

# GREER DEVELOPMENTS



## Upcoming Events

January 22– Foot-hills Philharmonic Free Concert at City Park

January 27– GDC Board Meeting

February– Greer Chamber Oyster Roast and Shrimp Boil

February 21– GSA Business After Hours Event

February 26– GSA Bridal Expo

## Allen Bennett campus sold for \$1.4 million

A Maryland-based real estate firm has bought the former Allen Bennett Memorial Hospital in Greer with plans to redevelop the 10-acre campus into a senior living facility and relocate a government call center to the site.

Cardinal Real Estate Group announced plans this morning to invest \$14.2 million in the facility and create 100 jobs at the senior living facility and 50 at the call center that the company operates for the federal Centers for Disease Control and Prevention, or CDC.

The company acquired the property, which is on Wade Hampton Boulevard, for \$1.4 million from the city of Greer.

Construction of the Seasons of Care Retirement Community at Bennett Place is scheduled to start in January and conclude in October. The CDC call center, which is being relocated from Maryland, could open in the summer.

Unique Builders of Greenville will serve as general contractor, and Langley & Associates Architects of Greer is designing renovations.

Cardinal also recently announced that it would construct a retirement community at the former Union Mill property in Union. That facility is expected to create 100 jobs.

And Cardinal isn't done, said CEO Garrick Good. Good, a Union native, wouldn't disclose details but said he expects to announce plans in January to open two restaurants in the Upstate.

The former Allen Bennett Memorial Hospital was vacated a year ago as services were relocated to the new Greer Medical Campus on South Buncombe Road. Greenville Hospital System University Medical Center donated the property to the city, which then submitted a request for proposals to purchase and redevelop the site.

The city received six responses to the RFP, said City Administrator Ed Driggers. The goal in selling the property, he said, was to grow the city's tax base, to create jobs and to ensure the big-box building didn't sit vacant.

Cardinal entered into a 20-year, fee-in-lieu-of-taxes agreement and will pay \$35,208 annually to the city as part of that agreement.

The property includes the 168,000-square-foot hospital and the 41,000-square-foot former nursing home. An adjacent Greenville County EMS facility of about 2,500 square feet was not included in the sale.

The redeveloped nursing home will house the call center on the upper floor and an activity center for seniors on the lower level. The former hospital will include residential rooms on the upper two levels, along with a child care facility in the former ER department. The first floor will have a theater and chapel, adult daycare and activity rooms for seniors. The site also will have an outdoor pool and seven independent living cottages.

In all, the community will include 18 independent living units, 110 assisted-living units and 32 units for Alzheimer's patients, and will be equipped to support 256 seniors. Cardinal committed 25 rooms to the U.S. Department of Veterans Affairs and 25 rooms to the U.S. Department of Housing and Urban Development.



By Scott Miller, GSA Daily  
smiller@scbiznews.com  
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Greer Development Corporation  
111 B South Main Street  
Greer, SC 29650  
Phone: 864-416-0125  
Fax: 864-416-0128  
Email:  
info@greerdevelopment.com

2010 GDC

Board of Directors

Wryley Bettis (*Chairman*)  
 Edward Driggers  
 Gene Gibson  
 Ken Harper  
 Dennis Hennett (*V Chair*)  
 Jeff Howell  
 Nick Stegall  
 Larry Wilson

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Reno Deaton  
 Angela Rutland  
 Elizabeth Adams

GDC Services

- Data on available real estate
- Information on taxes, incentives, financing and business assistance programs
- Statistical data on Greer marketplace
- Introductions to community resources
- Site selection & community tours
- GIS mapping

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 Email: info@greerdevelopment.com

GREER AREA REAL ESTATE PROFILE

805 SUBURBAN PARK

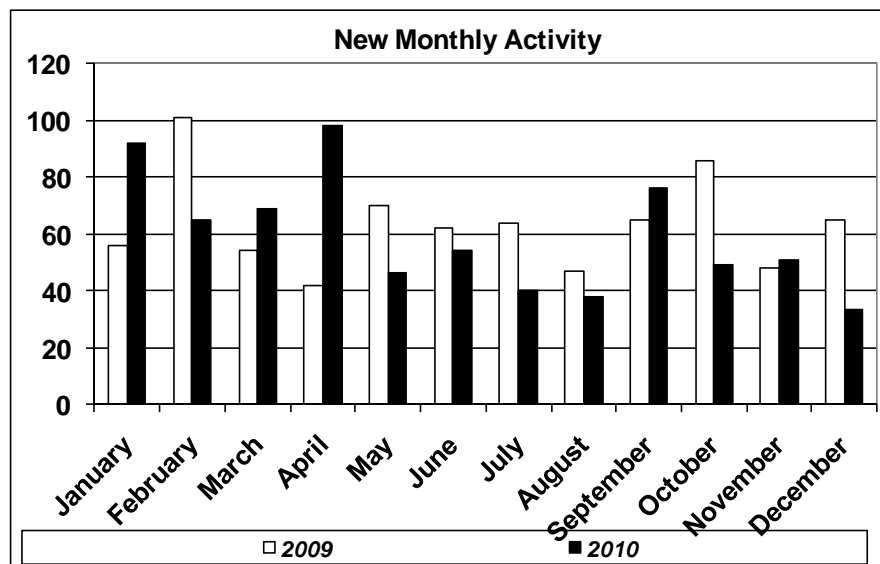
LOCATION: 805 Suburban Park  
 COMMUNITY: Greer  
 COUNTY: Spartanburg  
 AREA: 6,000 Office Square Feet  
 39,000 Mfg/Whse. Square Feet  
 40,250 Total Square Feet  
 YEAR BUILT: 2003  
 CONDITION: Excellent  
 CONSTRUCTION: Floor: Concrete  
 Thickness: 5"  
 Walls: Split block with insulated met:  
 Columns: 25'x60'  
 Spacing:  
 Roof: Insulated Metal  
 CEILING HEIGHT: Eaves: 17'  
 Center: 22'  
 LIGHTING: 400 watt Metal Halide  
 HEAT: Gas  
 AIR CONDITIONING: Office and Warehouse  
 SPRINKLER: None  
 TRUCK DOCKS: 6- 8'x10' levelers  
 DRIVE-IN DOORS: 1  
 SITE: 2.18+ Acres



SALE PRICE: \$2,200,000  
 LEASE PRICE: \$4.00/sf annually, \$8.00 for office  
 DATE AVAILABLE: Immediately  
 AGENT: Guerry Burnett  
 DNB Group  
 864-423-6499

Information on this property, and others in the Greer area, is available at [www.greerdevelopment.com](http://www.greerdevelopment.com) or by contacting the Greer Development Corp. at (864) 416-0125.

GDC New Monthly Activity



## Greer News

- GSA participated in Adopt-A-Highway in November
- GDC partnered with The Greater Greer Chamber of Commerce, Partnership for Tomorrow, and Greer Station to host a Holiday Drop-In at Grace Hall.



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### **Huntington Foam Announces New Facility in Greer** *Investment expected to bring 60 new jobs to the area*

**COLUMBIA, S.C.** – December 23, 2010 – The South Carolina Department of Commerce and the Economic Futures Group of Spartanburg County today announced that Huntington Foam LLC, a custom shape molder of polystyrene and specialty foam shapes for the appliance, furniture, consumer electronics and automotive industries, is locating a new manufacturing facility in Spartanburg County. The company is investing more than \$5 million and is expected to create 60 new jobs over the next few years.

“We are pleased to open our new facility in Spartanburg County. The new facility will allow Huntington Foam to meet the growing demand for our products and services. Spartanburg County provides us with an excellent strategic location and we were able to find a building in Greer that perfectly suits our needs. South Carolina provides an exceptional business environment and a strong workforce,” said Gary B. McLaughlin, President of Huntington Foam LLC.

The new facility is located in the Caliber Ridge Industrial Park in Greer. The company has leased an 81,000-square-foot portion of an existing building in Greer and is outfitting the site to support multi-press manufacturing, with state-of-the-art molding equipment.

“Huntington Foam is a leader in the packaging industry with a wide variety of clients. The announcement also serves as a reminder that South Carolina’s business-friendly climate and skilled workforce are important factors in attracting investments that create job opportunities for South Carolinians. The state must continue its efforts to hold taxes and regulatory burdens low so that we may see more investments like this one. We congratulate Huntington Foam on its investment and wish the company success here,” said Joe Taylor, Secretary of Commerce.

The company is on the leading edge of packaging technology. Using advanced computer modeling techniques with finite element analysis, Huntington Foam can specially design and test custom-made packaging for any client. This process plays an important part of the creation of the company’s Clear-view™ packaging, which does away with most of the corrugated used in traditional packaging and allows customers to see package contents while protecting it better than conventional corrugated boxes.

“We are grateful for the partnerships with the Economic Futures Group and the South Carolina Department of Commerce that bring Huntington Foam to the City of Greer,” said Wryley Bettis, chairman of the Greer Development Corporation. “The investment by the Liberty Property Group in the City of Greer has paid off in attracting world-class companies like Huntington Foam. New capital investment and new jobs bring new opportunities to further diversify Greer’s strong local economy.”

Huntington Foam is celebrating 20 years in business this year. In addition to the new plant in Spartanburg, Huntington Foam operates plants in Brockway, Pa., Greenville, Mich., Fort Smith, Ark., Guadalupe, Mexico and Ramos Rizepe, Mexico.

“We are extremely pleased that Huntington Foam is locating a new facility here. The Economic Futures Group, along with key allies in Greer and at the S.C. Department of Commerce were able to secure this operation, and Spartanburg County will benefit from this investment now and in the future,” said David Britt, chairman of Economic Development Committee of Spartanburg County Council and board member of the Economic Futures Group.

“Having a company like Huntington Foam LLC choose the Upstate is a positive sign for the region’s economy and we welcome their decision to grow as it will provide jobs and new opportunities for so many,” said Hal Johnson, president and CEO of the Upstate SC Alliance.

The company will begin hiring this month. Interested candidates for job opportunities with the company should contact LaTokia Trigg of the readySC team at 864-592-4158 or via email at [trigg@sctechsystem.edu](mailto:trigg@sctechsystem.edu).

For more information about the company, please visit [www.huntingtonfoam.com](http://www.huntingtonfoam.com).

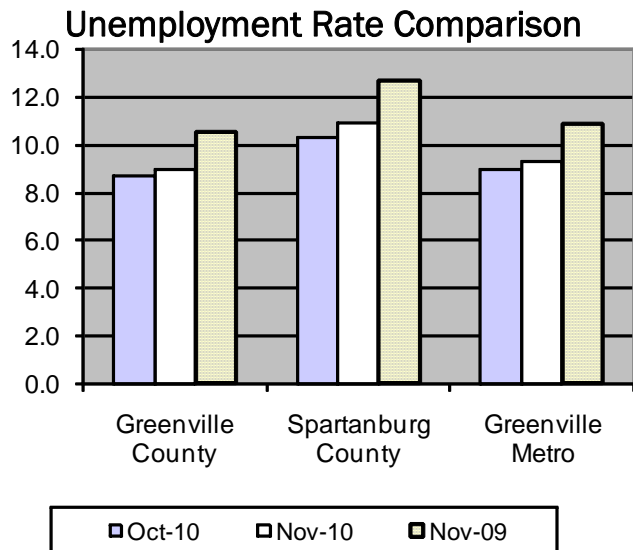
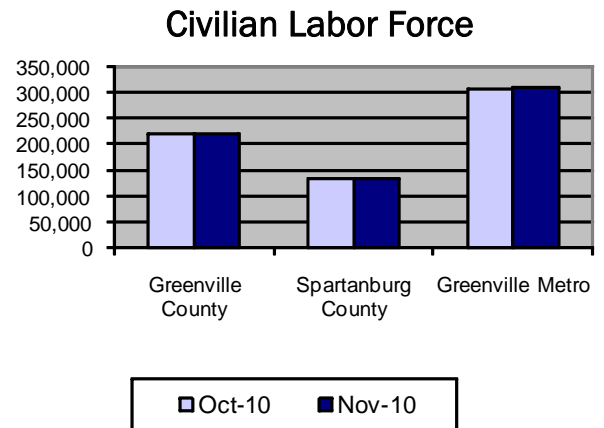
SC Department of Commerce  
December 23, 2010  
Kara Borie, SCDOC, 803.737.1998



# ECONOMIC INDICATORS

Civilian Labor Force			
	Oct 2010	Nov 2010	Nov 2009
Greenville County	218,822	219,171	221,669
Spartanburg County	132,779	133,334	135,065
Greenville MSA	307,756	308,352	311,865

Source: SC Employment Security Commission



Unemployment Rates (%)			
	Oct 2010	Nov 2010	Nov 2009
Greenville County	8.7	9.0	10.6
Spartanburg County	10.3	10.9	12.7
Greenville Metro	9.0	9.3	10.9
South Carolina	10.7	10.6	12.3

Source: SC Employment Security Commission

## Building Permits—City of Greer

	Total 2009	Nov 2010	Dec 2010	YTD 2010
<b>Residential -</b>				
Total Units	87	1	2	60
Total Value	\$9,000,401	\$7,000	\$910,098	\$7,171,311
<b>Commercial -</b>				
Total Units	47	8	14	65
Total Value	\$10,644,086	\$830,820	\$1,524,850	\$12,804,796

Source: City of Greer Codes Department

## Greer Residential Activity

	2009	2010
Total Homes Sold	808	592
Median Price	\$155,000	\$163,500
Average Price	\$192,040	\$205,471

Source: Greenville MLS

## Greenville-Spartanburg International Airport Activity—2010

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Passengers	85,051	78,209	101,355	103,453	109,492	117,904	123,929	114,577	106,547	116,340	104,849	100,307
Cargo Tons	1,666	1,712	1,928	1,809	1,858	2,001	2,076	2,269	2,320	2,276	2,203	2,546

Source: Greenville-Spartanburg Airport Commission