

LOCAL LIVING

GREER EDITION



E
EMPIRE



SMALL TOWN CHARM, BIG CITY CONVENIENCE

With its thriving economy and expansive green spaces, residents are flocking from all over to experience what Greer has to offer. Quickly becoming one of South Carolina's fastest-growing cities, locals revel in Greer's sweet southern hospitality and big city amenities. Now's your time to discover what it means to live in a community that provides a true life of ease.



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River Reserve enjoys an unbeatable location on the Enoree River and features a collection of thoughtfully-designed detached homes.

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Experience the best arts, entertainment and food celebrations at these exciting concerts and festivals.



A New Community to Call Home

RIVER RESERVE

Featuring estate-style homes on 90' wide lots and homesites on the Enoree River, Empire River Reserve falls nothing short in appeal and gives you the space you've always imagined for your growing family.





RICH IN SIMPLICITY AND SOUTHERN CHARM

With close proximity to Greer City Park, Lake Robinson and the neighborhood's downtown area, Greer Station, a home at River Reserve gives you the opportunity to relish in the beauty of nature while taking advantage of local hot spots nearby. Proximity to I-85 and GSP International Airport makes connectivity easy.

DESIGNED WITH YOU IN MIND

Empire is proud to offer a collection of thoughtfully-designed single-family homes that range from 3,200 - 5,000 sq.ft. Whether you're in need of more space for your growing family, have fallen in love with the neighborhood or are simply just looking for a new place to call home — River Reserve can accommodate whatever stage of life you're in.



Experience Life

with a little more ease

in Greer



Picturesque, idyllic and flourishing, it's no wonder why Greer has been dubbed one of South Carolina's fastest-growing cities. Tree-lined vistas and small-town charm combine to create a lush neighborhood rich in sweet southern hospitality that's hard to find anywhere else.



LOCALS LOVE

- ✓ SMALL-TOWN CHARM
- ✓ RENOWNED EATERIES
- ✓ ONE-OF-A-KIND SHOPS
- ✓ PARKS, TRAILS AND PLAYGROUNDS
- ✓ A CONNECTION TO NATURE
- ✓ I-85 AND GSP INTERNATIONAL AIRPORT

VIBE SCORE BY THE NUMBERS



88%
Greenspace



78%
Convenience



86%
Family-Friendly



74%
Entertainment

Top 3 Reasons To Live Here



1

YOU FEEL A CONNECTION TO NATURE

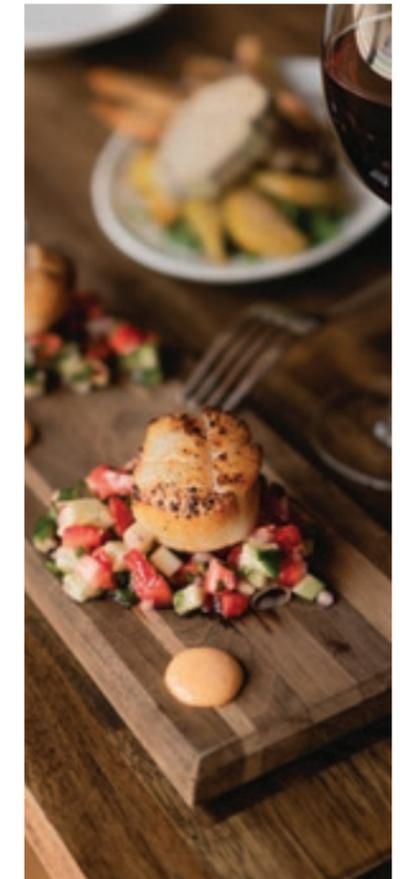
With Lake Robinson, Lake Cunningham, Greer City Park (just to name a few), there's no shortage of leisurely outdoor activities to enjoy.



2

YOU CRAVE A LAID-BACK LIFESTYLE

Here, you get that small-town feel that's hard to find anywhere else. Take pleasure in the relationships that you'll forge with your neighbors and enjoy celebrating with the community at local festivals and events that bring Greer natives and newcomers together.



3

YOU VALUE BEING CLOSE TO IT ALL

Revel in the enjoyment of culinary excellence, trendy shopping destinations, and local landmarks that rival that of a bigger city.



WHY GREER? AND WHY NOW?

People have been flocking to South Carolina and it comes as no surprise. The climate is better than most places in the United States — warmer by the coast and cooler Upstate; it's breathtakingly beautiful, home to the Blue Ridge Mountains and the Atlantic Coast; and it has one of the lowest crime rates in the country, making it a great place to raise a family. When it comes to deciding exactly which city to move to, there's a variety of options to choose from, but Greer is at the top of the list and for a future home, you just can't go wrong.

LEISURE AND RECREATION

But what really makes Greer such a coveted place to live? Well, for starters, it's one of South Carolina's fastest-growing cities, known for its sweet southern hospitality and big-city amenities. It's located in the heart of The Upstate in the foothills of the Blue Ridge Mountains, offering residents unbeatable proximity to some of the state's top recreational opportunities. Two dozen park and recreational facilities call Greer home, including Greer City Park which features a fountain, an outdoor amphitheater and 12 acres of expansive green space. And when locals are craving the energy of the city, the region's trendy downtown area — Greer Station — is a go-to destination for all things shopping, dining, entertainment and professional services. In other words, a life in Greer will never bore, giving the region's homeowners a long list of activities to partake in whenever they're itching for things to do.



LIFESTYLE

When you live in South Carolina, you get that quintessential southern hospitality that the south is known for. The locals are uber friendly, people will wave to you on the street, and because of it, you may find yourself in deep conversations with complete strangers from time to time. But of all cities in the region, there's something extra special about living in Greer. Its small-town atmosphere is what's really unique, with a tight-knit feel that's not easily found elsewhere. Greer's neighborhoods are rich in charm and its downtown area has a long-spanning history. It's the perfect blend of old and new, with historic buildings that keep the region connected to its storied past and modern amenities that meet residents' varied needs. Here, it's normal for festivals, concerts and other events to take place, with the region never missing a chance to bring natives and newcomers together.



EMPLOYMENT OPPORTUNITIES

If you're seeking top employment opportunities, Greer is the ideal place to be. Both domestic and international businesses have established headquarters in the area, including BMW, Honeywell Aerospace, Michelin and Mitsubishi Polyester Film, providing an influx of top-tier jobs to individuals in the market. The relocation of these companies to the region is a welcomed addition — largely attributed to the convenience that Greer provides. Being close to Interstate 85 makes it possible for residents and employees of companies to get to and from destinations with ease. And with Greenville-Spartanburg International Airport just mere 10 minutes away, traveling for work or leisure has never been easier.



THE COST OF LIVING

When you're deciding where to live, affordability is a significant consideration. Wouldn't you agree? In Greer, the cost of living is lower than the national average, as well as most cities in the state. When it comes to the average cost of housing, utilities, groceries, transportation, healthcare and other services, it's less expensive than other areas in the U.S. All the more reason to pack up and move to the area, no?



Now's a great time to find a new home in Greer. Learn more about our new communities in the region and find the perfect floor plan for you.



Where The Locals ...



HANG OUT WITH FRIENDS

Greer Station: Dine, shop or be entertained at Greer Station which dates back to 1873. It's Greer's all-in-one destination for everything fun. Admire the area's historic architecture and brick streets, while you explore its many locally-owned businesses.

13 MINS FROM EMPIRE RIVER RESERVE

BUY THE BEST PEACHES

Fishers Orchard: The freshest produce comes straight from the farm. That's probably why Fishers Orchard is frequented so often by those near and far. Plan a visit to handpick your own peaches, and shop for other local fruits and vegetables.

12 MINS FROM EMPIRE RIVER RESERVE

FILL UP ON FOOD

Cartwright Food Hall: Satisfy all your culinary cravings at Cartwright Food Hall whether it's an empanada, Jamaican cuisine or sushi. A diverse line-up of food vendors is what makes this establishment unique, in addition to the building's historical roots.

14 MINS FROM EMPIRE RIVER RESERVE

SHOP LOCAL

Barnyard Flea Market: Shop to your heart's content at Barnyard Flea Market. Walk the aisles of their store to browse the offerings of various vendors, or shop for something specific that you're looking for. It's one of the best places in the city to buy a gift, at an affordable price too.

11 MINS FROM EMPIRE RIVER RESERVE



WATCH OUTDOOR MOVIES

Greer City Park: This 12-acre park is a local favorite, and there's plenty to do. Eat lunch at the picnic shelter, take in the scenic views surrounding the gazebo, or plan a larger gathering at the Cannon

Center. Plus, the park's outdoor amphitheater is where movie screenings are hosted on summer nights.

14 MINS FROM EMPIRE RIVER RESERVE

REFUEL IN THE MORNING

Barista Alley: This cafe and creperie brings people together to bond over a shared love of coffee and food. Stop by for a crepe made right in front of you, a freshly-baked pastry or a refreshing smoothie. If a cup of joe is what you need, you've arrived at the right place.

14 MINS FROM EMPIRE RIVER RESERVE

GRAB A COLD BEER

Blue Ridge Brewing Company: This brewery is known for its beer, smokery and ugly-mug club, and yes — you read that right. It's home to some of Greer's best barbecue, the tastiest craft brews, and an outdoor patio that's the region's one and only rooftop bar.

13 MINS FROM EMPIRE RIVER RESERVE





Out & About

Discover local favorites
throughout the community

RESTAURANTS

The Bleu Porch Kitchen, Market & Catering
SELECT Restaurant
The Southern Growl Brewery and
Restaurant
L'Incanto
Mutt's BBQ

RECREATION

Eastside Family YMCA
Fluor Field
Sugar Creek Recreation Center
Stoney Creek Recreation Center
Greer Golf

PARKS & OUTDOOR SPACE

Greer City Park
Century Park
Lake Robinson
Butler Springs Park
Riverbend Equestrian Park

PLACES OF WORSHIP

4 Points Church
New Hope Freedom Church
Greer First Baptist Church
Hope Chapel
Calvary Chapel of Greer

SHOPPING

Southern Sisters Boutique
Plunder
Urban Petals
Olive's Branch Gallery
Smith and James

FITNESS

Orange Theory Fitness
Soul Yoga Five Forks
4Balance Fitness
Barre3
Planet Fitness

GROCERIES & DAILY ITEMS

Publix
The Fresh Market
Target
Whole Foods
Sprouts Farmers Market

SERVICES

Greer Animal Care & Control
City of Greer Fire Department
Pelham - Batesville Fire Department
Greenville Police Department
Greer Police Department



EXPLORING GREER STATION



Every region has its downtown core, and for the city of Greer, that's none other than Greer Station. Made memorable by its charming brick streets, Greer's downtown area is rich in boutique shops, award-winning restaurants, and lively entertainment venues. With 40 of the area's buildings listed on the National Register of Historic Places, storied architecture can be admired on every street. Greer Station is the perfect blend of old and new, tastefully highlighting the region's rich history while bringing attention to the offerings that are new.



DRINK AND DINE

Greer Station is a foodie's dream. There's michelin-star restaurants, casual dining destinations, and tons of places that'll completely satisfy your sweet tooth. Whether you're in the mood for pub food, a good ol' pasta dish, the juiciest steak or fresh seafood, there's 24 mouth-watering options to choose from. And if you just want to catch up with friends over a drink, that's ok too — at Greer Station, neither coffee houses nor wine bars are in short supply.





SHOP

This historic downtown area will become your favorite place to shop, and for good reason. From quaint boutiques offering designer fashions to homeware, handmade artwork and vintage decor, these locally-owned shops are great for browsing or a routine shopping trip. Forget traveling to the grocery store to pick up alcohol, flowers and sweets — La Bouteille Wine & Beer, Urban Petals, Chocolate Dream Shop and SoBella Sweets have you covered when it comes to all those needs.



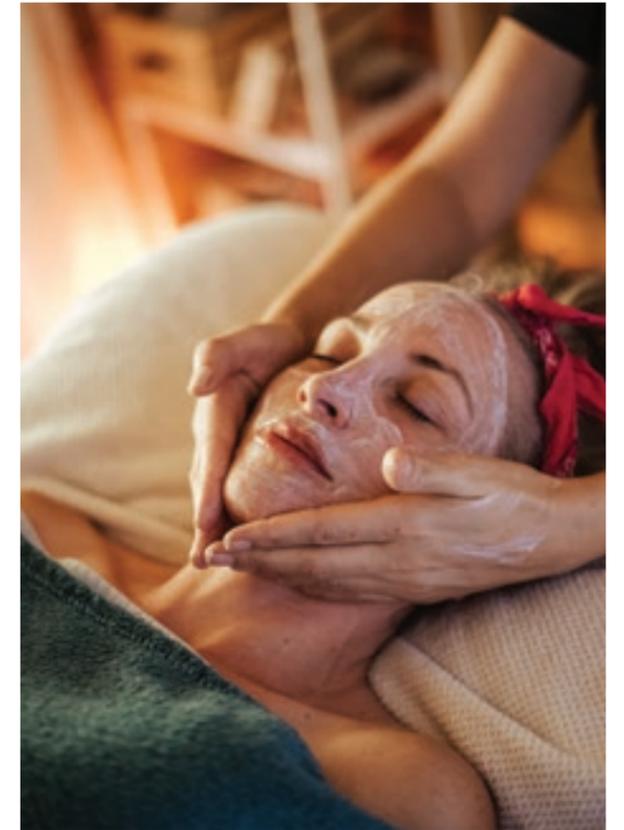
PLAY

One of the best parts about visiting Greer Station is being able to partake in the various things there are to do. Have a date night or a family outing planned but don't know what to do? Greer Station takes some of the guesswork out of the decision-making process for you. There's culinary classes you can purchase if you want to refine your cooking skills, galleries you can browse with a drink in hand, and live concerts to attend as well. And when you want to squeeze in a workout, there's not one but two fitness studios to use.



LIVE

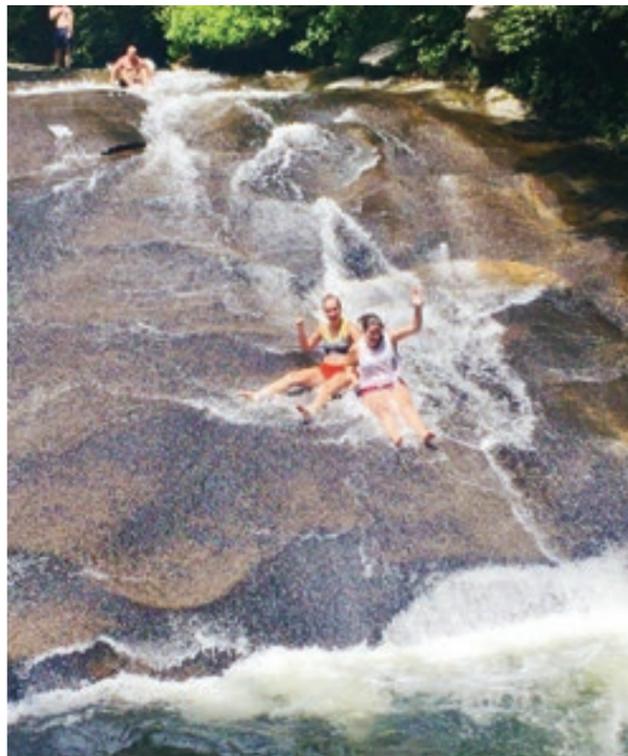
Living near Greer Station isn't just great for dining, retail and entertainment — it's also filled with modern conveniences like spas, barber shops and salons; wellness centers like medical clinics, chiropractors and fitness studios; and other popular locations like churches, dry cleaners and banks. Stay overnight at the James House Inn — one of the National Register of Historic Places properties in the area which dates back to 1921 — or visit Greer City Park in the summer months, a 12-acre park, for outdoor movie nights.



Weekend Getaways

PICTURE PERFECT ROAD TRIPS

There's no time like the present to pack up the car, get on the road and explore some of the best road trip destinations a few hours from home.



BREVARD, NC

50.8 miles; 1 hr 18 min

Home to some of the best local hiking, biking and waterfalls, Brevard is an outdoor adventurer's dream. Make a splash at Sliding Rock, dine at Square Root Restaurant and explore the Transylvania Farmers' Market for your fill of local treats.



ASHEVILLE, NC

62 miles; 1hr 14 min

Asheville has quickly emerged as a road trip favorite, and it's not hard to see why. Perfectly situated in the Blue Ridge Mountains, the city is known for its picturesque waterfall hikes, creative arts and music scene, and incredible restaurants. Extend your visit and treat yourself to a one-of-a-kind overnight stay at Asheville Glamping.



CASHIERS, NC

75.4 miles; 1 hr 41 min

Surrounded by the mountain peaks of North Carolina some 4,000 sq.ft. above sea level, Cashiers is aptly known as the Aspen of the East. Many come to marvel at the natural beauty of this lush area, while others choose to stroll down Cashiers' postcard-perfect Main Street with an overnight stay at the historic Old Edwards Inn and Spa.



LAKE OCONEE, GA

155.9 miles; 2 hr 52 min

A great place to visit if you're looking to be near water, Lake Oconee is a marvelous network of waterways providing a true oasis outside the hustle and bustle of the city. Visitors can enjoy a tranquil day on the lake by boating, canoeing, kayaking, jet skiing or fishing. If you're looking for a weekend of fun and relaxation, treat yourself to a stay at the luxurious Ritz-Carlton Reynolds.



RONDA, NC

162.4 miles; 2 hr 37 min

Ronda is the ideal spot when you don't want to venture too far from home. Plan to stop for lunch on Lake Norman before heading up the I-77 to the home of Chianti in the Carolina's — Raffaldini Winery. Enjoy picturesque views of the Blue Ridge Mountains as you sip on Italian-style wines.

CHATTANOOGA, TN

263.1 miles; 4 hr 7 min

Chattanooga might not have initially been on your road trip bucket list, but once you visit, it'll keep you coming back from more. Located next to the Appalachian Mountains and with the majestic Tennessee River running right through town, visitors can take in the beauty of the city with a number of outdoor attractions including Rock City, Ruby Falls and Lookout Mountain.



CHARLESTON, SC

216.8 miles; 3 hr 21 min

For those searching for some good 'ole Southern Charm, Charleston is the place to visit. Here you'll find something for everyone; beautiful beaches for relaxing and swimming, rich history to soak in at The Charleston Museum, antique stores, a world-class food scene, and the historic Charleston City Market to explore during your stay.





Mark Your Calendar

There's always an event or celebration happening in Greer, and living at River Reserve means you're right in the heart of the action.



EGGTASTIC EASTER EVENT

Century Park, April

Greer's biggest Easter event featuring entertainment, egg hunts, the Easter bunny and more.

GREER GOES GLOBAL

Greer City Park, April

Enjoy the sights, tastes and sounds of multiple cultures in one day.

DINE ON TRADE

Trade Street, April - October

Enjoy delicious food and live music along Trade Street.

SKUNK MUSIC FESTIVAL

The Skunk Farm, May + October

An acoustic music festival featuring local vendors.



FREEDOM BLAST

Greer City Park, June

The City of Greer honors veterans, and the men and women of The U.S. Armed Forces who make possible the freedoms we enjoy.



LARRY M GREER CHARITY INVITATIONAL

Cherokee Valley Course and Club & Green Valley Country Club, September

Celebrate your love of gold in this yearly tournament with proceeds going to a different local charity each year.



GREER ARTS & EATS FESTIVAL

Downtown Greer, September

A 2-day family-friendly festival that aims to highlight the beauty of Downtown Greer while celebrating and supporting local businesses.



MOONLIGHT MOVIES

Greer City Park Amphitheater, June - August

Enjoy movie night under the stars every Thursday in the summer.



APPLE FESTIVAL & COOK OFF COMPETITION

Greer City Park, August

Enjoy tastings for apple pies, ciders, desserts and more with over 40 vendors and food trucks.



ARTISAN MAKERS MARKET

Greer City Park, October

A Explore goods from local makers and artists who have worked hard to perfect their craft.



CHRISTMAS TREE LIGHTING

Greer City Park, December

Kick off the holiday season with crafts, treats and entertainment.

On

The



Living in Greer means that traveling to and from your favorite destinations will never be easier. Public transit is just a short drive away, popular shops and entertainment venues are close to home, and some of South Carolina's most frequented parks are moments from your front door. All this to say that Greer's unparalleled convenience is one of the top reasons to live here.

PUBLIC TRANSIT

Amtrak

23 minutes to Greenville station

Bus stops

14 minutes to 4 Market Point Dr

17 minutes to S Pleasantburg Dr & E Faris Rd

Highways

5 minutes to Hwy 85

15 minutes to I-385



ENTERTAINMENT

14 minutes to Frankie's Fun Park

12 minutes to Fishers Orchard Farmer's Market

16 minutes to Bon Secours Wellness Arena

19 minutes to Greenville Zoo

20 minutes to Greenville County Museum of Art

20 minutes to Peace Center Concert Hall



AIRPORT

5 minutes to Greenville-Spartanburg International Airport

17 minutes to Greenville Downtown Airport



PARKS

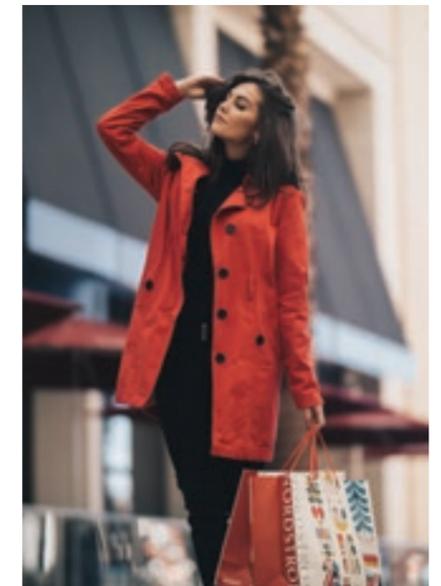
2 minutes to Pelham Mill Park

12 minutes to Gary L. Pittman Memorial Park

12 minutes to East Riverside Park

14 minutes to Greer City Park

16 minutes to Legacy Park



SHOPPING

9 minutes to Pelham 85

13 minutes to The Shops at Greenridge

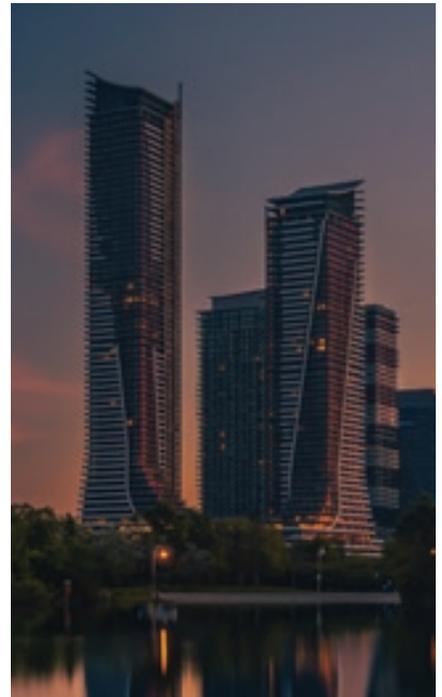
13 minutes to The Point

16 minutes to Haywood Mall

20 minutes to The Shops at McBee Station

Go





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LIFE'S MOMENTS
TO UNFOLD,
SINCE 1993.

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