

# Self-Storage Development Site

445 S Buncombe Rd Greer, SC 29650

**Self Storage  
Investment Opportunity**

Offering Memorandum



**MATTHEWS™**

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*S Buncombe Rd ± 27,500 VPD*

**Approved 3-Story All Climate Controlled  
Self-Storage Facility**  
±69,200 NRSF



# PROPERTY OVERVIEW

Self-Storage Development Site

445 S Buncombe Rd | Greer, SC 29650



# | EXECUTIVE SUMMARY

## The Opportunity

Austin McLeod with Matthews™ has been exclusively hired to market 445 S Buncombe Road, a fully entitled self-storage development site in Greer, South Carolina. Greer is located in the greater Greenville MSA, which recently surpassed 1 million residents and ranks among one of the fastest-growing metros in the nation. The site has direct frontage along S. Buncombe Road, a five-lane corridor carrying 27,500 vehicles per day, with an approved 3-story, ±69,200 rentable square foot all climate-controlled self-storage facility sitting on ±2.78 acres.

The site is surrounded by a population of 48,098 residents within 3 miles and 109,686 people within 5 miles. The submarket operates in a favorable competitive landscape with only 9.73 square feet per capita within 3 miles and 7.45 square feet per capita within 5 miles. Residential development pipeline of 3,934 units totaling over \$1.07 billion will only continue to improve demand for new storage product in the trade area. The 3-mile population is also projected to grow at 1.70% annually through 2030.

This opportunity is being offered on a rolling bid basis at a List Price of \$1,100,000. Please contact Austin McLeod to gain access to the deal room and further discuss the opportunity.



# INVESTMENT HIGHLIGHTS

- Fully entitled self-storage development opportunity in Greer, SC
- Approved for a 3-story,  $\pm 69,200$  rentable SF climate-controlled facility on a  $\pm 2.78$ -acre site
- Direct frontage on S. Buncombe Road with 27,500 vehicles per day
- Dense residential population surrounding the site with 48,098 residents within 3 miles and 109,686 within 5 miles
- Favorable supply with only 9.73 square feet per capita within 3 miles and 7.45 square feet per capita within 5 miles (TractIQ)
- Median household income of \$74,574 within 3 miles and \$79,104 within 5 miles
- Strong residential growth with 3,934 units totaling over \$1.07 billion in the development pipeline within a 5-mile radius (TractIQ)
- Projected annual population growth of 1.7% in the 3-mile radius through 2030





New Development

207 Hunthill Rd  
Townhouse Complex

CVS pharmacy

KOHL'S  
five BELOW  
USC TRACTOR SUPPLY CO  
ROSS DRESS FOR LESS

AutoZone

LOWE'S

TARGET  
HOBBY LOBBY  
PET SMART  
DOLLAR TREE  
HIBBETT SPORTS

CHRYSLER  
DODGE  
Jeep RAM

Walgreens

Walmart Supercenter

Walmart Neighborhood Market  
belk  
planet fitness  
PET SUPPLIES PLUS

S Buncombe Rd

10,900 VPD

SEVEN BREW  
DRIVE THRU COFFEE

FOOD LION  
Chick-fil-A

Subject Property

The Lively at Victor Park  
±318 Units

BMW Manufacturing Co.

Victor Village  
±20 Units

The Preserve At West View  
±216 Units

THE HOME DEPOT

±600 Employees  
Honeywell  
Aerospace

Berkshire Place Apartments  
±50 Units

±300 Employees  
MITSUBISHI CHEMICAL GROUP  
Polyester Film

Residences at Century Park  
±298 Units

14

LEO Jamestown  
±296 Units

Ryder Junction  
±264 Units

Prisma Health Greer Memorial Hospital  
±82 Beds

±200 Employees  
GREIF

Riverside High School  
±1,749 Students

Greenville-Spartanburg International Airport  
±5 Miles Away

Riverside Middle School  
±1,048 Students

Google Earth



# Asset Overview



**Facility Name** Greer, SC Development Site

**Address** 445 S Buncombe Rd

**City, State** Greer, SC

**County** Greenville County

**Parcel Number** G006.00-01-004.03

**Lot Size (Acres)** ±2.78

**3-Mile SF/Capita** ±9.73

**5-Mile SF/Capita** ±7.45

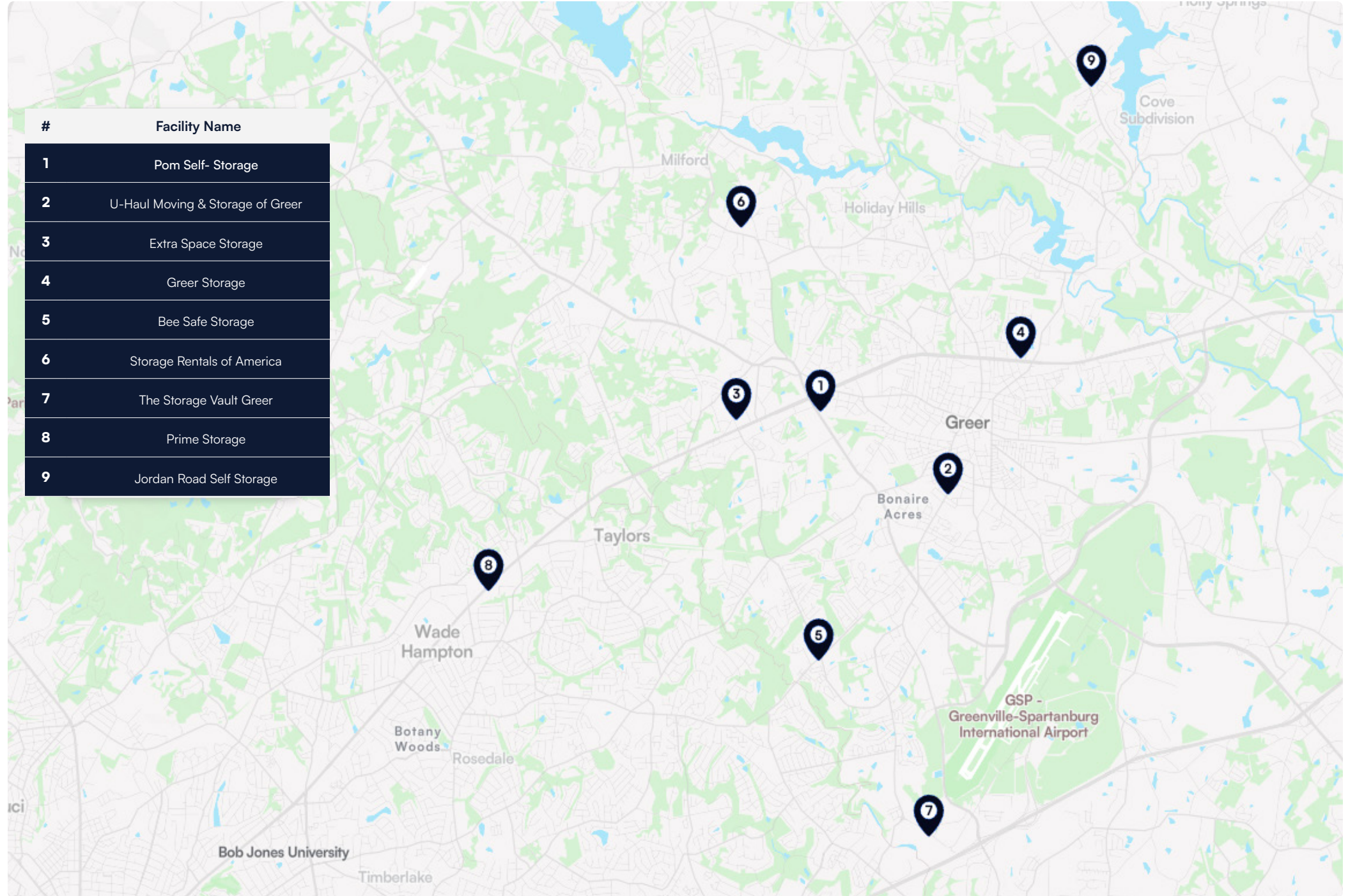
**Traffic Counts** ±27,500 VPD

**Flood Zone** No

# CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

Facility Name	Address	5x5 CC		5x10 CC		10x10 CC		10x15 CC		10x20 CC		10x25 CC		10x30 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
1 Pom Self- Storage	207 S Buncombe Rd, Greer, SC	\$42.00	\$21.00	-	-	\$132.00	\$66.00	-	-	-	-	\$322.00	\$161.00	-	-	0.6 Miles
2 U-Haul Moving & Storage of Greer	721A S Main St, Greer, SC	\$69.95	\$69.95	-	-	-	-	-	-	\$209.95	\$209.95	-	-	\$279.95	\$279.95	1.1 Miles
3 Extra Space Storage	1490 W Wade Hampton Blvd, Greer, SC	\$83.00	\$63.00	\$92.00	\$56.00	\$134.00	\$81.00	\$243.00	\$144.00	\$355.00	\$267.00	\$313.00	\$206.00	\$480.00	\$361.00	1.4 Miles
4 Greer Storage	14372 E Wade Hampton Blvd, Greer, SC	-	-	-	-	\$163.00	\$130.00	-	-	\$292.00	\$279.00	-	-	-	-	2.2 Miles
5 Bee Safe Storage	805 Hammett Bridge Rd, Greer, SC	-	-	-	-	\$284.00	\$170.40	\$336.00	\$201.60	\$376.13	\$282.10	-	-	-	-	2.2 Miles
6 Storage Rentals of America	2276 N Hwy 101, Greer, SC	\$38.00	\$32.00	\$29.00	\$15.00	\$115.00	\$96.00	\$76.00	\$38.00	\$273.00	\$273.00	-	-	-	-	2.8 Miles
7 The Storage Vault Greer	345 W Phillips Rd, Greer, SC	-	-	\$85.00	\$85.00	\$115.00	\$115.00	\$150.00	\$150.00	\$180.00	\$180.00	-	-	-	-	4.2 Miles
8 Prime Storage	3146 Wade Hampton Blvd, Taylors, SC	-	-	\$95.00	\$52.00	\$144.00	\$88.00	\$214.00	\$156.00	\$361.00	\$203.00	\$301.00	\$250.00	-	-	4.5 Miles
9 Jordan Road Self Storage	650 Jordan Rd, Lyman, SC	-	-	-	-	\$99.00	\$89.00	\$139.00	\$129.00	-	-	-	-	-	-	4.9 Miles
Averages		\$58.24	\$46.49	\$75.25	\$52.00	\$148.25	\$104.43	\$193.00	\$136.43	\$292.44	\$242.01	\$312.00	\$205.67	\$379.98	\$320.48	
Average Rent Per SF		\$2.33	\$1.86	\$1.51	\$1.04	\$1.48	\$1.04	\$1.29	\$0.91	\$1.46	\$1.21	\$1.25	\$0.82	\$1.27	\$1.07	

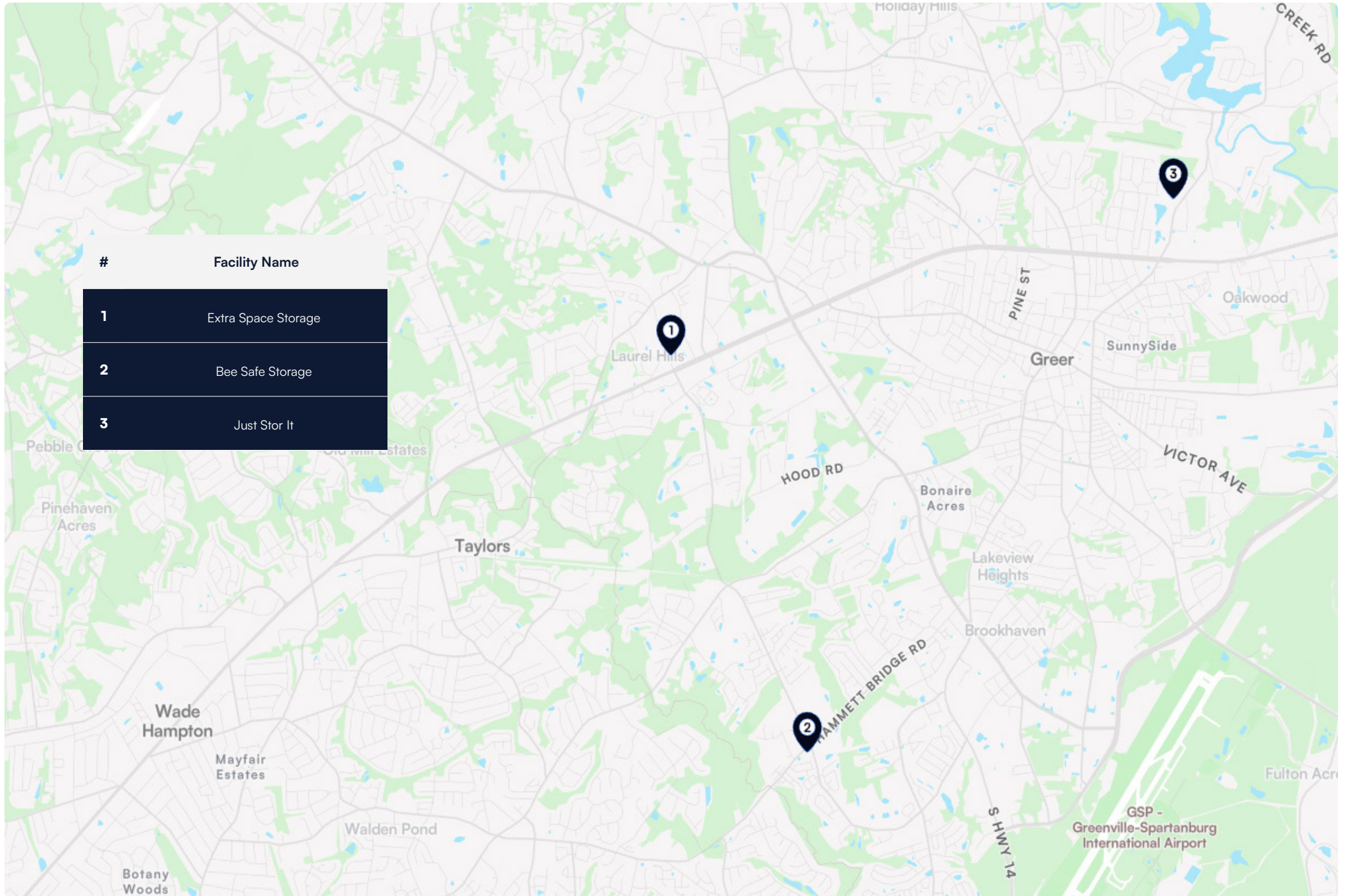
# CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES MAP



# CLIMATE CONTROLLED - ELEVATOR ACCESS RENT COMPARABLES

Facility Name	Address	5x5 CC		5x10 CC		10x10 CC		10x15 CC		10x20 CC		10x25 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
1 Extra Space Storage	1490 W Wade Hampton Blvd, Greer, SC	\$44.00	\$26.00	\$62.00	\$35.00	\$134.00	\$81.00	\$181.00	\$109.00	-	-	-	-	1.4 Miles
2 Bee Safe Storage	805 Hammett Bridge Rd, Greer, SC	\$103.00	\$61.80	\$110.01	\$82.51	\$136.28	\$102.21	\$296.72	\$178.03	\$314.00	\$235.50	-	-	2.2 Miles
3 Just Stor It	639 Arlington Rd, Greer, SC	-	-	-	-	-	-	\$139.00	\$129.00	-	-	-	-	2.6 Miles
Averages		\$73.50	\$43.90	\$86.01	\$58.76	\$135.14	\$91.61	\$205.57	\$138.68	\$314.00	\$235.50	\$322.00	\$161.00	
Average Rent Per SF		\$2.94	\$1.76	\$1.72	\$1.18	\$1.35	\$0.92	\$1.37	\$0.92	\$1.57	\$1.18	\$1.28	\$0.64	

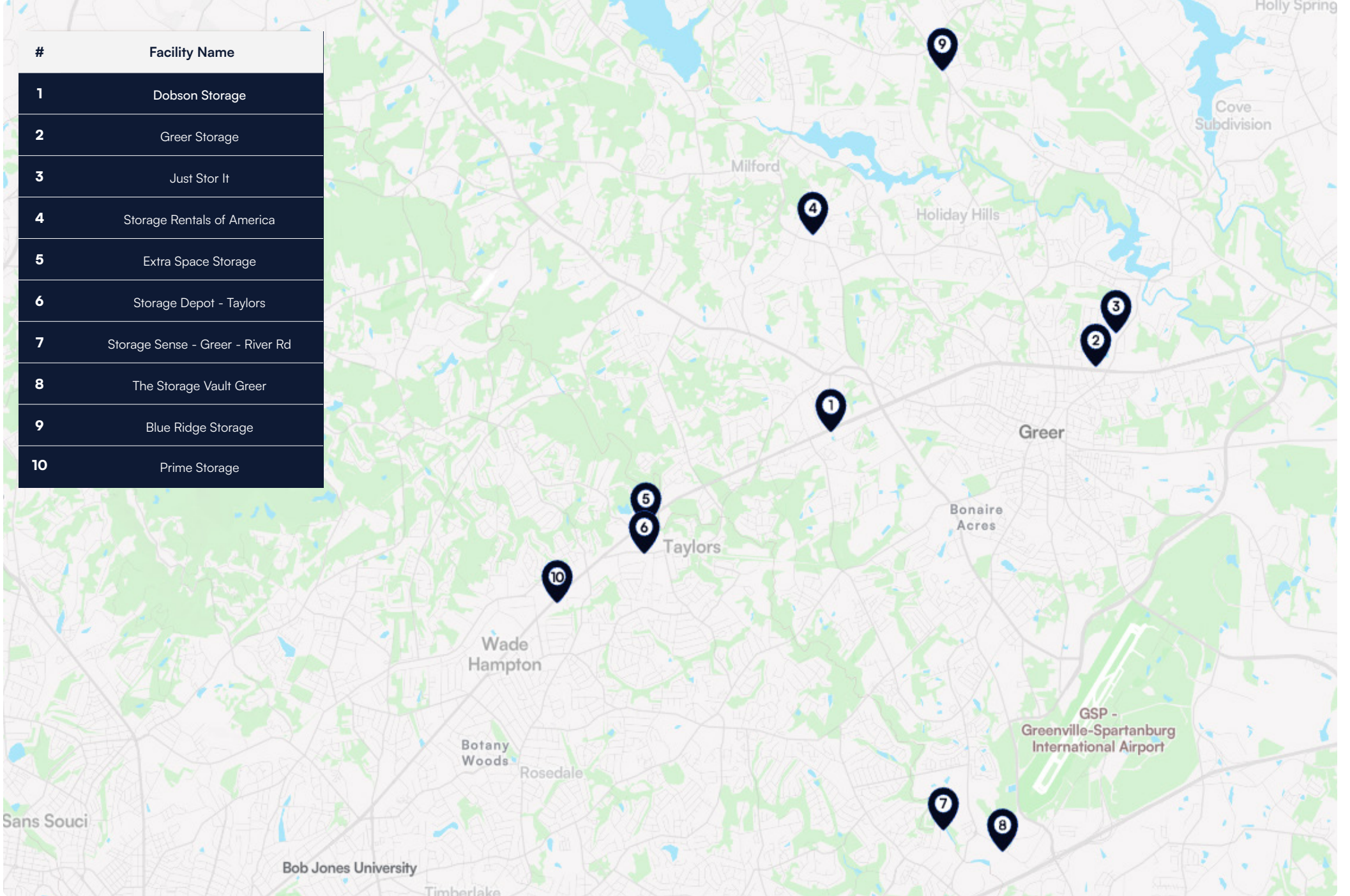
# CLIMATE CONTROLLED - ELEVATOR ACCESS RENT COMPARABLES MAP



# NON-CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

Facility Name	Address	5x10 NC		10x10 NC		10x15 NC		10x20 NC		10x30 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
1 Dobson Storage	1407 West Wade Hampton Boulevard Greer, SC	\$61.00	\$30.50	\$82.00	\$41.00	\$109.00	\$54.50	\$139.00	\$69.50	\$189.00	\$94.50	0.6 Miles
2 Greer Storage	14372 E Wade Hampton Blvd, Greer, SC	\$100.00	\$71.00	\$128.00	\$91.00	-	-	\$397.00	\$207.00	-	-	1.1 Miles
3 Just Stor It	639 Arlington Rd, Greer, SC	\$79.00	\$69.00	-	-	-	-	-	-	-	-	1.4 Miles
4 Storage Rentals of America	2276 N Hwy 101, Greer, SC	\$25.00	\$21.00	\$68.00	\$68.00	\$74.00	\$62.00	\$179.00	\$149.00	-	-	2.2 Miles
5 Extra Space Storage	3600 Wade Hampton Blvd, Taylors, SC	\$92.00	\$56.00	\$135.00	\$88.00	\$176.00	\$113.00	\$292.00	\$188.00	\$319.00	\$239.00	2.2 Miles
6 Storage Depot - Taylors	221 W Main St, Taylors, SC	-	-	\$138.00	\$115.00	-	-	-	-	-	-	2.8 Miles
7 Storage Sense - Greer - River Rd	2260 River Rd, Greer, SC	-	-	\$89.00	\$0.00	\$155.00	\$124.00	-	-	-	-	4.2 Miles
8 The Storage Vault Greer	345 W Phillips Rd, Greer, SC	\$75.00	\$75.00	\$105.00	\$105.00	\$140.00	\$140.00	-	-	-	-	4.5 Miles
9 Blue Ridge Storage	3337 North Highway 14, Greer, SC	\$99.00	\$100.00	\$99.00	\$99.00	\$125.00	\$125.00	\$185.00	\$185.00	-	-	4.9 Miles
10 Prime Storage	3146 Wade Hampton Blvd, Taylors, SC	\$87.00	\$45.00	\$123.00	\$77.00	\$188.00	\$147.00	\$246.00	\$178.00	\$306.00	\$251.00	
Averages		\$77.25	\$58.44	\$107.44	\$76.00	\$138.14	\$109.36	\$205.43	\$139.50	\$203.50	\$146.13	
Average Rent Per SF		\$1.55	\$1.17	\$1.07	\$0.76	\$0.92	\$0.73	\$1.03	\$0.70	\$0.68	\$0.49	

# NON- CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES MAP



# Market Overview

Self-Storage Development Site  
445 S Buncombe Rd | Greer, SC 29650



# GREER, SC DEMOGRAPHIC ANALYSIS

**2.1%**

ANNUAL POPULATION  
GROWTH 2020-2025

**2.3%**

ESTIMATED POPULATION  
GROWTH 2025-2030

**2.3%**

ANNUAL HOUSEHOLDS  
GROWTH 2020-2025

**2.3%**

ESTIMATED HOUSEHOLDS  
GROWTH 2025-2030

**20,054**

OWNER OCCUPIED  
HOUSEHOLDS

**7,083**

RENTER OCCUPIED  
HOUSEHOLDS

**\$64,123**

MEDIAN HOUSEHOLD  
INCOME



**61,863**

TOTAL  
POPULATION

**\$759M**

CONSUMER  
SPENDING

**1,870+**

FUTURE RESIDENTIAL  
DEVELOPMENTS

**\$82,447**

AVERAGE  
HOUSEHOLD INCOME



# GREER MARKET ACCELERATION

**\$229K**

Median Home Value in Greer

**30%**

Of Greer Workforce is Employed in the Manufacturing Industry

**25%**

Of Greer Residents 25 Years and Older Hold a Bachelor's Degree or Higher

**76.3%**

Of Greer Workforce Holds White-Collar Positions

**31%**

Of Greer Households Earn Over \$100,000 Annually

**\$63.4B**

Regional GDP Powering Sustained Economic Growth

**85%**

Of Local Workforce is Employed By Private Companies

**69,023**

2030 Estimated Population Within 5 Miles

**5,000**

Average Number of Residential Building Permits Each Year

# DEMOGRAPHIC ANALYSIS

POPULATION			
	1-MILE	3-MILE	5-MILE
2020 Population	2,443	19,859	57,168
2025 Population	2,506	21,638	61,863
2030 Population Projection	2,752	24,097	69,023
Annual Growth 2020-2025	0.6%	2.2%	2.1%
Annual Growth 2025-2030	2.0%	2.3%	2.3%
Median Age	40.2	41.9	40.1

HOUSEHOLDS			
	1-MILE	3-MILE	5-MILE
2020 Households	900	7,658	22,504
2025 Households	920	8,329	24,303
2030 Household Projection	1,010	9,283	27,138
Annual Growth 2020-2025	1.2%	2.8%	2.3%
Annual Growth 2025-2030	2.0%	2.3%	2.3%
Owner Occupied Households	890	7,786	20,054
Renter Occupied Households	120	1,497	7,083

INCOME			
	1-MILE	3-MILE	5-MILE
Avg Household Income	\$94,971	\$90,878	\$82,447
Median Household Income	\$73,938	\$73,569	\$64,123
< \$25,000	79	1,035	3,920
\$25,000 - 50,000	161	1,557	5,404
\$50,000 - 75,000	227	1,665	4,577
\$75,000 - 100,000	155	1,218	3,491
\$100,000 - 125,000	59	927	2,526
\$125,000 - 150,000	65	715	1,741
\$150,000 - 200,000	121	787	1,378
\$200,000+	52	425	1,267

# GREENVILLE, SC DEMOGRAPHIC ANALYSIS

**2.2%**

2020-2025 Annual  
Population Growth

**2.2%**

2025-2030 Annual  
Population Growth

**37.2**

Median Age

**2.2%**

2020-2025 Annual  
Households Growth

**2.2%**

2025-2030 Annual  
Households Growth

**43,939**

Owner Occupied  
Households

**42,876**

Renter Occupied  
Households

**\$57,921**

Median Household  
Income



**183,090**

Total  
Population

**\$2.2B+**

Consumer  
Spend

**2,000+**

Future Residential  
Developments

**\$86,649**

Average Household  
Income



# ECONOMIC DRIVERS

**Greenville, South Carolina economic performance is propelled by strong in-migration, an export-oriented manufacturing base, and diversified job growth in automotive, aerospace, logistics, healthcare, and corporate services.**

Strategic access to I-85 and I-385, plus proximity to GSP International Airport strengthens Greenville's role as the Upstate's logistics and manufacturing crossroads.

## Economic Drivers

Greenville has evolved into a high-growth Upstate market anchored by advanced manufacturing (automotive and aerospace supply chains), corporate headquarters and professional services, and a major regional healthcare ecosystem. Population growth continues to expand the labor pool and consumer demand across the Greenville—Anderson—Mauldin metro.

Logistics strength is amplified by SC Ports' Inland Port Greer, positioned on the I-85 corridor with ongoing capacity investments that improve rail-enabled access to the Port of Charleston and major Southeast markets.

## Primary Industries

- Logistics & Transportation (rail/intermodal + I-85 distribution)
- Advanced Manufacturing (automotive, advanced materials, industrial)
- Aerospace & Aviation / Industrial R&D (SCTAC / Donaldson Field ecosystem)
- Healthcare & Life Sciences
- Business & Professional Services (engineering, corporate operations)

## Top Employers

- Prisma Health (major regional healthcare employer)
- Michelin North America (North American HQ in Greenville)
- Major Upstate manufacturers and suppliers

## Recent Developments

- Inland Port Greer expansion completed to meet growing market demand and strengthen intermodal throughput
- GSP airport terminal-area improvement program (multi-phase) to enhance access and capacity
- Continued investment and growth at SCTAC, a major advanced-industry campus supporting aerospace/automotive activity in the Upstate

**\$63.4B+**

Gross Domestic Product



# | Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **445 S Buncombe Rd, Greer, SC 29650** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



**MATTHEWS™**

OFFERING MEMORANDUM

# Self-Storage Development Site

445 S BUNCOMBE RD | GREER, SC 29650



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**BROKER OF RECORD**

Kyle Matthews

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Firm Lic. No.: 22684 (SC)

