



D. Ralph Settle, II

Brokerage Associate
Spartanburg, South Carolina



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SPECIALIZATION

Brokerage: Landlord Representation
Brokerage: Tenant Representation
Capital Markets and Investment Sales
Industrial Investment Properties
Land Sales
Office
Retail

EDUCATION OR QUALIFICATIONS

Wofford College, Business Economics
Clemson University, MRED

CONTACT DETAILS

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AREA OF EXPERTISE

As a Brokerage Associate with Colliers International, my expertise is the Spartanburg market. I provide landlord and tenant representation services for a variety of product types, from medical and office to retail and flex/light industrial, with a focus on the Spartanburg market in the larger Greenville-Spartanburg-Anderson region.

I grew up in Spartanburg and am truly passionate about the progress and growth that my city and region have experienced in recent years. Few people know the past, present and future of Spartanburg like I do, and I appreciate the hard work that goes into laying the groundwork for success like ours. My professional experience as a landlord-owner-developer has given me a unique and critical perspective for both landlord and tenant representation. I understand the factors that go into such an important investment – the risks, the rising construction costs, the changing interest rates – and am invested in helping my clients not only make the best choice for their real estate needs, but also to understand why that is their best choice.

BUSINESS AND EDUCATIONAL BACKGROUND

I am a graduate of Wofford College and of Clemson University's Master of Real Estate Development program. My career began in the hotel/hospitality industry, where I rose to the role of director of development for a major property holder in the Spartanburg area. In my time, I have overseen the

development and management of assets including medical office and retail, flex space, light industrial, raw residential land, apartment/condominiums and more.

PROFESSIONAL ACCOMPLISHMENTS

Throughout my professional career, I have been involved in a variety of developments across South Carolina. I am proud of having overseen the rollout of urgent care facilities in the Upstate, for which I developed the retail centers in which they located. I have overseen the redevelopment of several buildings in downtown Greenville totaling 65,000 square feet of space and worth between \$15 and \$20 million, and assisted in the sale of several key buildings in downtown Spartanburg. However, one of my proudest professional achievements is my work securing the space for the Children's Museum of the Upstate location in downtown Spartanburg, a major victory for the community.

COMMUNITY INVOLVEMENT

I proudly serve on several boards that are involved in community building, including the USC Upstate Capital Development Foundation, Habitat for Humanity of Spartanburg and the Spartanburg Housing Authority Board of Commissioners. I also serve as the Vice Chair of Leadership for the Spartanburg Area Chamber of Commerce and am a member of their Executive Board. In addition, I have previously served on the USC Upstate Foundation Board of Directors and as an Upstate Executive Board Member for the Urban Land Institute.