



# GREENVILLE & THE UPSTATE *of South Carolina*

A Local Guide

introducing you to South Carolina's Upstate

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# GREENVILLE, SOUTH CAROLINA

a lifestyle full of culture, arts, recreation & leisure

## A RICH HISTORY

Greenville was originally inhabited by Cherokee Native Americans before European settlers arrived in the 18th century.

The city's name is derived from Revolutionary War general Nathanael Greene, who played a significant role in the war effort.

## TEXTILE CAPITAL OF THE WORLD

Greenville played a prominent role in the textile industry during the late 19th and early 20th centuries, earning it the nickname "The Textile Capital of the World." The Peace Center, a renowned performing arts venue in Greenville, was built on the site of a former textile mill and has become a cultural hub for the city.

## ARTS IN GREENVILLE

The arts scene in Greenville, SC is vibrant and diverse, offering a range of cultural experiences for residents and visitors alike. The Greenville County Museum of Art stands out as a premier institution. You can find a thriving schedule of performing arts at The Peace Center, The Greenville Symphony Orchestra, Warehouse Theatre and Centre Stage.

The "Mice on Main" sculpture series, featuring nine bronze mice hidden along Main Street, adds a whimsical touch to the downtown area.

## WEATHER & CLIMATE

The weather in Greenville, SC, is generally characterized by mild winters, warm summers, and a moderate climate overall. With four distinct seasons, Summer in Greenville (June to August) is hot and humid, with temperatures often reaching the 90s°, while Winter (December to February) is relatively mild, with occasional cold snaps and average temperatures ranging from the 40s° to the 60s°. Thunderstorms are common during the summer months, but rainfall is relatively evenly distributed across the seasons. While snowfall is less frequent in Greenville compared to areas further north, it is not uncommon to have a few snow events during the winter months. However, snow accumulation is usually minimal and does not last for an extended period.

## THE OUTDOORS

The mild climate of Greenville allows for a wide range of outdoor activities year-round. From hiking in the nearby mountains during the pleasant spring and fall seasons to enjoying water activities on nearby lakes during the summer, there are ample opportunities to explore and enjoy the outdoors. The Swamp Rabbit Trail, a 22-mile multi-use trail, follows the route of a former railway line and is a popular spot for walking, running, and cycling enthusiasts.

# STATS & FACTS

*Welcome to Greenville, South Carolina! Nestled in the picturesque foothills of the Blue Ridge Mountains, Greenville is a vibrant city that seamlessly combines Southern charm with modern amenities. Known for its friendly atmosphere and thriving downtown, this lively destination offers a wide array of attractions for visitors of all ages. Explore Falls Park on the Reedy, a stunning oasis where a waterfall cascades through a beautifully landscaped park, or wander along Main Street, lined with quaint shops, art galleries, and award-winning restaurants. Immerse yourself in the city's rich history by visiting historic landmarks like the Peace Center or the preserved textile mills in the West End. With its abundant outdoor recreational opportunities, cultural events, and welcoming community, Greenville is a must-visit destination for those seeking a memorable and diverse experience in the heart of the South.*



## DID YOU KNOW?

- The City of Greenville has a Population of 70,720.
- Falls Park on the Reedy, a 32-acre park in downtown Greenville, was developed in the 20th century and is home to the iconic Liberty Bridge, offering stunning views of the falls.
- Greenville's Main Street was revitalized in the 1970s and has since become a bustling district with a vibrant mix of shops, restaurants, and entertainment venues.
- The Greenville County Museum of Art houses an impressive collection of American art, including works by renowned artists such as Andrew Wyeth and Jasper Johns.
- Greenville is home to several annual festivals and events, including the Greenville Scottish Games, Artisphere, and Fall for Greenville, attracting visitors from near and far to celebrate the city's vibrant culture.
- Greenville, SC, has a relatively low tax burden compared to many other areas in the United States and property taxes are assessed at the county level.



# PICTURE YOURSELF IN THE UPSTATE

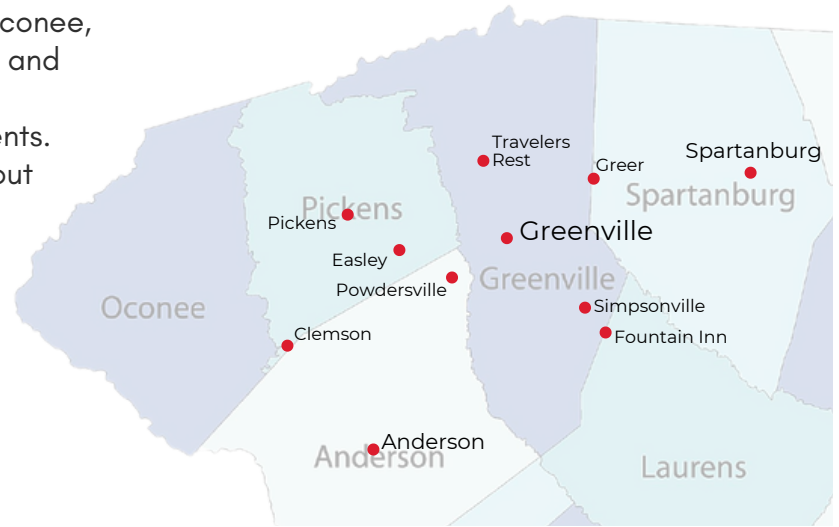
*and other popular locales*

The Upstate region of South Carolina serves as a gateway to several points of interest. Nestled at the foothills of the Blue Ridge Mountains, it offers easy access to stunning natural landscapes, including nearby state parks and the scenic Blue Ridge Parkway. Additionally, Greenville's central location places it within a convenient 1-3 hour drive of major cities such as Columbia, Atlanta, and Charlotte and only 3-4 hours from the beaches on the coast.



# WHAT'S AROUND GREENVILLE?

"The Upstate" is comprised of 6 counties: Oconee, Pickens, Anderson, Greenville, Spartanburg, and Laurens. Greenville County has the highest population in the state, with 525,534 residents. The towns featured below are all within about 35 minutes of downtown Greenville.



## PICKENS

Pickens is known for its small-town charm, picturesque surroundings, and rich historical heritage. It has the closest proximity to Lake Keowee, Lake Jocassee & the Blue Ridge Mountains.

## EASLEY

Easley is a quickly developing community with a vibrant downtown area and convenient access to both Greenville & Clemson.

## POWDERSVILLE

Located just outside Greenville, Powdersville is a rapidly growing suburban community with convenient access to all of the Upstate and lower Anderson County taxes.

## CLEMSON

Home to Clemson University, this college town offers a lively atmosphere, beautiful lakefront views, and a strong sense of Tiger pride.

## TRAVELERS REST

Travelers Rest is a picturesque town known for its outdoor recreation opportunities, including the popular Swamp Rabbit Trail and a vibrant downtown scene. Home to Furman University & less than an hour to Asheville, NC

## GREER

Greer has a "Hallmark Channel" downtown, with a charming ambiance & diverse dining options. It's home to GSP airport, is 15 minutes from BMW and between Greenville & Spartanburg

## ANDERSON

Small town with a revitalized downtown area, numerous parks, and a thriving arts community. Anderson is independent from the Greenville ecosystem (35 minutes from downtown) and it's growing quickly. Thriving industrial job opportunities - home to Michelin, Bosch, & Ryobi  
\*\*\$286k

## SPARTANBURG

Spartanburg is a small city (35 min to Greenville) with a thriving arts scene, cultural events, diverse dining options, easy access to GSP airport and is home to the BMW manufacturing plant  
\*\*\$252k

## SIMPSONVILLE

Located off I-385, Simpsonville is the fastest growing suburb of Greenville, with highly ranked schools, a lively downtown area, and convenient access to shopping on Woodruff rd.

## FOUNTAIN INN

As the southern extension of Simpsonville, Fountain Inn is home to the upstate's newest HS. It's the most convenient town for people who need access to both Greenville (25min) & Columbia (1hr).

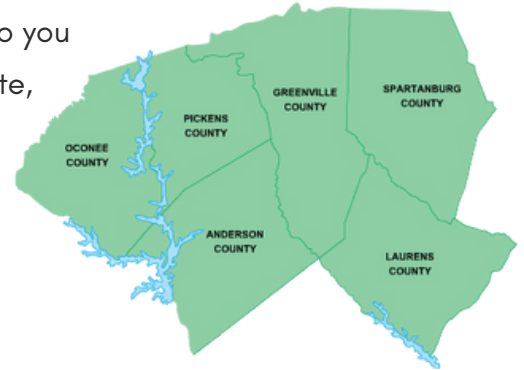
\*\*2023 Median Home Prices



# CHOOSE A LOCATION

***Consider these questions to help you decide your ideal location...***

1. Would you prefer to be convenient the highway or interstate so you have easy access to other nearby cities like Columbia, Charlotte, & Atlanta?
2. Will you be commuting to a job or school?
3. Do you have a specific school zone in mind?
4. Would you like to be close to downtown or away from the hustle & bustle?
5. Would you like to live in a single-family home, a townhouse, a farm, or an HOA community?
6. Would you rather have a bigger backyard and more space, or a fabulous location but not as much square footage?
7. Do you want neighborhood amenities?
8. What's more important: a great view or a convenient location?
9. What are you planning to do with the property - are you considering restrictions?
10. Are you going to live in the home or use it as a rental?
11. Is it important to have the main bedroom suite on the first floor?
12. Will you be accommodating for pets?
13. Do you need to be near a hospital or any other amenities?



***What type of property are you looking for...***

- Apartment or Condominium
- Detached Single Family Home
- Downtown Living
- Farm or Homestead
- Golf Course Home
- New Construction Home
- Townhome (attached, shared wall)
- Vacant Land



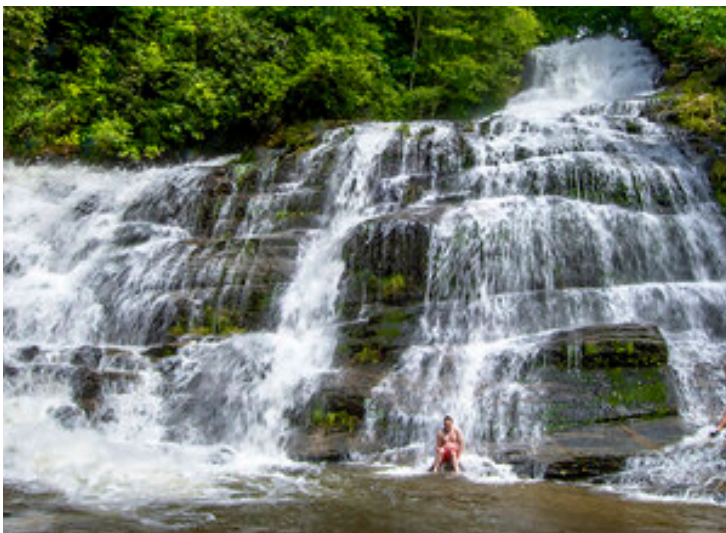


## LAKE HARTWELL

Lake Hartwell is a sprawling reservoir that offers a wealth of recreational opportunities for visitors and locals alike. Stretching across 56,000 acres, this man-made lake is renowned for its beauty, with its clear blue waters and scenic shoreline. The lake's numerous marinas and public access points provide convenient launching and docking facilities. Additionally, the surrounding area offers various parks and campgrounds, allowing visitors to immerse themselves in the natural beauty of the region.

## LAKE KOEWEE

Lake Keowee, spanning over 18,500 acres, offers a pristine escape for outdoor enthusiasts and nature lovers. Surrounding the lake, there are campgrounds, hiking trails, and picnic areas, making Lake Keowee an ideal destination for outdoor recreation and family gatherings. It's home to The Cliffs on Lake Keowee, a premier luxury residential community that provides a range of upscale amenities, including a private marina, a championship golf course, and world-class dining and wellness facilities.



## LAKE JOCASSEE

Nestled in the scenic mountains of upstate South Carolina, Lake Jocassee is a breathtaking reservoir that captivates visitors with its pristine beauty and serene atmosphere. The lake's 75 miles of shoreline and approximately 7,500 acres are dotted with secluded coves, sandy beaches, towering waterfalls, and Devil's Fork State Park. With only a limited number of homesites on the lake, it's a mostly untouched oasis in the mountains.





## Colleges & Universities:

*\*this is not a complete list*

- Clemson University
- USC Upstate
- Furman University
- Wofford College
- Anderson University
- Bob Jones University

## Healthcare:

- St. Francis - Greenville
- Prisma - Greenville
- AnMed - Anderson
- VA hospitals in Anderson & Greenville



## Jobs:

- Industry (BMW, Michelin, Bosch, Ryobi, GE, Fluor)
- Healthcare (Prisma, Bon Secours)
- Education
- Verizon
- Duke Power

## Upstate School Districts:

The Upstate is comprised of 17 school districts. More information about each one can be found here:

<https://ed.sc.gov/data/report-cards/sc-school-report-card/>

- Oconee
- Pickens
- Greenville
- Anderson 1 - 5
- Spartanburg 1 - 7
- Cherokee
- Union



# WHY I LOVE GREENVILLE

*and my favorite things*



## BOB TOMPKINS

Founding Partner - Living in SC Team  
REALTOR®, Speaker, Trainer

*As a real estate speaker & trainer, I travel to a lot of cities across the country. It is incredible rare to find a downtown that is easily walkable, safe, & enjoyable for the whole family. Greenville is one of those rare exceptions. From Falls Park to the West End to the food scene, Greenville offers much more than what you would think a small city would offer. Since moving here from Columbia in 2011, it has become a place I'm proud to call home.*

### Eat

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Coral

Trappe Door

Mike's Philly  
Cheesesteaks

### Drink

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13 Stripes Brewery

Birds Fly South  
@ Hampton Station

CityScape Winery

### Do

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Falls Park

Table Rock &  
Keowee Toxaway

Fluor Field





# Meet the Team

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**Kinsley McDuffie** REALTOR®  
Agent Partner  
**(864) 528-8408**  
**[kinsley@livinginnc.com](mailto:kinsley@livinginnc.com)**

Kinsley was born and raised in the Upstate and loves every bit of living life in South Carolina. She got into real estate, not only to meet new people and see beautiful properties but to be a positive impact on your home buying/selling experience. Real estate is not just a career - it's a passion of Kinsley's to help others. Family time is very important to her and she spends most of her free time making memories with the people she loves. She's also a HUGE dog lover and will forever hold them close to her heart.



**Ashley Lollis** REALTOR®  
Agent Partner  
**(772) 248-4412**  
**[ashley@livinginnc.com](mailto:ashley@livinginnc.com)**

Ashley moved to the upstate of South Carolina from Florida in 2015, and it's been the best decision of her life! She's an outdoor enthusiast, so living in an area where there are tons of nature trails her family can explore is extremely important. One of the things she enjoys most about the Upstate is the love for college football. The game-day atmosphere is electric, and she loves watching, and attending games. Real estate is the perfect opportunity to help others see the beauty and convenience that the upstate has to offer!



**Stevie Rodis** REALTOR®  
Operations Manager & Client Concierge  
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Stevie joined the Living in SC team in 2022 as the Operations Manager & Client Concierge. She is likely the first person you'll speak with when you reach out to us and will help set you up for success with your home search. Stevie has lived in South Carolina for over 15 years in total and is also a licensed agent in SC.