



# Ready for Reuse

## US Finishing/Cone Mills Property

3335 Old Buncombe Road, Greenville, South Carolina 29617



Images from left to right: Exterior of industrial facility after cleanup and demolition of some facility buildings.

**Site Name:** US Finishing/Cone Mills Superfund Site

**Size:** 259 acres

**Existing Site Infrastructure:** All major utilities are available on site.

**Readiness for Reuse:** Site owners began marketing 220 acres for sale. The parcels are adjacent to downtown Greenville and can support residential, commercial and light industrial uses. Clemson University's Master of Real Estate Development program has offered to provide site visioning assistance to the future buyer through EPA's College/Underserved Community Partnership Program.

**Use Restrictions:** EPA is currently developing a cleanup plan for the site, which will detail any use restrictions.

### SETTING:

- The site includes four parcels: the Swamp Rabbit and Creek Parcel (117 acres), the Blue Ridge Parcel (20 acres), the Dry & West Pond Parcel (40 acres) and the Former Plant Parcel (36 acres).
- Some areas of the property may qualify for No Further Action with EPA.
- The Swamp Rabbit and Creek Parcel is adjacent to the Greenville Health System's Swamp Rabbit Trail.
- Land uses nearby are mostly commercial and residential. Site surroundings include Langston Creek and Highway 253 to the east, a residential neighborhood to the west, Old Buncombe Road to the north and Reedy River to the south.
- Surrounding population: 0.5 mile, 1,350 people | 2.5 miles, 45,109 people | 4 miles, 90,986 people.

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

### REMEDIAL STATUS:

- EPA completed a short-term cleanup action to demolish facility buildings, remove asbestos containing materials and secure the site in 2012.
- EPA is currently working on the final cleanup plan for remaining contamination at the site.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/us-finishing-cone-mills](http://www.epa.gov/superfund/us-finishing-cone-mills)