

INTRODUCTION and INTENT of RFQ:

Notice to Vendors:

Sealed proposals will be received by Cherokee County from experienced, qualified vendors who specialize in the following:



REQUEST FOR PROPOSAL 2025-31

Commercial Real Estate Agency

Introduction:

Cherokee County is seeking proposals from qualified commercial real estate agencies licensed to practice in South Carolina to represent, market, and promote the sale of property owned by Cherokee County at 811 & 835 Hamrick Street in Gaffney, South Carolina 29340.

Cherokee County had an appraisal completed on this property in June of 2025 and is prepared to list the property through the use of a commercial real estate brokerage firm.

The sale will consist of 2 properties. One parcel contains a one-story, pre-engineered steel industrial building containing a total of 82,976 square feet.

There is also a detached 4,541 sf steel panel sided

pre-engineered steel garage/shop building on this parcel. This parcel is approximately 9 acres, and the second vacant parcel is also approximately 9 acres.

The listing agency selected will be provided with a detailed appraisal report by the county to assist in the promotion of the property.

This property is located directly off of US-29, and is situated less than 5 miles from Interstate 85. This property is also located less than 3 miles from downtown Gaffney, South Carolina.

Cherokee County will accept the right offer that could accommodate any type of use (commercial, industrial, etc.) This building as is, is mostly suited for industrial type purposes due to size and location on major road systems; however, the building contains a large auditorium space where events were hosted in the past and is conveniently located to a municipality.

The qualifications proposal shall include a summary (no more than 5 pages) containing brokerage information, a brief strategy overview for sale of this property, and 3 comparable previous sales with the timeline provided from listed to sold.

Cherokee County will evaluate firms based on previous comparable sales, the timeline in which those sales were able to occur, and the firm's knowledge of the real estate market around Cherokee County.

For any questions about the scope of work or to view the site, please contact Kristy Bradley at 864-902-2257 or Kristy.bradley@cherokeecountysc.com