



11.5 ACRE BUILD-TO-SUIT SITE THE POINT - GREENVILLE, SOUTH CAROLINA



GREENVILLE THE LOCATION

Paris Mountain State Park

Greenville

Charlotte, NC 90 Miles

Atlanta, GA 120 Miles

Columbia, SC 100 Miles

Charleston, SC 200 Miles

THE POINT

[illegible]

GREENVILLE THE LOCATION

TRAVELERS REST
Riverbend Equestrian Park
Furman University Golf Club
Furman University

Paris Mountain State Park

Charlotte, NC
90 Miles

Atlanta, GA
120 Miles

Columbia, SC
100 Miles

Charleston, SC
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MAULDIN

CONESTEE

Greenville

Bon Secours St. Francis Downtown

Bon Secours St. Francis Upstate Surgery Center

Bon Secours St. Francis Eastside

Greenville Health Patewood Medical Campus

Shriners Hospital for Children

Greenville Memorial Hospital

Greenville Downtown Airport

Bob Jones Univ.

Furman University

Paris Mountain State Park

Otter Creek Waterpark

The Pavilion Recreation Complex

South Carolina Technology and Aviation Center

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THE POINT

[illegible]



LOCATION

The Point is located at the intersection of I-85 and Woodruff Road (Exit 51) just south of the intersection of I-385 and I-85.

OPPORTUNITY

The Point is by far one of the most desirable locations, not only in the State but the entire Southeast for office, shopping and restaurants, as it's one of the nation's busiest interstates.

The area is centrally situated between two of the largest cities in the Southeast: Charlotte, NC, and Atlanta, GA, and is one of the fastest growing in the state.

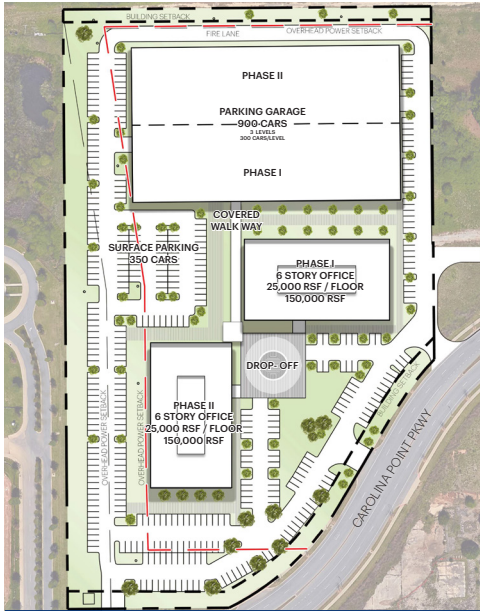
The proximity to Charlotte, NC (90 miles northeast on I-85) and Atlanta, GA (120 miles south on I-85), makes this property highly desirable for many types of development. Interstate visibility is unparalleled.

The primary developments presently coming online are retail based to include restaurants, along with multi-family and hospitality projects. Subject property consists of approximately 11.5 acres adjacent to the 300,000 square foot TD Bank Greenville Campus with direct frontage on I-85.

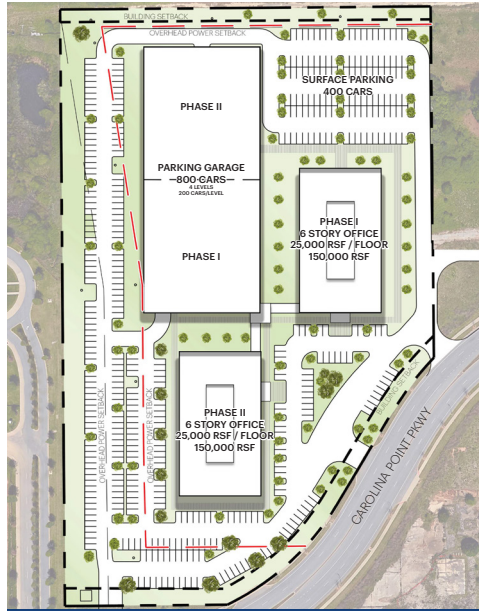


GREENVILLE

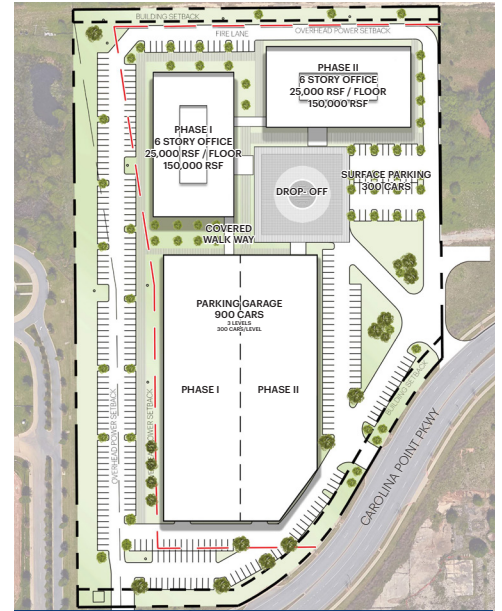
THE POINT SITE PLANS



OPTION A



OPTION B



OPTION C

OPTION A



GREENVILLE

THE MARKET

Greenville, South Carolina, a world-class business community, a thriving arts scene, an abundance of natural amenities and an unparalleled quality of life convene to create one of the nation's best places to live and do business. Home to corporate headquarters for major companies like Fluor and Hubbell Lighting, Greenville is widely recognized as the preeminent economic center of the Upstate. Complementing Greenville's robust business climate is an unprecedented array of community assets ranging from the Peace Center for the Performing Arts to picturesque Falls Park. Greenville's 500 acres of parkland, collection of unique boutiques and restaurants alongside major sports and entertainment arenas deliver limitless recreation opportunities to residents and visitors alike.

TRANSPORTATION AND ACCESSIBILITY

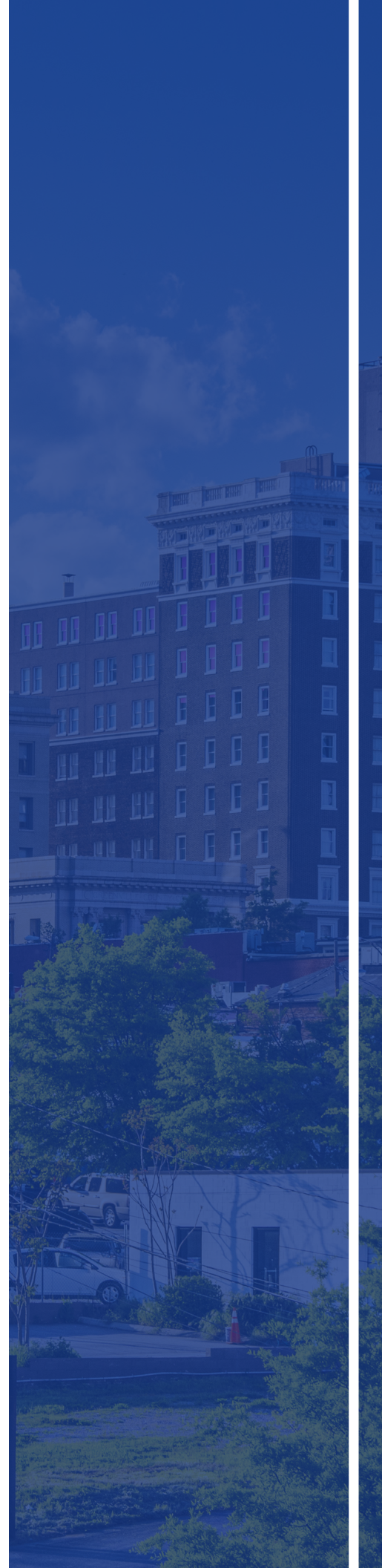
Ideally situated along the rapidly-growing Interstate-85 corridor, halfway between two of the largest cities in the Southeast- Atlanta, Georgia and Charlotte, North Carolina. BMW Manufacturing Co. and Michelin North America anchor a cluster of manufacturers that benefit from proximity to the area's strong multimodal transportation networks - featuring the I-85 and I-26 corridors, the South Carolina Inland Port and nearby Port of Charleston, three airport facilities and two major commercial rail lines that solidify the region's global connectivity.

BUSINESS CLIMATE

Greenville's aptitude for developing public-private partnerships alongside its entrepreneurial spirit and highly-skilled workforce consistently draws world-class companies like General Electric, TD Bank, Fluor, 3M, Lockheed Martin, Hubbell Lighting and Proterra to the Upstate. The dynamic pro-business climate in Greenville is supported by competitive labor costs, a variety of tax incentives and a strong entrepreneurial ecosystem - all of which provide area businesses with strategic advantages in the global marketplace.

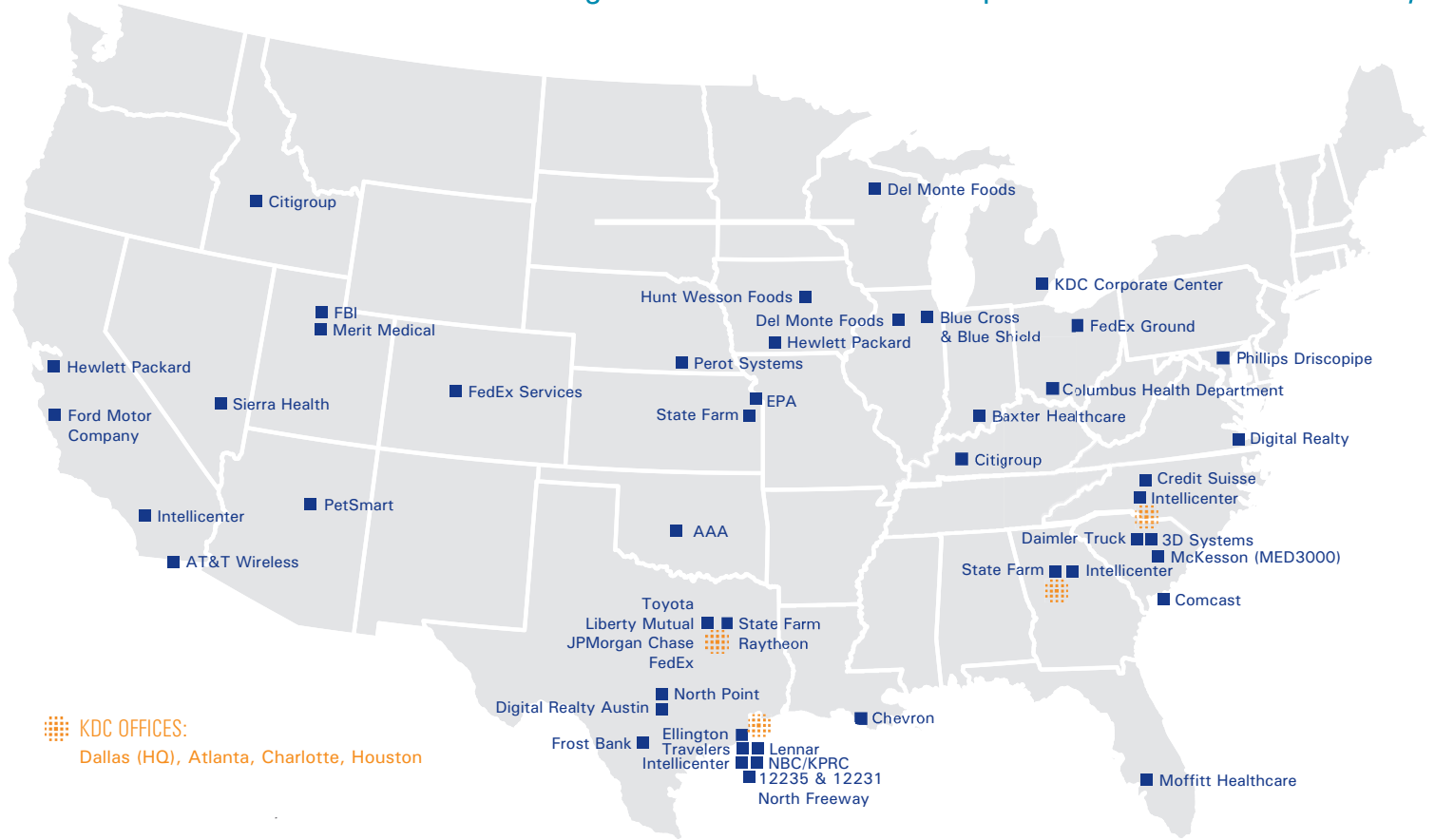
INNOVATION

Opportunities for entrepreneurship and innovation abound in Greenville due to the wealth of state-of-the-art programs and advanced facilities that call the Upstate home. From trailblazing medical research facilities like ITOR and CUBEInC to co-work hubs like the NEXT Innovation Centers, Endeavor and Atlas Local that forge future generations of entrepreneurs and software architects, Greenville offers comprehensive support for corporations pioneering cutting-edge ideas and technologies. Specialized educational opportunities offered at the K-12 level and beyond, as well as the region's world-class auto industry cluster, anchored by the Clemson University International Center for Automotive Research, also contribute significantly to Greenville's growing status as an incubator for innovation.



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CONTACT

LARRY WILSON, DIVISION PRESIDENT
704.554.6111 | larry.wilson@kdc.com

ALEX CHAMBERS, REGIONAL VICE PRESIDENT
770.810.2333 | alex.chambers@kdc.com

HEIDI SWYGERT, DEVELOPMENT ASSOCIATE
770.810.2333 | heidi.swygert@kdc.com

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