

Greenville

WEST END HISTORIC DISTRICT

±2.85-Acre Development Opportunity in Greenville, SC



Frank Hammond, CCIM
Shareholder
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The Offering



Rare development opportunity in one of the most sought after downtowns in the Southeast.

The mixed-use offering includes a redevelopment opportunity along Augusta Street and South Main Street in the heart of downtown Greenville.

The MXS-D Zoning of this property allows for a wide variety of redevelopment options which could consist of multiple residential, retail, office and/or restaurants in one mixed-use project.

TAX MAP IDS: 0088000101200,
0088000101301



GREENVILLE, SC

Voted #4 best places to live in the nation by U.S. News & World Report (2024)



POTENTIAL

Downtown mixed use redevelopment opportunity with MXS-D



THE SITE

The property consists of ±2.85 acres with an ±1,000-SF building that can be repurposed or demolished



MILLION DOLLAR VIEWS

The property is located in downtown Greenville's historic West End along August Street between South Main Street and Field Street with excellent views of Greenville's Flour Field and Gather GVL



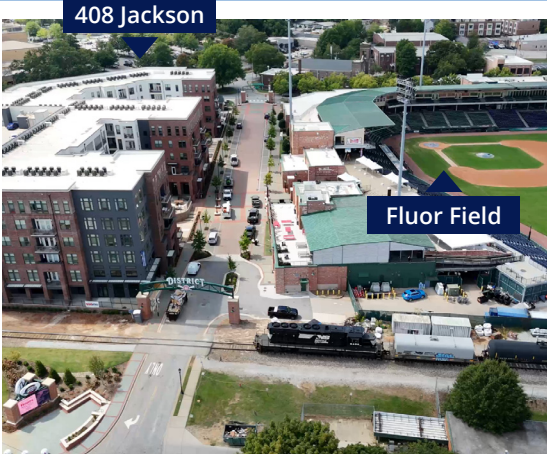
WALKABILITY

There is immediate access to world-class retail and restaurants as well as easy access to the Swamp Rabbit Trail, a scenic 28-mile greenway perfect for walking and biking



Site Photos

 360° Video
CLICK TO WATCH VIDEO



Submission Process

The Greenville Transit Authority is seeking proposals from purchasers who can close in a timely manner.



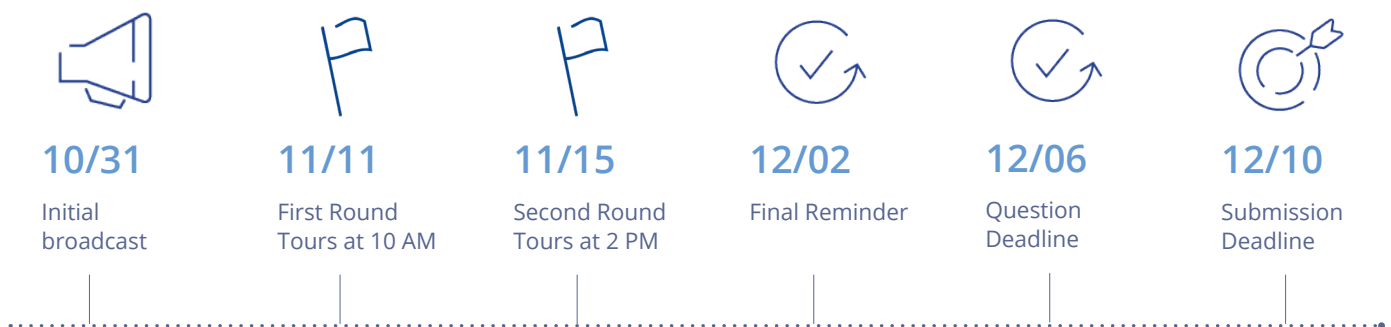
[View materials or start bidding process](#)

HOW TO ACCESS BID PACKAGE

Scan the QR code or click the link to the right to receive due diligence materials or start the bidding process. The following information must be included in your offer:

1. Primary contact name
2. Phone number
3. Email Address

TIMELINE



Questions must be submitted in the virtual deal room by December 6 and will be answered in a timely manner. Please reference the next page for additional deadlines. Completed bid forms must be submitted to frank.hammond@colliers.com

Primary Contact

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Frequently Requested

INVITATION FOR BID (IFB) AND PROPERTY INFORMATION

- **Property Address:** 106 & 154 Augusta Street, Greenville, SC 29601
- Property is located within the municipal limits of City of Greenville
- **Greenville County Tax Map #'s:** 0088000101301 & 0088000101200
- **Property Area:** ±2.85 Acres
(Parcel 1 - ±1.45 Acres; Parcel 2 - ±1.40 Acres)
- **Property Zoning:** MXS-D
(also subject to West End Small Area Plan)
- **Deed Restrictions:** None
- Property will be sold "AS-IS, WHERE-IS"
- **Status of Property at Closing:** Vacant
- **Deadline for IFB questions:** December 6, 2024, 2:00 PM Eastern Time
- **Bid due date and time:** December 10, 2024, 1:00 PM Eastern Time
- **Bid opening date and time:** December 10, 2024, 2:00 PM Eastern Time
- **Minimum IFB Price:** \$7,750,000
- **Site Inspection Date #1:** November 11, 2024, 10:00 AM Eastern Time
- **Site Inspection Date #2:** November 15, 2024, 2:00 PM Eastern Time 29601

BASIC PSA TERMS

- 90 Day Due Diligence
- 30 Day Close
- 2% Earnest Money Deposit
- \$25K Non-Refundable

INITIAL DUE DILIGENCE MATERIALS MADE AVAILABLE

- IFB
- Purchase and Sale Agreement
- Parking Lot Lease (*month-to-month*)
- West End Small Area Plan
- Title Commitment
- ALTA Survey with Utility Locate
- ALTA Survey CAD file
- Historical Environmental Summary - *HRP*
- Groundwater Report
- Geotech Report
- Asbestos Survey
- Utility Will Serve Letters
- City of Greenville Zoning Verification
- New Parking Deck

GREENVILLE CITY CONTACTS

Structured Parking:

Shannon Lavrin

slavrin@greenvillesc.gov

Planning:

Edward Kinney

ekinney@greenvillesc.gov

The information provided above is subject at all times to IFB # GTARE2024. In the event of any inconsistency or conflict between the information provided above and IFB # GTARE2024, as may be amended from time to time, and as set forth on the Agent's Portal, the terms of IFB # GTARE2024, as may be amended from time to time, and as set forth on the Agent's Portal shall control.



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