



Area Map

Site Summary

Aerial Views

Neighborhoods

Site Plan

Relevant Articles

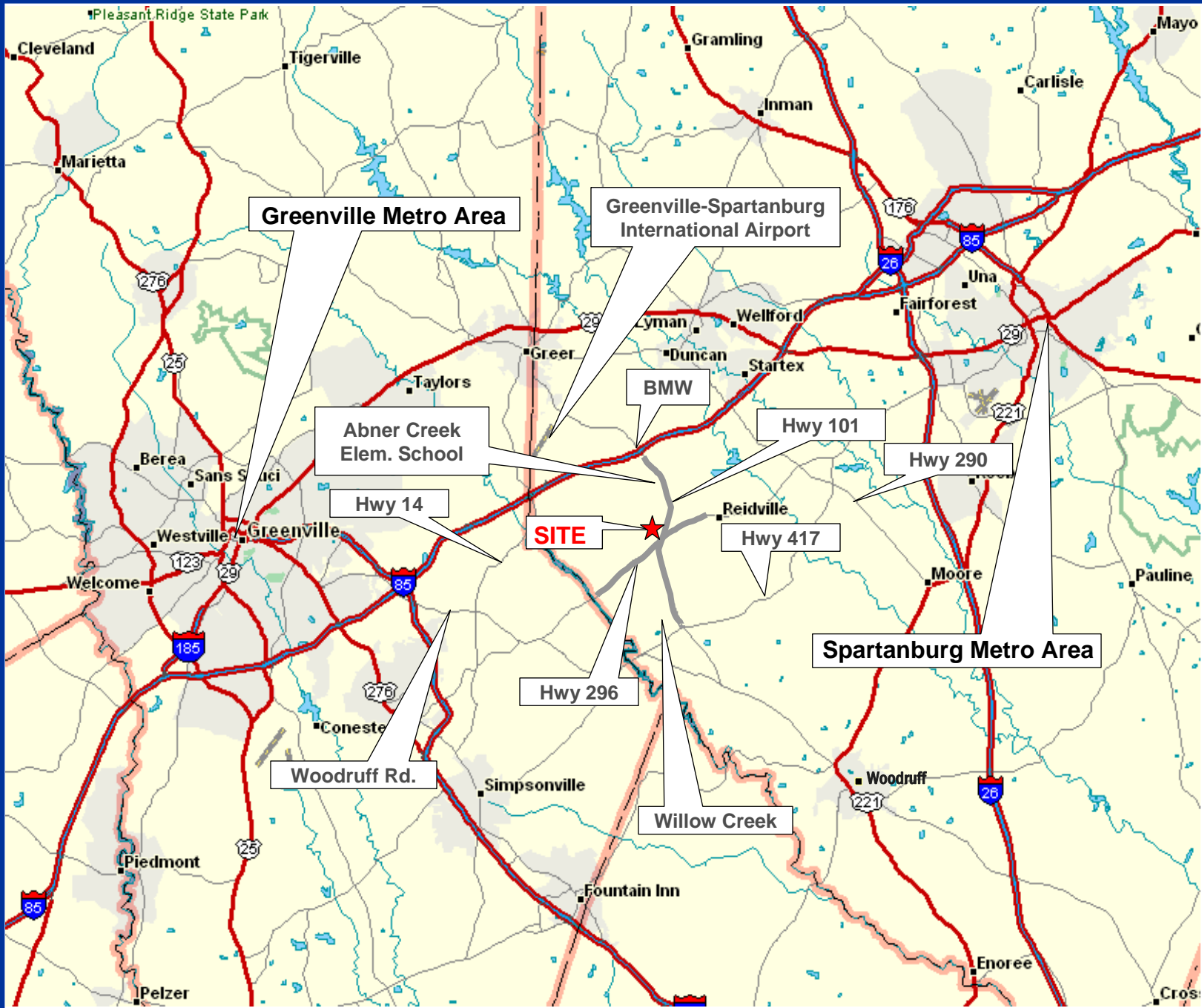
Demographics



Crossroads Plaza
Hwy 101 & Hwy 296 (Reidville Rd.)
Greer, SC

Offered by:
CAROLINA HOLDINGS, INC.
40 West Broad Street, Suite 410
Greenville, SC 29601
864.272.0088
800.763.8088
www.choldings.com

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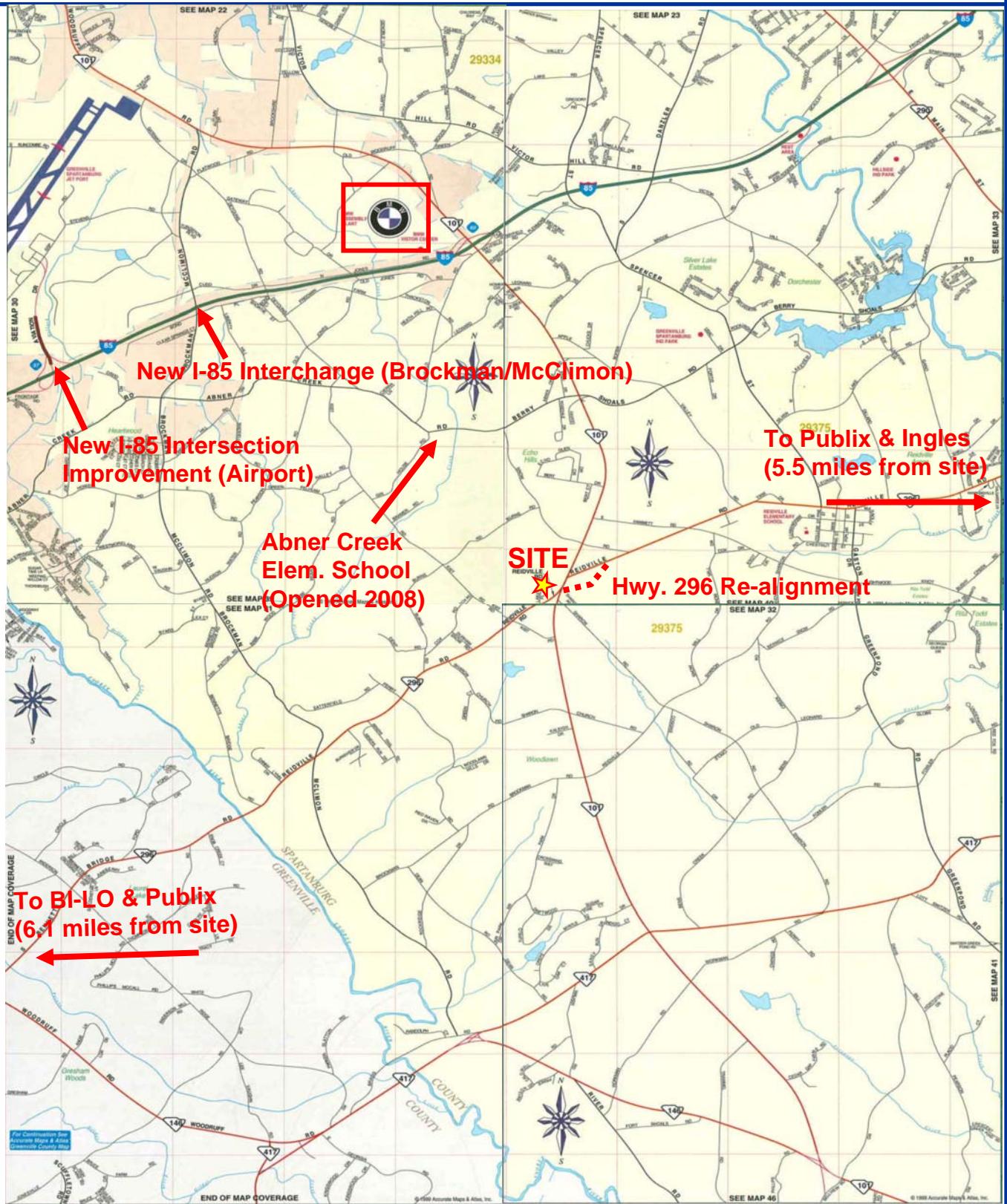


Map





Map



Other CHI Projects



**Birkdale Village
Huntersville, NC**



**Barnes & Noble
Greenville, SC**



**Verizon Wireless
Cookeville, TN**



**Oakwood Square
Greensboro, NC**

SITE SUMMARY

Location: The site is situated at the northwest corner of the signalized intersection of SC Hwy 101, which is five lanes, and SC Hwy 296 (Reidville Road).

Area: The intersection is central to a high-growth area that is fueled by the major employment at BMW and other employers in the vicinity of I-85 and Hwy 101. SC Hwy 101 was expanded from 2 lanes to 5 lanes along the trade area from I-85 to SC 417 (eight miles) and will ultimately be expanded all the way to I-26. This \$31 million project was completed in spring of 2005.

Size: 23.69 acres

Plan: Crossroads Plaza will consist of a grocery store and associated development totaling approximately 75,000 square feet. There are four outparcels. One has been sold to Spinx (convenience store) and one to First Citizens, and two are available at 1.08 acres each. The rear of the property can be developed for non-retail uses such as business center or multi-family.

Traffic Counts:

SC Hwy 101 (from I-85 to Hwy 296)	15,900 (2009 ADT)
SC Hwy 296 (from Hwy 101 to Hwy 290)	6,100 (2009 ADT)

2011 Demographics:

Estimates	5 Mile	7 Mile
Population	26,339	82,902
Avg HH Income	\$77,945	\$81,634
Growth 1990-2000	66%	56%



Other CHI Projects



Richmond Centre
Richmond, KY



Jackson Plaza
Cookeville, TN



Kinko's
Greenville, SC



Wendover Square
High Point, NC

Comments:

This area's growth should be sustained well into the future with the availability of developable land, continued corporate growth, and a **new interstate interchange** into the trade area at Brockman-McClimon Road. This new interchange was designed to accommodate the continued residential growth and the expansion of the BMW plant. In addition, the **new intersection of Highways 101 and 296** has been completed as part of extensive improvements now concluded.

This trade area is currently under-served in the retail and especially the grocery segment as there are no existing grocery stores. The closest grocery stores are Publix and Ingles (5.5 miles to the east at Hwy 296 and Hwy 290), and Bi-Lo and Publix at Five Forks (6.1 miles from the site at Woodruff and Batesville).

Other attributes of the site include the following:

- The site is zoned C-3 (Highway Commercial), allowing for all typical elements of a first-class shopping center.
- The site provides **excellent separation from existing grocery stores** at 6.1 miles to the west and 5.5 miles to the east.
- This area is an **extremely high growth area** (66% for 1990-2000), consisting of approximately 26,000 people with an average household income of \$77,945 within a 5-mile radius of the site.
- There are **numerous new residential subdivisions** in all directions surrounding the site as listed in the "New Residential Developments" section of this package.
- This area is exploding with **new infrastructure improvements**, including a major sewer line extension and treatment facilities (which were extended to the site in 2008) and Abner Creek Elementary School (which opened in 2008).



BMW

- BMW Manufacturing, located in Greer, is the **only BMW car production plant located in the United States**. It produces the X3, X5, the Z4 Roadster, Z4 Coupe, and the new X6.
- BMW employs 7,000 residents.
- BMW will be able to produce 240,000 units at the Greer facility.
- BMW has **invested more than \$4.2 billion** in this facility.
- BMW Charity Pro-Am (Nationwide Tour's largest event) has raised over \$5.7 million in its seven year history. The funds are distributed to local charities throughout Upstate South Carolina.
- BMW's investment in SC has a multiplier effect of 3:1 and to date has helped **create more than 21,000 jobs** in the state.
- Of the BMW vehicles produced throughout the world, the Greer plant produces 16% of the total volume.



Source: bmwusfactory.com, Greer Development Corporation, Upstate Alliance

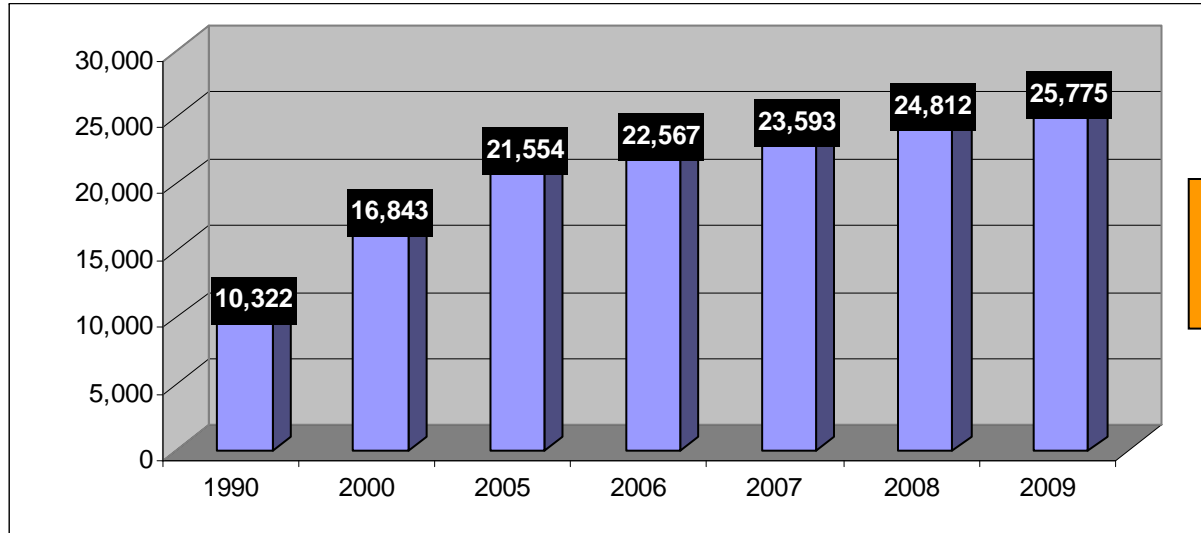


UPSTATE

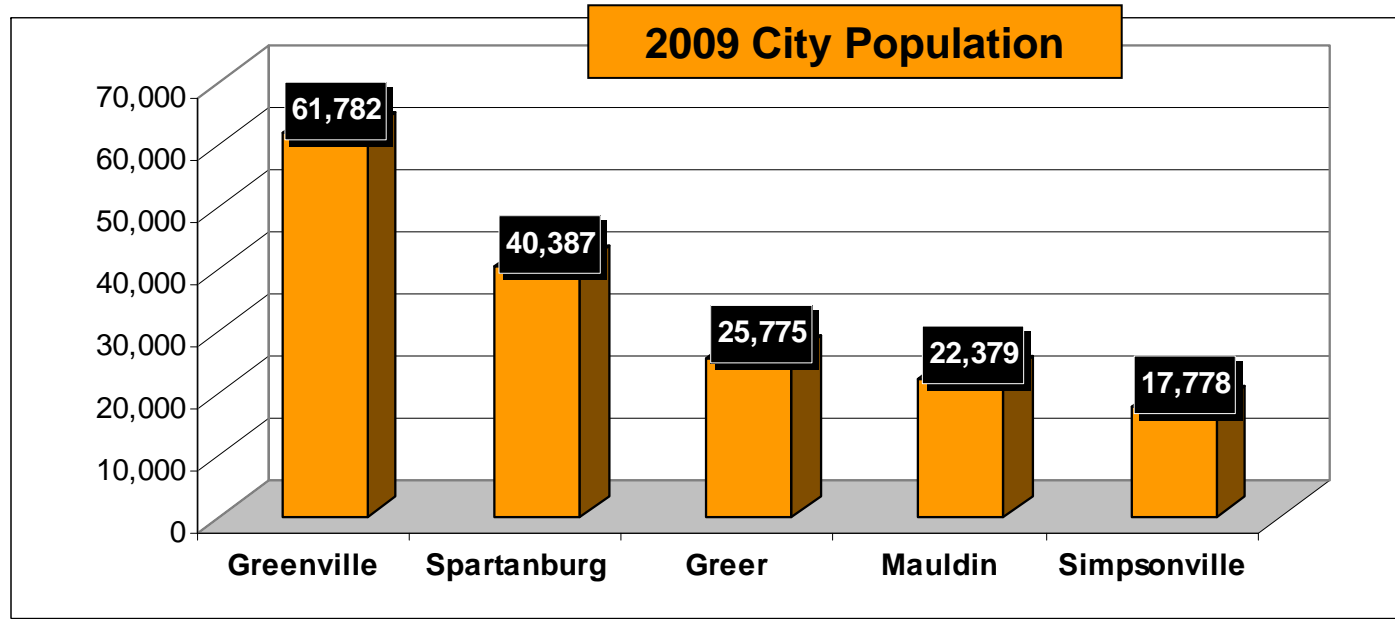
- The South Carolina Commerce Department reported \$2.5 billion in capital investment and 18,000 jobs for South Carolina during 2009. Of that, **\$500 million** was invested in the **Upstate** of South Carolina
- The Greenville-Spartanburg-Anderson MSA was **ranked 7th among all MSAs** by site consultants considering the top markets for economic development in the millennium.
- In the past three years the Upstate has generated over **\$712 million in capital investment** and **3,300 jobs for the automotive industry**.
- BMW Manufacturing has joined forces with Clemson University and the State of SC to develop the Clemson University International Center for Automotive Research (ICAR). The project has attracted commitments of more than **\$112 million in public and private funding**. Other investors include Sun Microsystems, Timken, IBM, AT&T, and Microsoft, to name a few.
- 75 Fortune 500 firms and 70 corporate headquarters located in the Upstate

City of Greer Population

1990-2009

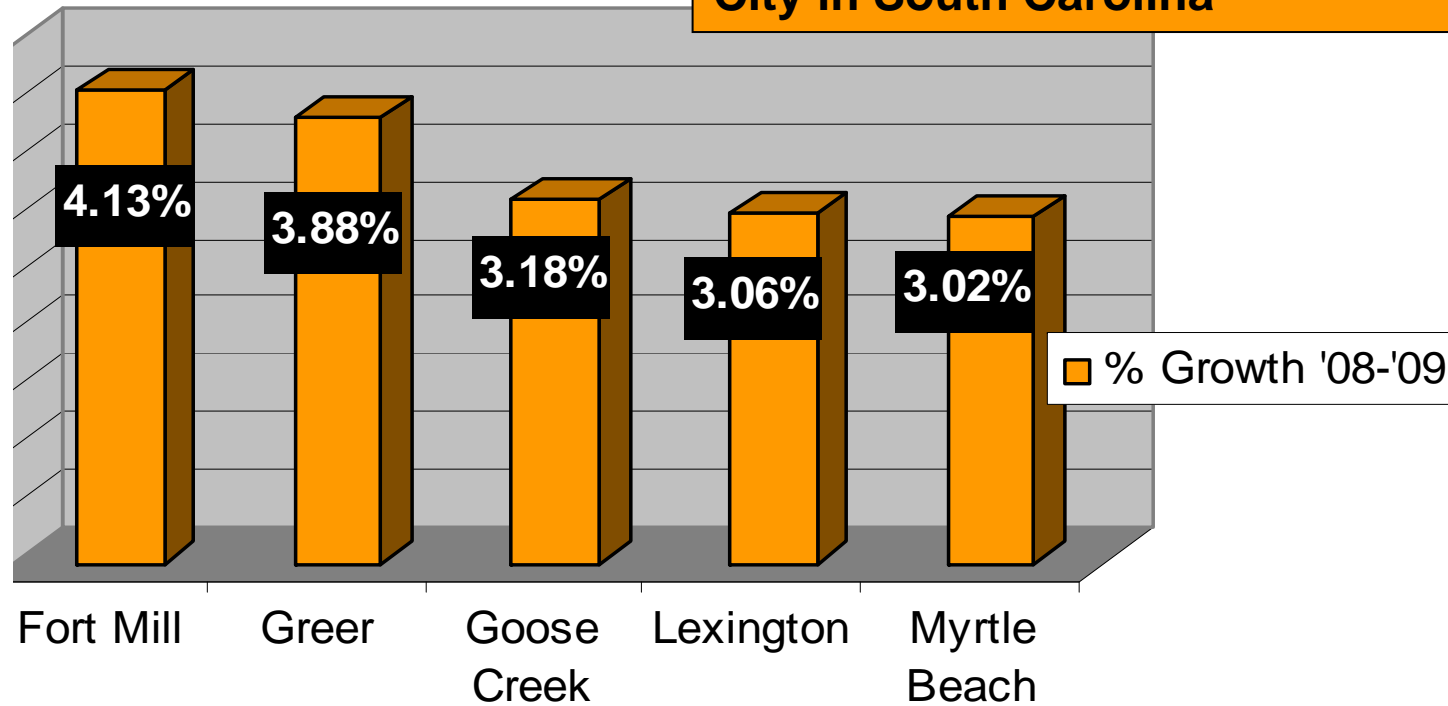


**53% Change
2000-2009**



2008 – 2009 City Population Comparison

**Greer is the 2nd Fastest Growing
City in South Carolina**



HOUSING

- Residential growth is not anticipated to slow down. In the Greer area, as of 2008, there are **over 114 residential developments either planned or under construction**. There will be the potential for over 11,000 units if all development occurs. Based on this data, the Greer area could anticipate over **20,000 new potential residents** over the next five to seven years.
- Blue Ridge Plantation Subdivision continues construction on their **400+ acre development which will have over 1,100 homes** priced from \$130,000 to \$400,000.
- The Greenville-Spartanburg metro area is ranked in the top ten of the nation for overall real estate market.



Housing Market

Greer Area	2004	2005	2006	2007	2008
Median Home Price	\$139,800	\$160,730	\$160,525	\$160,212	\$100,000
Average Home Price	\$174,400	\$197,695	\$192,924	\$204,495	\$94,371
Total Homes Sold	1,186	1,164	1,467	1,333	985

Source: Greer Development Corporation, Greenville County Board of Realtors





Residential Status Report

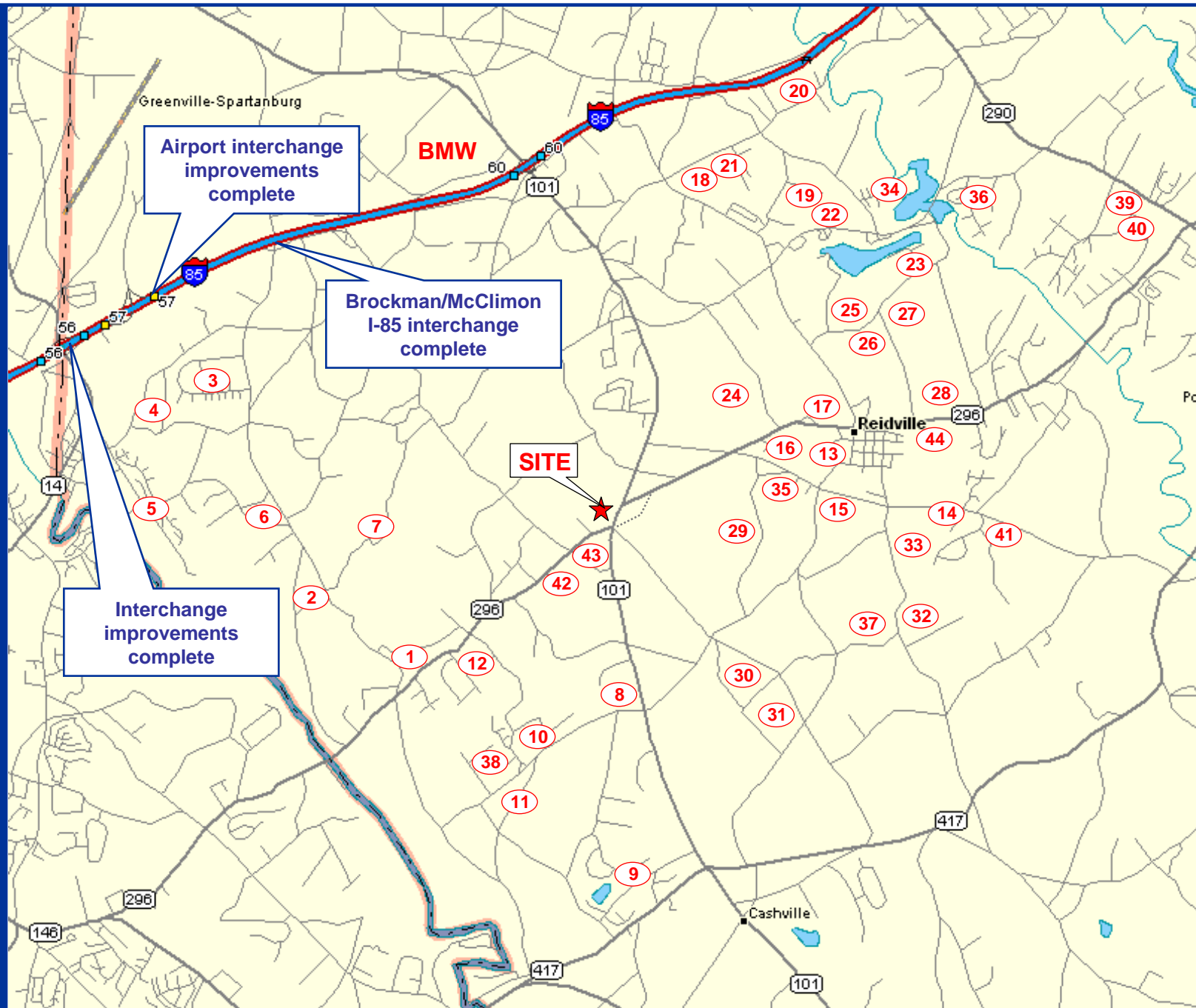
Map #	Quadrant	Name of Development	Development Commencement Date	Projected Completion Date	Buildout # of Units	Current # of Units	# of Units Under Construction	Typical Package Price	Contact Name & Phone
1	SW	Bridgewater	2002	2003	45	45		\$85K	
2	SW	Woodland Hills	2000	2005	135	53	3	\$200-275K	
3	NW	Heartwood Place	1999	2004	120	92	2	\$150-175K	
4	NW	Joe Leonard Road	1999	2003	6			\$250-300K	
5	SW	Bent Creek Plantation	1998	2007	400	312	14	\$170-270K	
6	SW	Brockman Road			12			\$250K	
7	SW	Babewood Road			10			\$250K	
8	SE	Chandelle - Aviation Estates	2000	2009	20	14		\$350K	
9	SE	Willow Creek	1998	2009	285	115	8	\$350-650K	
10	SW	Fox Briar	2002	2007	55	52	3	\$90-100K	
11	SW	Brockman Road	2001	2005		10		\$250K	
12	SW	Abner Creek Station	1999	2007	170	63	4	\$130-200K	
13	NE	Peachtree Estates	1997	2008	140	100	4	\$85-120K	
14	SE	Lightwood Farms	2000	2007	80	60		\$115-135K	
15	SE	Summergrove	2002	2008	38	17	3	\$150-160K	
16	NE	Orchard View	1997	2003	40	40		\$180-240K	
17	NE	Duncan Road	1997	2002		25		\$95-175K	
18	NE	Silver Lake Estates	1998	2003	20	20		\$175K	
19	NE	Dorchester			30			\$50-70K (Trailer Homes)	
20	NE	Oakbrook	1999	2004	60	60		\$90K	
21	NE	Rogers Mill	2002	2009	270	65	4	\$110-200K	
22	NE	Shadow Field Acres	2002	2008	130	38	2	\$90-150K	
23	NE	The Shore	1998	2006	119	31	2		
24	NE	Apple Valley Estates	2002	2008	55	20	1	\$200K	
25	NE	Estate Homes	1990	2005		15		\$400K	
26	NE	Timberleaf	2000	2004	100	100		\$140K	
27	NE	West Poplar Ridge	2002	2004	35	35		\$120K	
28	NE	Planters Row	2000	2003	12	12			
29	SE	Pleasant Grove	1997	2002	12	12		\$120K	
30	SE	Estate Homes	1990	2002	12	12		\$150-300K	
31	SE	Estate Homes	1990	2002	12	12		\$150-300K	
32	SE	Conamara Farms	2002	2007	120	42	8	\$280-400K	(864) 590-0244
33	SE	Peachtree Estates	2000	2008	150	67	3	\$115K	
34	NE	Berry's Pond	2002	2008	210	114	4	\$150-250K	
35	NE	Carey Plantation	2002	2008	104	53	6	\$160-200K	(864) 848-1099
36	NE	Woodsberry (Ryland)	2002	2007	113	92	7	\$120-149K	
37	SE	Shady Valley	2002	2007	42	20	1	\$80-110K	
38	SW	High Meadows	2002	2008	60	38	2	\$110-180K	
39	NE	River Falls Cottages	1999	2006	71	71		\$179-260K	
40	NE	River Falls Estates						\$280-330K	
41	SE	Cunningham Estates	1998	2002	21	21		\$100-120K	
42	SW	De Young Meadows	2006	2010	90	0	0	\$200-260K	
43	SW	Greenmeadows	2007	2011	43	0	0	\$175-250K	
44	NE	Reidville Crossing	2006	2011	190	0	0	\$200-350K	
TOTAL					3,637	1,948			

(Current # units) x 2000 Persons per household (2.64):	5,142
Trade Area 2000 Census Population:	18,311
Total current population: =	23,453



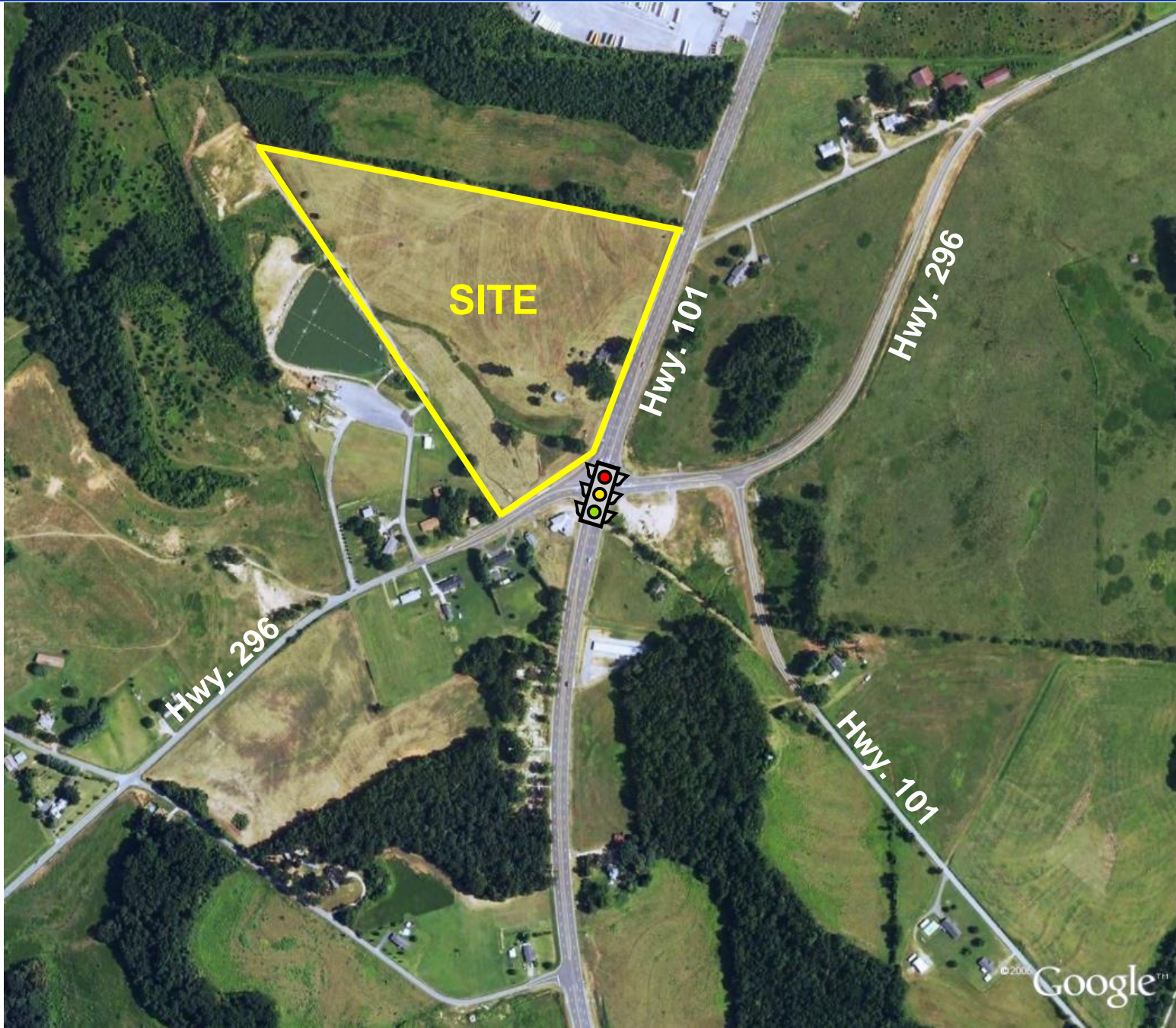


Residential Development Map





Overhead Aerial View





Aerial View to North





Aerial View to South



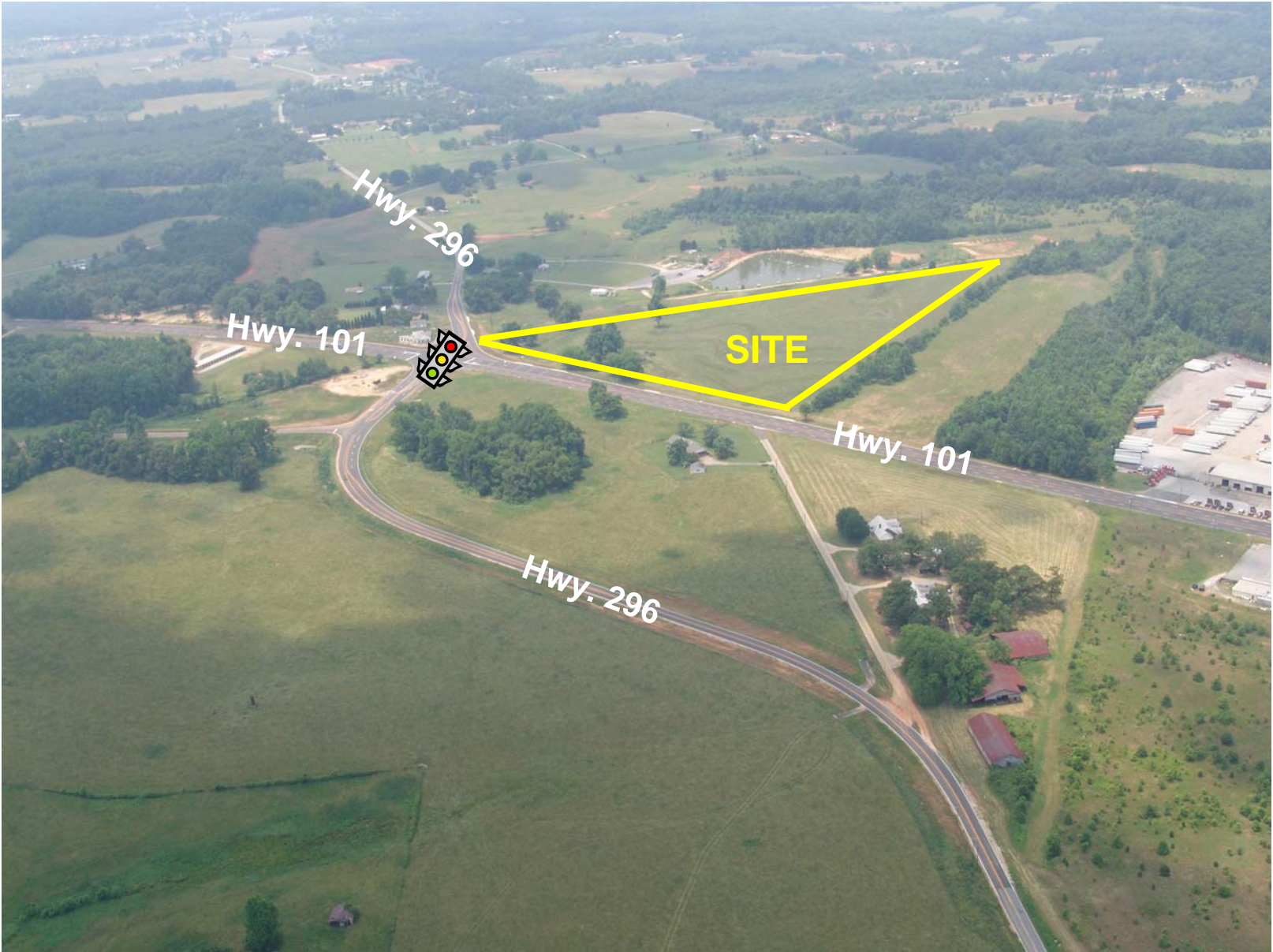


Aerial View to East



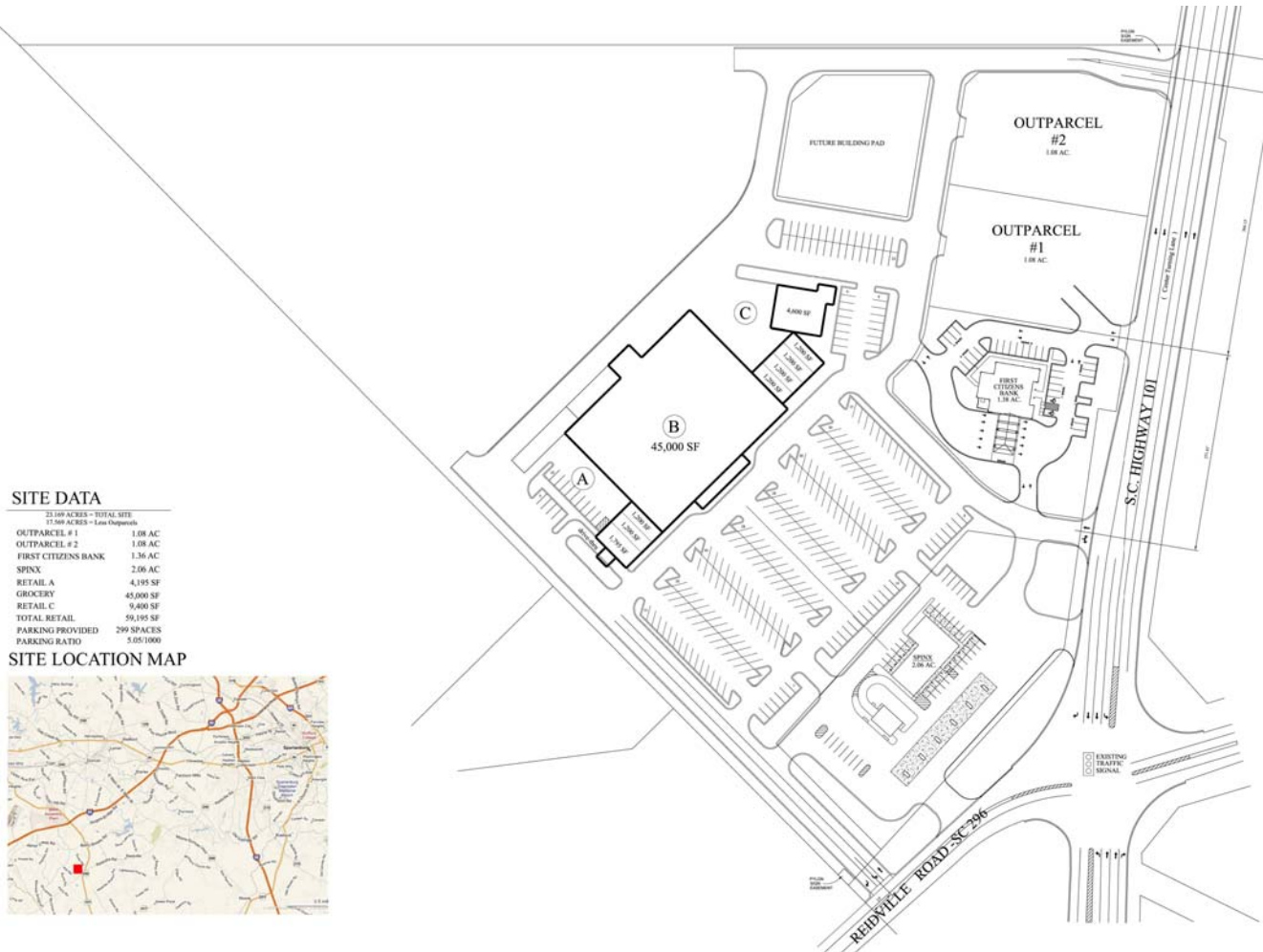


Aerial View to West





Site Plan for 101/296



SITE DATA

23.00 ACRES - TOTAL SITE	
17.98 ACRES - Lota Outparcels	
OUTPARCEL # 1	1.08 AC
OUTPARCEL # 2	1.08 AC
FIRST CITIZENS BANK	1.36 AC
SPINX	2.06 AC
RETAIL A	4,195 SF
GROCERY	45,000 SF
RETAIL C	5,400 SF
TOTAL RETAIL	59,195 SF
PARKING PROVIDED	299 SPACES
PARKING RATIO	5.05/1000

SITE LOCATION MAP



	CAROLINA HOLDINGS, INC.	Crossroads Plaza Greer, SC	PAZDAN-SMITH GROUP ARCHITECTS
<small>Carolina Holdings, Inc. 10000 Carolina Road, Suite 100, Charlotte, NC 28226 Tel: 704.366.1000 www.carolinaholdings.com</small>		April 20, 2007	<small>2007 © Puzdan-Smith Group, Inc. Greer, SC, South Carolina 29615 (803) 762-2222 (Phone) (803) 762-2224 (Fax) www.puzdan-smith.com</small>





GreenvilleOnline.com

Strong sales of BMW X3 drive plan to sell kits abroad

Overseas markets offer way to capitalize on strong performance here, company says

By Jenny Munro • Staff writer • Published: March 02, 2011 2:00AM

BMW Manufacturing Co.'s announcement late Monday that it would put another \$100 million into its Upstate operations was short on details, but the rationale to export X3 knocked-down "kits" was hammered home Tuesday when the automaker reported X3 sales are soaring.

The company said it sold 1,987 X3s to U.S. customers in February, 466 percent more than for the same month last year, to lead all of its vehicles in sales gain.

BMW will report global sales numbers later this month, but its dealers sold 5,982 of the smaller sports activity vehicles last month, a 95 percent increase over year-ago figures.

Markets for the kits haven't yet been announced, BMW Manufacturing spokesman Max Metcalf told GreenvilleOnline.com, and no new hiring is anticipated at this time.

The decision to export knocked-down X3s is purely a business decision, he said.

The kits — with body parts built in Greer and with final packaging by the Syncreon logistics firm in its Duncan facility — would likely be sent to markets in which duties on finished products are unusually high or regulations allowing the finished goods into the market are complex, complicated and burdensome.

About 4,000 semi-knocked-down painted bodies will be shipped this year as kits, the company said.

The investment will be spent primarily on the facility and productivity, Metcalf said.

Currently no new employment is under consideration in conjunction with the decision to export kits as well as finished X3, X5 and X6 vehicles from the Greer plant. Several projects are part of the investment and will be ongoing throughout the year.

This is far from the first time BMW has used kit production for some of its vehicles in specific markets. For example, the company's South African plant initially built kit vehicles.

"It's not at all unusual," John McElroy, a Detroit auto consultant, told GreenvilleOnline.com. "I'll bet it's been around almost as long as autos have been mass produced."

Ford used the concept in the 1920s because it meant the company didn't have to duplicate all the tooling to set up a new plant in another location, he said.

Josef Kerscher, BMW Manufacturing's president, said the company wants to "open up new markets for the X3."

McElroy said that "some countries have high import duties, sometimes an attempt to force automakers to hire locals to do some kind of assembly."

Whatever the reason, the Greer plant is the sole source of X3 parts, he said.

Jim O'Donnell, president and chief executive of BMW of North America, told GreenvilleOnline.com that the X3 was selling especially well for a new model.

"It's been particularly well received," he said, adding that last year only 6,000 X3s were sold as the company was moving to the next generation vehicle and competition built as other carmakers moved into that niche.



GreenvilleOnline.com

"This year, we'll sell over 20,000" in the United States. A plus for the vehicle in U.S. sales, he said, is that "it's designed and built in America."

Currently the Greer facility's 7,000 permanent and contract workers are building about 1,000 vehicles a day. Plans are to produce about 240,000 vehicles this year, an increase of about 51 percent. About 70 percent of production is shipped to 130 markets around the world.

Kerscher said the local plant will become BMW's third-largest production facility in the world.

BMW officials are fond of saying anytime an X3, X5 or X6 is seen anywhere in the world, it was made here in South Carolina. This will continue to be true of the X3 kit-built vehicles, Metcalf said.

"It's still a Greer car," he said, because the parts are built at BMW Manufacturing's facility in Spartanburg County.

McElroy said that it makes sense to increase exports from a plant.

"The German automakers in particular are very good at that," he said, adding that the country as a whole is strong in exports. Germany is No. 1 when it comes to exports as a percentage of the country's economy.

"It's smart not to depend only on one market," he said. "There is demand for BMWs wherever you go in the world."

The BMW Group — BMW and Mini — in the United States reported February sales increased 10.8 percent to 19,919 vehicles. Year-to-date sales were up 15.6 percent.

"In a market affected by some nasty weather, the BMW and Mini brands continued their sales momentum led by some great new products," said O'Donnell, citing the X3 and the Mini Countryman as showing "good strength in the market."

In addition to the X3, the best-performing vehicles last month were the 5 Series, up 85.6 percent, and the 7 Series, up 23.4 percent.

Both the X5 and the X6 lost sales in February, compared to the same month in 2010. The X5 was down 10.6 percent and the X6 down 18.2 percent, which the company attributed to low inventory levels at dealerships.

Sales of the 3 Series also were down 28.5 percent in February, primarily due to availability issues with the retooling of the plants that make it.



GreenvilleOnline.com

Greenville News editorial: Conference will help Upstate's automotive sector

Published: February 02, 2011 2:00AM

Greenville's influence as an automotive center is being enhanced by the growing presence of electric vehicle researchers and manufacturers. To the area's credit, that growing prominence has lured a major engineering conference scheduled for February 2012.

The region's burgeoning influence in the realm of electric vehicles bodes well for the Upstate's economy. This state has seen an automotive cluster develop thanks to the presence of Michelin and BMW and the automotive suppliers that followed. Electric vehicle manufacturers likewise will provide jobs directly and indirectly; not to mention the benefit of bringing researchers and executives to the area for conferences as well as throughout the year to conduct research at facilities like Clemson's International Center for Automotive Research.

The Institute of Electrical and Electronics Engineers selected Greenville for an electric vehicle conference to be held early next year, according to a recent report in *The Greenville News*. The newspaper reported that Greenville was chosen over major destinations that included Austin, Texas; San Francisco; Washington, D.C.; and Detroit. A local engineer who's on IEEE's electric vehicle committee said the conference will include a "who's who list" of people involved in electric vehicle research and production. Sure to be in attendance are representatives from Ford, GM, Nissan and other major automakers that are producing electric vehicles, the newspaper reported.

Mayor Knox White told *The News* that this conference will further enhance Greenville's reputation in the automotive industry. "The people who come to these conferences are serious players and organizations in the field — the leading lights," he said.

In addition to the IEEE conference, ICAR is bringing two international conferences to Greenville this year. They include the International Conference on Sustainable Automotive Technologies in April; and the Transatlantic Summit in September.

As Greenville continues to grow its automotive cluster and as it tries to capitalize on the growing electric vehicle research and production markets, that will be important.

ICAR is a significant draw for conferences such as this, and South Carolina is witnessing the drawing power that was promised when ICAR first was envisioned.

Also an asset: Electric-bus maker Proterra, which came to the state in part because of the research potential at ICAR. Appropriately, Proterra, which still is ramping up its operation here, will provide bus transportation between hotels, the Carolina First Center and downtown Greenville during the conference.

Finally, the established presence and success of major automotive companies like BMW and their suppliers provide a confidence that South Carolina is a fertile ground for this industry and that South Carolinians can provide the workforce these high-tech manufacturers need.

The list of organizations that helped draft Greenville's proposal to host the conference highlights the cooperation between these different players. ICAR, Proterra, CT&T Korea Ltd. (which plans to make small electric vehicles in Duncan), Michelin, BMW and Duke Energy all contributed.

That cooperation is to be commended and shows the value of an organized cluster of manufacturers within the automotive industry.

There's no doubt this region's influence in the automotive industry is growing. Having leaders in electric vehicle development in Greenville for a major international conference will encourage that growth and could put Greenville on the precipice of being a hub for electric vehicle research and production. That would be a significant development for the state's struggling economy.



October 14, 2010

BMW celebrates expansion, introduces new X3

Automaker celebrates expansion here, rolls out new X3

*By Jenny Munro
Staff Writer*

GREER — BMW Manufacturing Co. now has the capacity to add additional models to its mix, and more will be considered, a company official said Wednesday, adding none are in the works now.

Frank-Peter Arndt, BMW AG board of manager member responsible for production, also said the company's decision to expand at the Greer plant, which now has 1.2 million square feet under roof, "is our way of expressing our commitment to South Carolina."

Norbert Reithofer, chairman of BMW, said, "We believe in America as a manufacturing location. The U.S. will remain the world's largest premium market for the foreseeable future, and we intend to participate in the expected growth with the expansion of our activities here.

"Our investments, the creation of new jobs and our active involvement in local communities are proof of our deep commitment to the U.S. and its people, and we will continue on this path into the future."

BMW officials celebrated that commitment Wednesday at the Greer plant as they marked the opening of Assembly North, a new assembly hall that is part of the expansion, and new technology in the paint and body shops.

At the same time, the company held an international media launch of the next generation X3 sports activity vehicle, built in Assembly North. Price points for the vehicle were released Wednesday — the BMW X3 xDrive 28i has a base price of \$37,625, and the turbocharged X3 xDrive35i has a base price of \$41,925. Both prices include destination and handling charges.

"I expect this car will be as successful as our X5 and X6," said Josef Kerscher, president of BMW Manufacturing.

More than 15 years ago, when the company decided to build a plant in America, it found "the best infrastructure, a highly skilled and motivated work force" and support from state and local officials in South Carolina, Reithofer said.

The partnership BMW built with South Carolina continues with the recent \$750 million expansion. With the completion of that, BMW has invested more than \$4.6 billion in South Carolina and been responsible for more than 23,000 direct and indirect jobs in the state, he said.

The plant is one of BMW's seven large plants. It has 24 plants in 13 countries.

"The United States and Spartanburg have become our second home," Reithofer said. He added that an average of 1,000 vehicles a day roll off the plant lines, more than BMW's Munich plant produces. The expansion increased plant capacity to 240,000 vehicles yearly from 160,000.

U.S. Sen. Lindsey Graham said BMW's 1992 decision to build in South Carolina "has changed the future we can pass on to our children. We went from the minor leagues to the major leagues in



Economic Development News



industrial recruitment.”

Reithofer said BMW now is “the leading exporter of cars to non-NAFTA countries” from the United States. About 70 percent of BMW’s production at the Greer plant is exported primarily through the Port of Charleston to 130 markets.

“The U.S. will remain the world’s largest premium market for the foreseeable future, and we intend to participate in the expected growth with the expansion of our activities here,” he said.

“Our investments, the creation of new jobs and our active involvement in local communities are proof of our deep commitment to the U.S. and its people, and we will continue on this path into the future.”

The introduction of the new X3 as well as the continued strong growth in demand for the X5 sports activity vehicle and the X6 sports activity coupe have led to plans to hire 1,600 additional contract workers.

About 1,000 employees — both newly hired and veteran workers — now are in Assembly North. The hiring of another 600 workers is in the works. Also, the plant plans to initiate a second shift in Assembly North in a couple of weeks.

The decision by BMW to build a plant in South Carolina has been a win for the company and a win for the state.

“Thank you for what BMW has done, what BMW is doing and what BMW will continue to do,” said Gov. Mark Sanford.

“As we’re nearing two decades since BMW’s initial decision to put down roots in South Carolina, it’s clearer than ever that the company’s decision in 1992 wasn’t just a win for one part of the state or even one generation of South Carolinians — it was a transformation event in the history of our state,” he said.

“Not only have we benefited directly from that initial investment, but it has brought a host of other spin-off investments from suppliers small and large — increasing South Carolina’s competitive advantage by several orders of magnitude.”

Klaus Scharioth, German ambassador to the United States, said the trans-Atlantic trade is important to both countries. “It creates jobs. It enhances exporting. It will enhance innovation,” he said.

Currently, German companies employ 35,200 South Carolinians and 700,000 people in the United States, he said. And U.S. firms employ about the same number of people in Germany.

BMW’s expansion not only increased capacity and jobs, it also has brought more state-of-the-art technology into the entire plant, Kerscher said.

A new integrated paint system eliminates the primer state but provides the same protection to the vehicle. The new system in the paint shop — which is a new paint shop built around the existing one so production would not be affected — shaves about 80 minutes from the paint job and improves productivity by about 45 percent.

Improving efficiency improves the competitiveness of the plant and BMW. That’s important because in the current environment, “We have to work, fight and claw for every sale,” said Jim O’Donnell, president of BMW of North America. “We continue to add new buyers to the BMW brand.”

He said the company expects 2010 X5 sales will be up 25 percent from the preceding year, and it expects the X3 to again become the leader in its segment. BMW plans to begin a new consumer-oriented program with the X3 in 2011, allowing customers to design their cars and then watch that



GreenvilleOnline.com

X3 demand spurs BMW to hire 500 more

By Jenny Munro • Staff writer • Published:
September 01, 2010 2:00AM

BMW won't bring down the Upstate's persistently high unemployment numbers by itself, but the German automaker placed another big bet on its own fortunes Tuesday with word it would bring on another 500 contingency employees at its Greer assembly plant.

That's on top of 500 full-time contingent positions announced in July, and it comes as the Greer plant prepares to launch production of the X3 sports activity vehicle.

The new workers will be hired by MAU Inc., BMW's contract staffing partner. The staffing agency has been conducting numerous job fairs in Greenville and Spartanburg counties in recent weeks to fill the July positions.

It has been hiring about 65 people a week for the past eight or 10 weeks, said Bobby Hitt, BMW spokesman.

The additional workers at the Greer plant will be paid the same compensation of \$15 an hour, with a \$1 differential for the night shift, and a complete benefits package.

"As production of the new X3 gets underway and sales of the BMW X5 and X6 continue to do very well around the world, we see the need to expand our production team again to ensure we are well prepared to meet our forecasted demand," said Josef Kerscher, BMW Manufacturing president.

"BMW happens to be in the admirable position of having a family of products that people want," said Bruce Yandle, dean emeritus of Clemson University's College of Business and Behavioral Science.

Hitt said that "the start of the building of the X3 is imminent. The market is continuing to show us strong demand on the X5 and X6 and the early read on the X3 is very good. We see the demand is still there."

Yandle said the news "is certainly a significant

announcement, back to back," he said, "One thousand jobs — that is a large number. It's the kind of news we need more of. This is the kind of hiring that will enable South Carolina to close the gap between South Carolina's unemployment rate and the national rate."

He said the hiring is indicative of an improving auto market in both the United States and internationally, and he cited an A.T. Kearney report as indicating that the U.S. auto market should be back to about normal by 2012.

About 16.2 million vehicles were sold in the United States in 2007, dropping to 13.2 million in 2008. The market bottomed out in 2009 at 10.4 million vehicles. This year, sales estimates are 11.6 million. And the market should reach the 16 million range again in 2012.

"Employment growth (in the auto sector) has been high," Yandle said. "It's one of the stronger areas I've seen."

Hitt said the company has been pleased with the MAU contract workers who have been hired. They receive about three weeks of training and then start working.

"The process is working very well," he said.

BMW's launch of the X3 sports activity vehicle, which is being built in a new assembly plant on the



GreenvilleOnline.com

BMW campus — part of a \$750 million expansion that also includes updating of the paint and body shops — will start with one shift working, he said. Over the following weeks and months, a second shift can be added.

The company expects that the addition of the new jobs will bring the total number of workers at the BMW plant in South Carolina to more than 7,000 on site.

The X3, which was built in Austria during its first life cycle, has been a successful model for the automaker, Hitt said. The new X3 has some profound changes in technology, appearance and safety, he said, and that is normal for BMW vehicles.

BMW Manufacturing began production in 1994. The factory will celebrate its 16th production anniversary in South Carolina this month and has produced approximately 1.6 million vehicles since initial production.

BMW has exported more than 1 million vehicles from its Upstate plant during this time span.

MAU is holding job fairs at the Greenville OneStop at the state Department of Employment and Workforce Greenville office from 9 a.m. to 4 p.m. Sept. 9, Sept. 15 and Sept. 22.

Qualified applicants are encouraged to attend one of the job fairs. They also can apply online and find more information about the job fairs. Job fairs will be held in Spartanburg after renovations at Tyger River campus of Spartanburg Community College are complete.



Workers assemble X-Series vehicles at the BMW Manufacturing facility near Greer. (GEORGE GARDNER/Staff)



Proterra to invest \$68M, hire 1,300 in Greenville

*GSA Daily Staff Report
Published Feb. 4, 2010*

Proterra Inc. today formally announced its plans to build a 240,000-square-foot manufacturing and R&D center on 25 acres at the Clemson University International Center for Automotive Research.

Construction is expected to begin this spring.

"This is a red letter day, not just for Greenville, but for the Upstate and for South Carolina. Proterra opens the door to a whole new range of innovative enterprises to come. We are very proud of our team who worked very hard to make this happen, and we are very proud of our newest corporate citizen – Proterra," said Butch Kirven, a director of the Greenville Area Development Corp. and chairman of Greenville County Council.

The Colorado-based company develops and assembles drive- and energy-storage systems for heavy-duty vehicles, including an electric bus that city of Greenville has agreed to purchase for its public-transit fleet.



"Proterra's location in Greenville is another piece in the CU-ICAR puzzle that establishes it as one of the premier locations for leading-edge transportation and technology companies," said Greenville Mayor Knox White.

Proterra and its partners design, develop and assemble all electric and battery dominant hybrid-drive solutions and complete vehicles for commercial applications, including transit, school and commercial buses, parcel delivery vehicles and other class 4-8 trucks. Its BE-35 fast-charge battery electric transit bus has been tested at the Federal Transit Administration's Altoona Center as achieving between 17 and 21 miles per gallon, a roughly 500% improvement over conventional diesel buses. Proterra's very first vehicle, a battery dominant fuel cell hybrid transit bus funded by the FTA, is in service in Columbia. Proterra is headquartered in Golden, Colorado at the Coors Technology Center.

The company will lease land at CU-ICAR campus, with the potential to expand into the entire 50-acre site.

Proterra plans to invest \$68 million in the site and hire 1,300 people during the next seven years. Proterra will work with readySC on workforce training and job placement. Jobs will support mechanical assembly, warehouse, logistics, managerial, engineering and quality assurance.

The state Department of Commerce has approved Proterra for the Job Development Credits program, which is a performance-based incentive tied to job creation and capital investment. Additionally, Commerce will make two grants to Greenville County totaling \$3 million to assist with site preparation and infrastructure improvements for the project.

GE Aviation expansion just the beginning

General Electric could quickly outgrow the new GE Aviation facility it plans to open in February.

Recently appointed plant leader Brad Brougher estimated that the new 150,000-square-foot site will be at capacity in two years.

"The business is committed to doubling the size of this place already, and there is appetite to grow it more," Brougher said, referring to GE's move from its current 50,000-square-foot facility on Garlington Road to the larger site in the Matrix Industrial Park.

The move actually triples the amount of space for GE Aviation. The plant currently employs 138, and GE plans to hire another 100 in the next three years.

"A hundred-plus I would say, and potentially more," Brougher said.



The Greenville operation makes high-pressure turbine blades that are used in commercial aircraft engines like the GENx-1B pictured at left. The new facility will allow GE to address a record backlog of orders.

But it also will handle new business.

GE is developing technology that will bring blade-coating operations to the site, Brougher said. Currently, GE manufactures the blades in Greenville but ships them to suppliers to be treated with platinum-aluminum coating for corrosion and

wear resistance, along with a white ceramic coating for heat reflectivity.

The process involves using electronic beams in a vacuum to create a plasma vapor that fuses to metal on the blade, Brougher said. By moving that business in-house, these coating technologies will reduce the production time for turbine blades by half, from about 15 days to one week, and will boost production capacity.





GreenvilleOnline.com

October 28, 2009

Greer annexes shopping plaza site

Council OKs zoning to make way for commercial project

*By Anna Lee
Staff Writer*

GREER — A proposed neighborhood grocery-anchored plaza at the corner of South State 101 and Reidville Road in Greer was annexed into the city and promises to be the major commercial hub for an area dotted with housing developments that is **ripe for future growth**, according to developer Mike McNicholas of Carolina Holdings, LLC.

"There are no conveniences available to this immediate area. There's no grocery store, associated shops and retail," McNicholas said.

He said **residents have to go six miles in either direction to access a grocery store.**

Two parcels on the property's northwest corner have been sold to Spinx and First Citizens bank, McNicholas said.

Plans for the five remaining parcels are still taking shape, and he estimates that the project will break ground in the next two years.

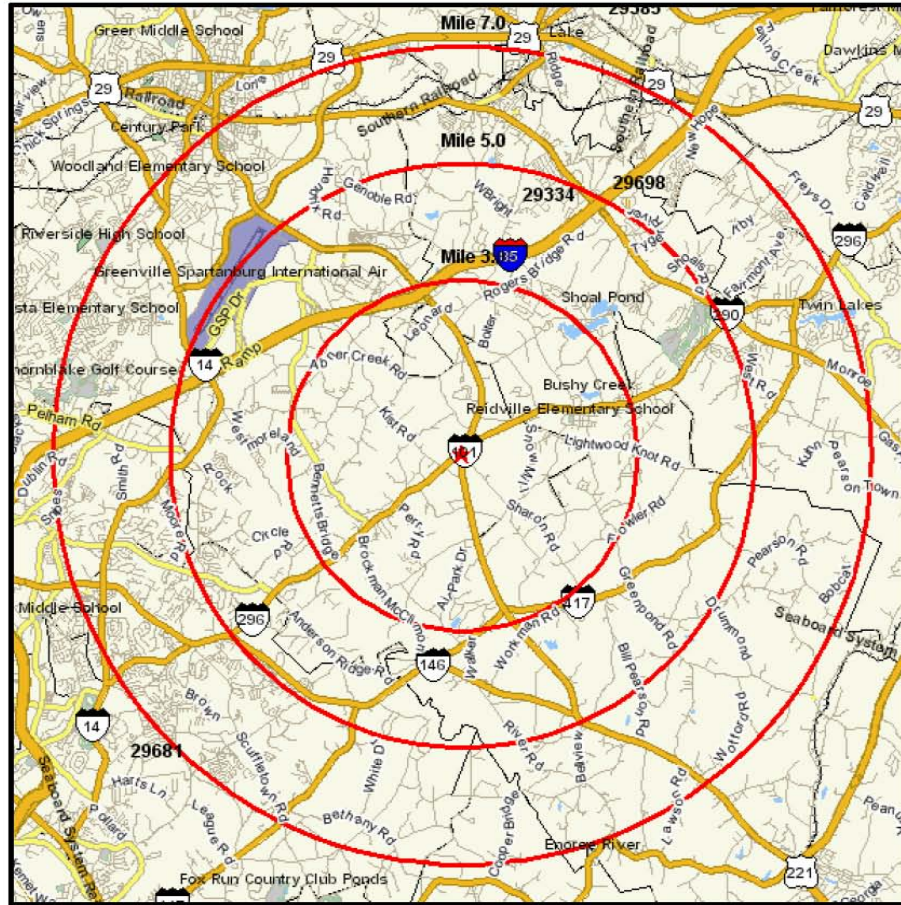
Greer City Council on Tuesday night unanimously voted to zone the 40-acre property highway commercial, overriding a Planning Commission recommendation to set the zoning for 9.5 acres at the corner of Reidville and Kist roads at the more restrictive C2 commercial zone.

Carolina Holdings is keeping a 2005 agreement with Greer that it would annex into the city if the city provided utilities.

Area Map

Prepared For:

Order #: 969916824
Site: 01



CROSSROADS PLAZA - GREER,

Coord: 34.851900, -82.147800
Radius - See Appendix for Details

- Point
- Interstate Highways
- US Highways
- State Highways
- Major Highways
- Major Roads
- Roads
- Railroads
- Landmarks
- Parks
- Hydrography
- Airports
- Zip Code



Demographics





Demographics



Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: CROSSROADS PLAZA - GREER, HIGHWAY 101 S AT SHARON RD, GREER, SC 29651, aggregate

Radius 2: CROSSROADS PLAZA - GREER, HIGHWAY 101 S AT SHARON RD, GREER, SC 29651, aggregate

Radius 3: CROSSROADS PLAZA - GREER, HIGHWAY 101 S AT SHARON RD, GREER, SC 29651, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2016 Projection	7,512		29,416		92,289	
2011 Estimate	6,753		26,339		82,902	
2000 Census	4,714		17,640		57,432	
1990 Census	3,199		10,621		36,837	
Growth 1990 - 2000	47.36%		66.09%		55.91%	
Households						
2016 Projection	2,915		10,744		34,389	
2011 Estimate	2,614		9,661		30,964	
2000 Census	1,797		6,461		21,384	
1990 Census	1,194		4,007		13,939	
Growth 1990 - 2000	50.50%		61.24%		53.41%	
2011 Est. Population by Single Classification Race						
White Alone	6,065	89.81	22,871	86.83	68,771	82.95
Black or African American Alone	362	5.36	1,720	6.53	7,722	9.31
American Indian and Alaska Native Alone	16	0.24	80	0.30	268	0.32
Asian Alone	84	1.24	745	2.83	2,400	2.89
Native Hawaiian and Other Pacific Islander Alone	2	0.03	6	0.02	16	0.02
Some Other Race Alone	113	1.67	484	1.84	2,396	2.89
Two or More Races	112	1.66	434	1.65	1,329	1.60
2011 Est. Population Hispanic or Latino						
Hispanic or Latino	296	4.38	1,146	4.35	5,285	6.37
Not Hispanic or Latino	6,458	95.63	25,194	95.65	77,617	93.63
2011 Tenure of Occupied Housing Units						
Owner Occupied	2,196	84.01	8,356	86.49	24,617	79.50
Renter Occupied	417	15.95	1,304	13.50	6,347	20.50
2011 Average Household Size						
	2.58		2.72		2.67	



Prepared On: Tues May 03, 2011 Page 1 Of 3

Prepared By:

Nielsen.Solution Center 1 800 866 6511

Prepared For:

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Demographics



Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: CROSSROADS PLAZA - GREER, HIGHWAY 101 S AT SHARON RD, GREER, SC 29651, aggregate

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Radius 3: CROSSROADS PLAZA - GREER, HIGHWAY 101 S AT SHARON RD, GREER, SC 29651, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2011 Est. Households by Household Income	2,614		9,661		30,964	
Income Less than \$15,000	324	12.39	885	9.16	3,015	9.74
Income \$15,000 - \$24,999	217	8.30	644	6.67	2,536	8.19
Income \$25,000 - \$34,999	155	5.93	793	8.21	2,850	9.20
Income \$35,000 - \$49,999	372	14.23	1,340	13.87	4,253	13.74
Income \$50,000 - \$74,999	677	25.90	2,176	22.52	6,054	19.55
Income \$75,000 - \$99,999	407	15.57	1,482	15.34	4,173	13.48
Income \$100,000 - \$124,999	217	8.30	917	9.49	3,025	9.77
Income \$125,000 - \$149,999	90	3.44	596	6.17	1,791	5.78
Income \$150,000 - \$199,999	96	3.67	442	4.58	1,511	4.88
Income \$200,000 - \$499,999	48	1.84	341	3.53	1,457	4.71
Income \$500,000 and over	10	0.38	43	0.45	299	0.97
2011 Est. Average Household Income	\$68,254		\$77,945		\$81,634	
2011 Est. Median Household Income	\$58,813		\$63,413		\$61,678	
2011 Est. Per Capita Income	\$26,414		\$28,647		\$30,575	
2011 Median HH Inc by Single Race Class or Ethn						
White Alone	59,963		64,854		64,533	
Black or African American Alone	41,875		45,902		38,156	
American Indian and Alaska Native Alone	60,000		45,714		54,630	
Asian Alone	26,875		75,815		92,828	
Native Hawaiian and Other Pacific Islander Alone	62,500		66,667		105,000	
Some Other Race Alone	18,750		56,490		32,822	
Two or More Races	66,250		61,161		55,899	
Hispanic or Latino	62,500		68,750		44,637	
Not Hispanic or Latino	58,765		63,338		62,444	

