

# Spartanburg Development Opportunity

## Highway 29 [Between I-26 & I-85]

Spartanburg, SC 29301



### OFFERING SUMMARY

Sale Price: \$650,000

Lot Size: ± 10 Acres

Market: Spartanburg

Traffic Counts  
Highway 29 - 37,900  
I-26 - 63,900  
I-85 - 89,000

Zoning  
Non-Qualified Regular  
Commercial Vacant  
(6RGT)

### PROPERTY OVERVIEW

SVN Blackstream is pleased to present this opportunity to purchase ±10 acres in a prime Spartanburg location. This development site is situated on Highway 29, which sees nearly ± 38,000 vehicles per day, and between the I-85 and I-26 interchanges. Less than a mile and half away from Target, Lidl, Hobby Lobby, and the Westgate Mall, this ±10 acre site would be perfect for a townhome development, office park, or retail center with outparcels.

### PROPERTY HIGHLIGHTS

- ±10 acres for development
- Located between the I-85 and I-26 interchanges (w/n 2 miles of each)
- Nearby retailers include Target, Hobby Lobby, Lidl, Costco, Sam's Club, and the Westgate Mall
- Ideal for townhomes or multi-family complex
- Strong average household income of \$67,881 within 3 miles of site
- Growth corridor of Spartanburg County

**Dustin Tenney**  
Senior Vice President  
864.637.9302  
dustin.tenney@svn.com

**Daniel Holloway**  
Senior Vice President  
864.637.9302  
daniel.holloway@svn.com



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# Prime Upstate Development Opportunity



**Dustin Tenney**

Senior Vice President

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dustin.tenney@svn.com

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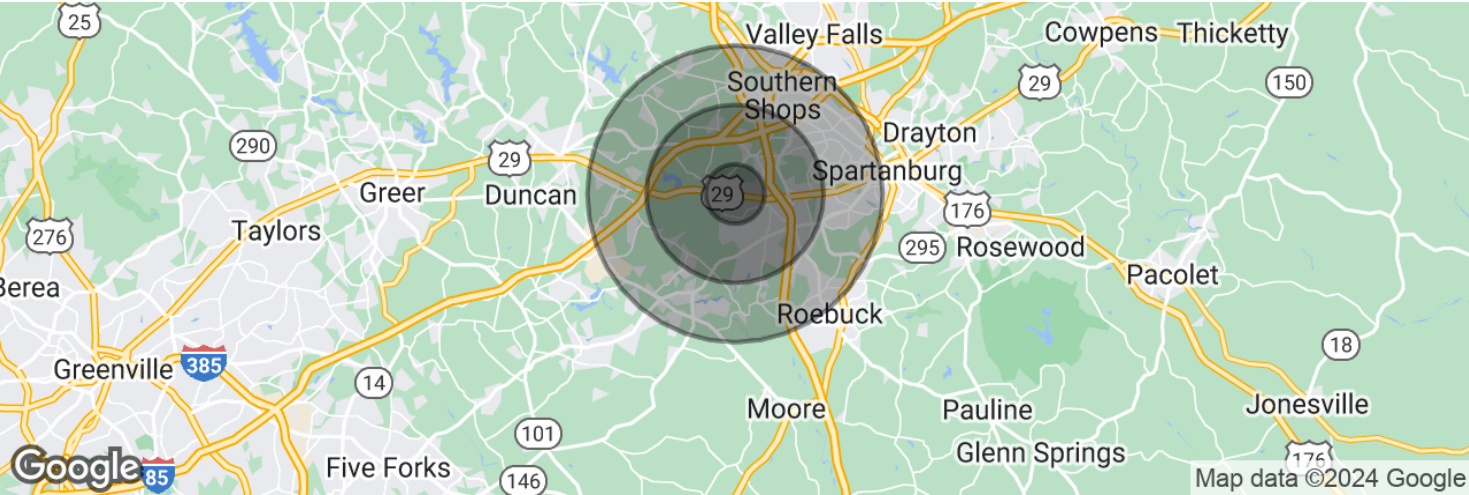
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# Demographics Report

## For Sale

Spartanburg, SC 29301



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,866	21,855	62,114
Median age	36.9	35.8	34.9
Median age (Male)	34.0	33.7	33.8
Median age (Female)	40.6	38.7	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,119	8,524	23,370
# of persons per HH	2.6	2.6	2.7
Average HH income	\$79,629	\$67,881	\$57,394
Average house value	\$224,851	\$190,301	\$157,132

\* Demographic data derived from 2020 ACS - US Census

# OVERVIEW

## GREENVILLE, SC



The Upstate region of South Carolina is located in the northwestern most portion of the state. We are also known as the Greenville-Spartanburg-Anderson MSA, consisting of ± 1 million residents. Greenville County has numerous businesses and financial companies, including Michelin, Fluor & GE. The county seat and most populous city is Greenville with roughly 68,200 residents.



The region is one of the fastest growing in South Carolina. The expanding population base generates demand for housing and services.



The local manufacturing sector has grown since BMW located manufacturing operations in the metro. The Upstate is currently home to over 450 firms from 30 different countries.

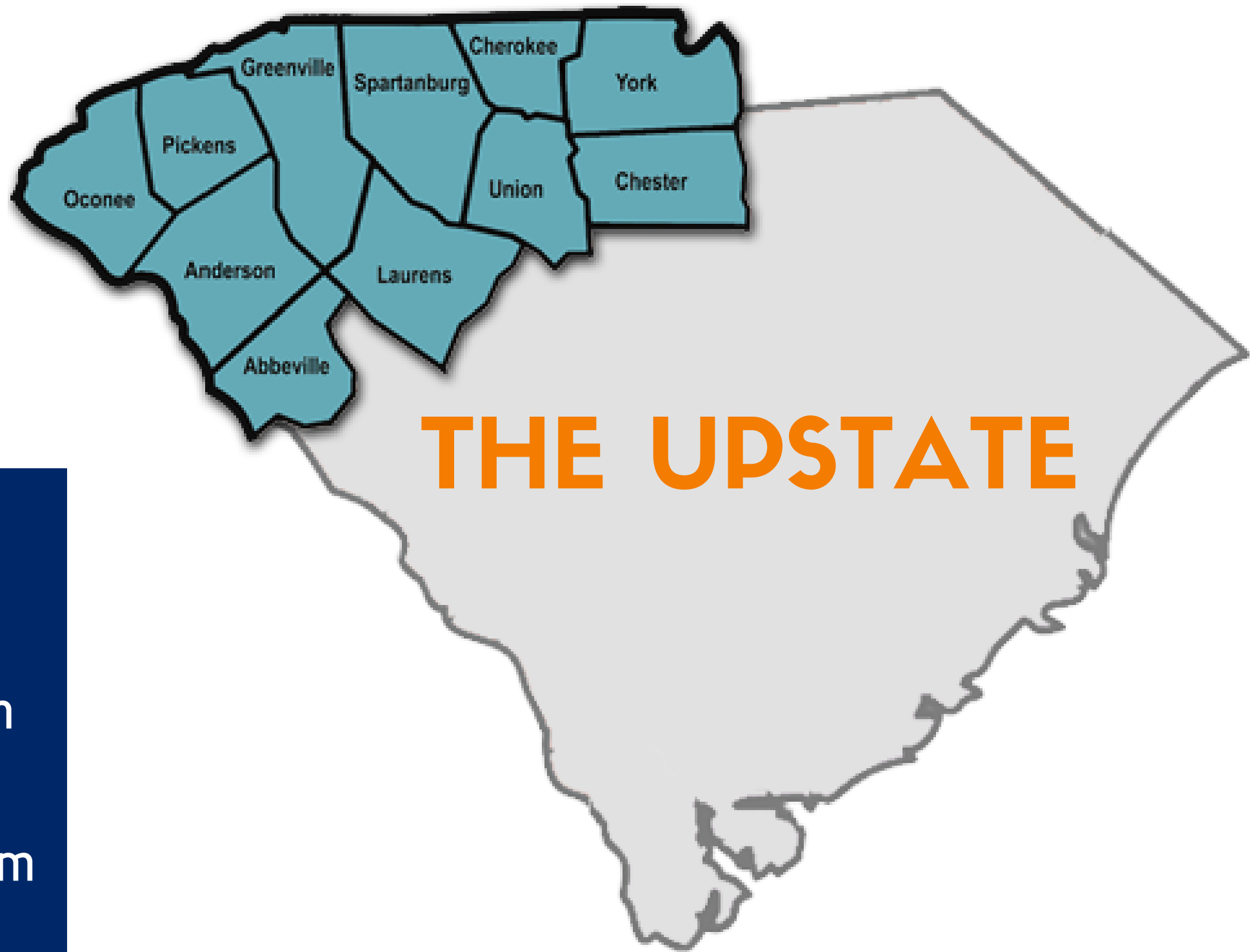


The median home price is below that of the nation and contributes to a lower cost of living, which helps attract businesses and residents.





# ECONOMY



## THE UPSTATE

### MAJOR EMPLOYERS

BMW Manufacturing  
Spartanburg Regional Health System  
Michelin North America  
Bon Secours St. Francis Health System  
AnMed Health System  
Greenville County Public Schools  
Clemson University  
GE Power  
Duke Power  
Milliken & Co.  
Greenville Health System

### ECONOMIC GROWTH

Evidence of our area's strong economic growth was readily available in 2018: Greenville County has announced  $\pm$ \$1.2 Billion in new capital investment and 8,940 new jobs in the last five years.

### 2018 TOTAL EMPLOYMENT



Manufacturing  
**15%**



Trade & Transportation  
**19%**



Government  
**14%**



Information  
**2%**



Professional Services  
**17%**



Education  
**12%**



Construction  
**5%**



Hospitality  
**10%**



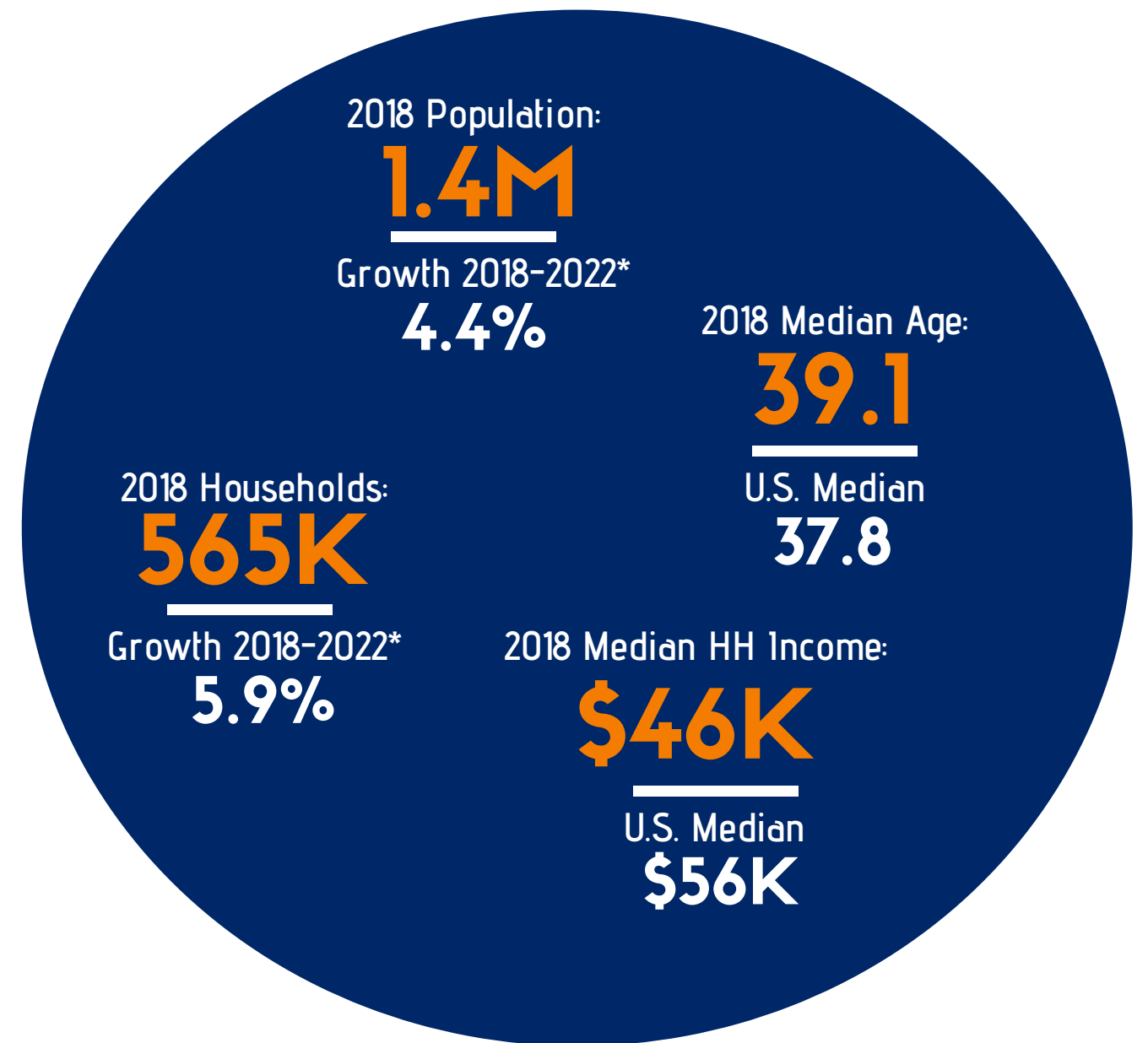
Financial Activities  
**4%**





# DEMOGRAPHICS

The Greenville MSA is expected to add 63,800 people through 2022, which will result in the formation of roughly 33,500 households. A median home price below the national level has allowed 68% of households to afford to own their home, which is above the national rate of 64%. Roughly 24% of people age 25 and older hold a bachelors degree; among those residents, 8% also have earned a graduate or professional degree.



## TOTAL POPULATION BY AGE



## EDUCATION



## ARTS & ENTERTAINMENT



## SPORTS

