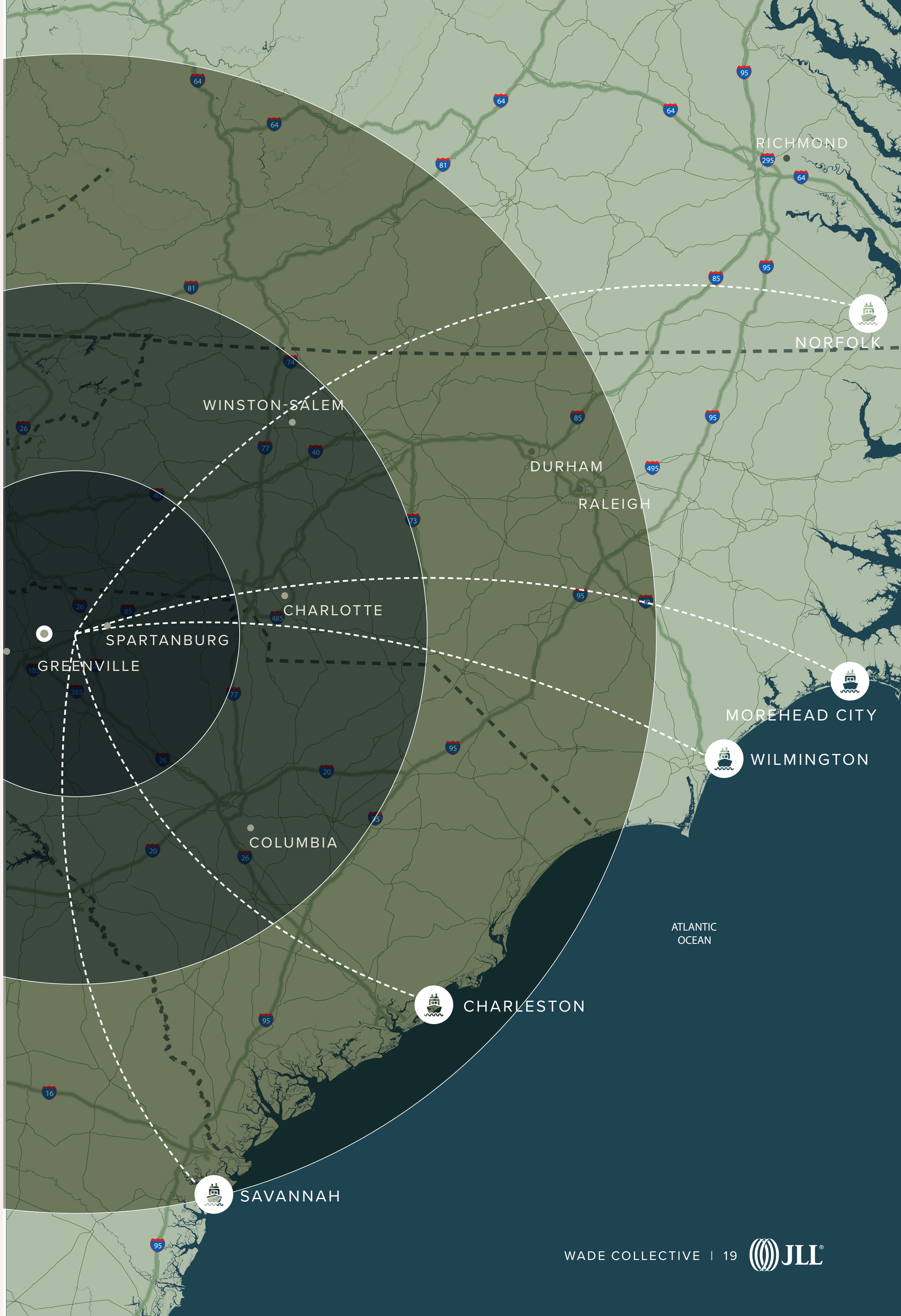
- 2nd-busiest airport in South Carolina and major air cargo shipping hub
- Served by six (6) major passenger airlines and their regional affiliates
- Local powerhouses such as FedEx and BMW ship large quantities of goods and component products via established footprints on-site
- Plays an integral role for corporations evaluating where to locate operations
- Recognized as the fastest growing small airport in the US

RAIL ACCESS

- Inland Port Greer, located less than ten (10) miles from the Property, is essentially a marine terminal located 212 miles inland that directly serves over 100 Foreign Ports
- 94 million consumers may be accessed via the direct rail connection provided by Norfolk Southern rail, enabling firms to quickly import and export goods
- Since 2021, the State of South Carolina has allocated $25 billion for an expansion of the Inland Port Greer due to unprecedented demand

PORT ACCESSIBILITY

- Three (3) hours from the Port of Charleston, the 9th-largest port in the country in terms of dollar volume of international shipments
- Four (4) hours from the Port of Savannah, the 4th-busiest port in the nation
- Six (6) hours from North Carolina's two largest ports, the Ports of Wilmington and Morehead City



CLEMSON UNIVERSITY

FURMAN UNIVERSITY

Upstate

HIGHLY EDUCATED WORKFORCE

Home to over 25 colleges and institutes of higher learning, serving more than 100,000 students, and awarding over 20,000 degrees annually, Greenville has a continuous pipeline of highly-educated workers entering the economy.

CLEMSON UNIVERSITY is the area's prominent tier 1 research university that continually ranks among the nation's top schools. With over 30,000 students, Clemson University is heavily intertwined in the regional economy, working in harmony with local businesses and contributing to ongoing public-private efforts

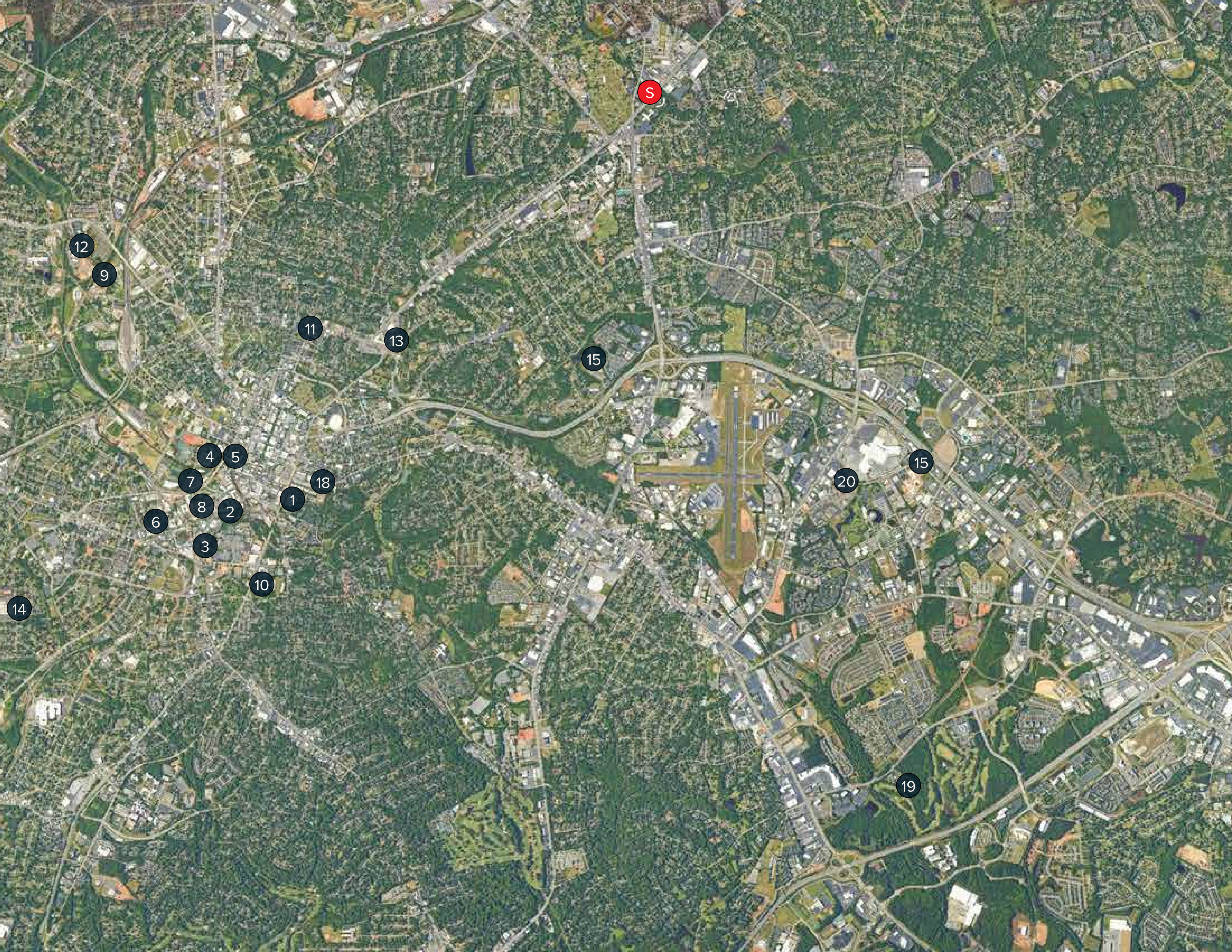
FURMAN UNIVERSITY is located just six miles from Downtown Greenville and has established a reputation as a leading liberal arts college with one of the strongest chemistry programs in the nation. With nearly 2,500 students and a $885 million endowment, Furman serves as a significant pipeline for employees entering Greenville's growing life sciences sector.

USC UPSTATE is a four-year public university that serves approximately 5,000-6,000 students annually across undergraduate and graduate programs. It hosts the George Dean Johnson Jr. College of Business and Economics which provides a range of opportunities to educate the next generation of business leaders and professionals in the region's growing economy.



MULTIFAMILY RENT COMPS

#	Rent	Rent/ SF	Vacancy	Total Units	Year Built	Area	Building Levels	True Owner	Manager	Status
1	$2,417	$2.98	1%	201	2017	809	5	Proffitt Dixon Partners	Greystar - Ellison on Broad	Stabilized
2	$2,106	$2.86	4%	215	2017	736	6	Grubb Properties	Grubb Properties - Link Apartments West End	Stabilized
3	$2,569	$2.76	6%	227	2022	929	6	Woodfield Investment Company	Willow Bridge - 408 Jackson	Stabilized
4	$2,199	$2.52	7%	365	2017	870	4	Mesirow Financial	RAM - District West Apartments	Stabilized
5	$2,070	$2.46	2%	140	2015	840	8	Hughes Investments	Greystar - River's Edge	Stabilized
6	$2,235	$2.42	2%	271	2018	925	5	Mid-America Apartment Communities, Inc.	MAA - MAA Greene	Stabilized
7	$2,267	$2.40	4%	215	2017	945	4	Gamma Real Estate	Arlington - Trailside at Reedy Point	Stabilized
8	$1,952	$2.40	1%	150	2014	814	5	Brookline Investment Group	Pegasus - 400 Rhett	Stabilized
9	$1,602	$2.21	28%	233	2024	725	5	Hathaway Development, LLC	Evolve - Water Tower Apartments	Lease-up
10	$1,669	$2.14	3%	353	2015	779	4	RailField Partners	Pegasus - South Ridge	Stabilized
11	$1,654	$2.11	0%	293	2017	782	4	Mile Rock Capital Management	Greystar - Main & Stone	Stabilized
12	$1,834	$1.98	7%	200	2021	924	4	Woodfield Investment Company	Willow Bridge - Riverside	Stabilized
13	$1,643	$1.89	3%	286	2019	869	5	ECI Group	ECI - Northpointe	Stabilized
14	$1,862	$1.85	7%	385	2021	1,004	3	Thomas Taft	Taft Management- Judson Mill Lofts	Stabilized
15	$1,762	$1.84	9%	200	2020	959	3	Vest Residential	Vest Residential - Woodside Eleven	Stabilized
16	$1,825	$1.81	4%	337	2023	1,008	4	Flournoy Companies	Flournoy Companies - District Midtown	Stabilized
17	$1,604	$1.70	6%	320	2023	943	4	Prudential	Willow Bridge - Adams Hill Apartments	Stabilized
18	$1,913	$1.70	1%	197	2007	1,122	4	TriBridge Residential	TriBridge - McBee Station	Stabilized
19	$1,394	$1.68	14%	160	1998	831	2	Housing Authority of the City of Greenville	Radiant Partners - The Victor	Stabilized
20	$1,665	$1.68	7%	244	2019	988	3	GrayCo	GrayCo - Legacy Haywood	Stabilized
AVERAGES	**$1,912**	**$2.17**	**6%**	**250**	**2017**	**890**	**4**			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