



SPENCER/HINES PROPERTIES

LAND

Cannons Campground Road
Spartanburg, SC



CONTACT

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Ben Hines 864-542-4777
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WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

- .71± acre outparcel on Cannons Campground Road
- Great location for retail or office building
- Outparcel with single-family residential subdivision in rear.
- Part of Spartanburg County Tax Map # 7-05-00-065.00
- Approximately 1.5 miles to Highway 29 (E. Main Street).
- All utilities to site

SALE PRICE:
\$195,000

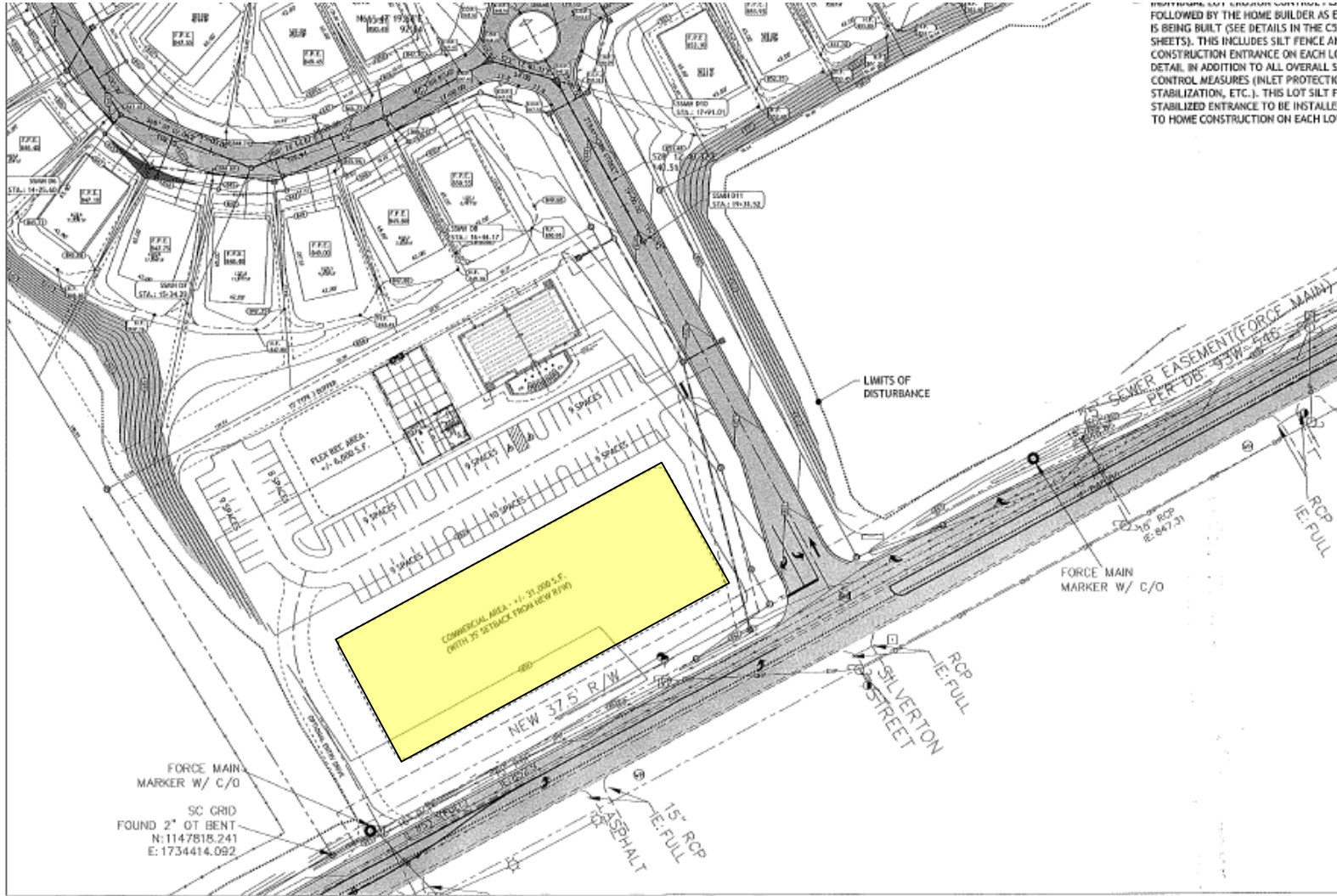
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SPENCER/HINES P R O P E R T I E S

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Cannons Campground Road Spartanburg, SC



FOLLOWED BY THE HOME BUILDER AS E IS BEING BUILT (SEE DETAILS IN THE C5 SHEETS). THIS INCLUDES SILT FENCE AT CONSTRUCTION ENTRANCE ON EACH LOT DETAIL. IN ADDITION TO ALL OVERALL S CONTROL MEASURES (INLET PROTECTIVE STABILIZATION, ETC.). THIS LOT SILT F STABILIZED ENTRANCE TO BE INSTALLE TO HOME CONSTRUCTION ON EACH LO

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DEMOGRAPHIC SUMMARY

Cannons Campground Road & Silverton Street

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	2,633	26,189	70,090
2021 Estimate	2,465	24,518	65,132
2010 Census	2,427	24,099	60,951
Growth 2021 - 2026	6.82%	6.82%	7.61%
Growth 2010 - 2021	1.57%	1.74%	6.86%
2021 Population by Hispanic Origin	88	1,347	3,377
2021 Population	2,465	24,518	65,132
White	1,571 63.73%	18,344 74.82%	40,623 62.37%
Black	826 33.51%	5,212 21.26%	21,688 33.30%
Am. Indian & Alaskan	1 0.04%	70 0.29%	195 0.30%
Asian	36 1.46%	423 1.73%	1,391 2.14%
Hawaiian & Pacific Island	0 0.00%	28 0.11%	38 0.06%
Other	31 1.26%	442 1.80%	1,197 1.84%
U.S. Armed Forces	0	5	37
Households			
2026 Projection	1,321	11,528	28,663
2021 Estimate	1,236	10,789	26,623
2010 Census	1,212	10,595	24,874
Growth 2021 - 2026	6.88%	6.85%	7.66%
Growth 2010 - 2021	1.98%	1.83%	7.03%
Owner Occupied	469 37.94%	6,372 59.06%	15,538 58.36%
Renter Occupied	767 62.06%	4,417 40.94%	11,085 41.64%
2021 Households by HH Income	1,235	10,790	26,623
Income: <\$25,000	318 25.75%	2,164 20.06%	7,049 26.48%
Income: \$25,000 - \$50,000	396 32.06%	3,065 28.41%	6,943 26.08%
Income: \$50,000 - \$75,000	189 15.30%	2,005 18.58%	5,090 19.12%
Income: \$75,000 - \$100,000	202 16.36%	1,470 13.62%	3,056 11.48%
Income: \$100,000 - \$125,000	33 2.67%	598 5.54%	1,509 5.67%
Income: \$125,000 - \$150,000	19 1.54%	462 4.28%	881 3.31%
Income: \$150,000 - \$200,000	46 3.72%	471 4.37%	919 3.45%
Income: \$200,000+	32 2.59%	555 5.14%	1,176 4.42%
2021 Avg Household Income	\$58,723	\$72,510	\$65,675
2021 Med Household Income	\$42,099	\$51,888	\$45,160



2020 BY THE NUMBERS

Year to date as of January 8, 2021

ECONOMY

CAPITAL INVESTMENT

\$433,607,625*

43% New \$186,509,573	57% Expansion \$247,098,052
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 **25**
Projects

 **446***
New Jobs

* As a matter of policy, OneSpartanburg, Inc. only reports investment and job totals from projects in which OneSpartanburg, Inc. and our economic development partners facilitated. OneSpartanburg, Inc. does not report investment or job totals from projects in which we were not engaged.

ECONOMIC PIPELINE ACTIVITY

135 
PROJECTS
AND RFI

36%  Advanced Manufacturing	6%  Advanced Materials	1%  Aerospace
7%  Agribusiness	7%  Automotive	2%  Commercial
15%  Distribution & Logistics	4%  Life Sciences	10%  Multifamily
5%  Office/Shared Services	7%  Unclassified/Unknown	

10 
COUNTRIES
REPRESENTED

-  Canada
-  China
-  France
-  Germany
-  India
-  Italy
-  Netherlands
-  South Korea
-  Switzerland
-  Taiwan

URBAN DEVELOPMENT

Spartanburg Central Business District

95.1%
OFFICE
OCCUPANCY
RATE

93.7%
RETAIL
OCCUPANCY
RATE

91%
MULTIFAMILY
OCCUPANCY
RATE

79,200~
Number of visits to
Morgan Square
Placer Labs Inc.

2,000+
Multifamily housing
units under
construction or in
the pipeline



SPENCER/HINES PROPERTIES

BUSINESS

4.92% ▲
INCREASE IN
CAPITAL PENNY
SALES TAX
COLLECTION
compared to 2019

12.0% ▲
INCREASE IN
GSP AIR CARGO
compared to 2019

2.1% ▲
INCREASE IN
UNEMPLOYMENT
compared to 2019

SMALL BUSINESS FUND

\$734,628 🏢
SMALL BUSINESS
FUND CONTRIBUTIONS

29 ✓
LOANS UNDERWAY
APPROVED OR CLOSED

137 📁
APPLICATIONS

Minority
👤👤👤👤👤👤👤👤👤👤

Women
👩👩👩👩👩👩👩👩👩👩

\$72,331 😊
AWARDED

Minority
👤👤👤👤👤👤👤👤👤👤

Women
👩👩👩👩👩👩👩👩👩👩

TOURISM

4.0% ▲
INCREASE IN
HOTEL ROOM
SUPPLY
compared to 2019

25.9% ▼
DECREASE IN
HOTEL ROOM
DEMAND
compared to 2019

28.7% ▼
DECREASE IN
OCCUPANCY
compared to 2019

37.4% ▼
DECREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2019

SPORTS

2ND 🏆
YEAR HOSTING USA
SOFTBALL JUNIOR
OLYMPIC CUP

4 .X.
NCAA BID
AWARDS
\$1,119,728
Economic
Output / Impact

6,558~
Room
Nights

MEETING

HOSTED 🚩
SC RECREATION &
PARKS ASSOCIATION'S
75TH ANNUAL
CONFERENCE —
the first state
association in-person
conference since
COVID-19

AWARDED 👥
SOUTHEAST TOURISM
SOCIETY CONNECTIONS
CONFERENCE —
the largest meeting
booked since COVID-19

14
Regions
Represented

300~
Room
Nights

MARKETING

9 📍
PROPERTIES
PARTICIPATING
IN THE
DESTINATION
MARKETING
FUND

15 📊
MILLION
AD
IMPRESSIONS
SERVED

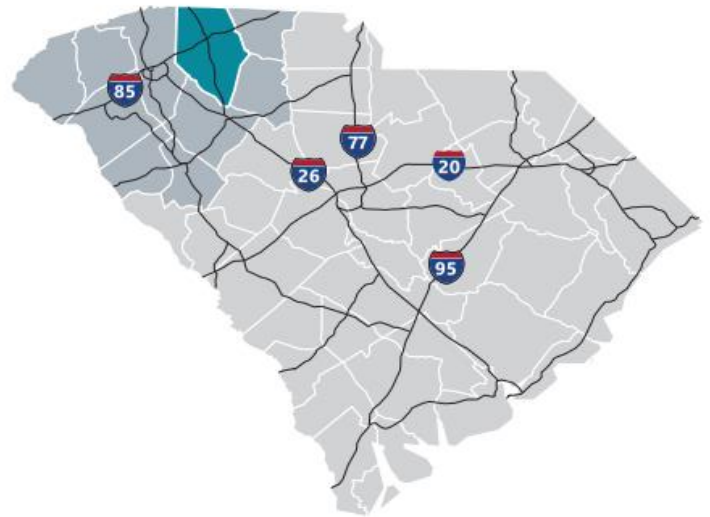


VISIONARY INVESTORS



Spartanburg County

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to an important, more diversified, manufacturing center. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it at the top of the list for business and personal relocation.



Total Population

	2010	2020	2025	Growth Rate ¹
Spartanburg County	284,307	332,410	356,350	1.40%
Upstate SC	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%

¹ Projected Annual Growth Rate 2020-2025



SPENCER/HINES

PROPERTIES

Population by Age

	2010	2020	2025
Under 5	6.7%	6.0%	5.9%
5 to 9	6.7%	6.3%	6.1%
10 to 14	6.8%	6.4%	6.5%
15 to 24	14.0%	12.4%	12.1%
25 to 34	11.9%	13.3%	12.1%
35 to 44	13.7%	12.1%	12.9%
45 to 54	14.4%	13.0%	12.0%
55 to 64	12.4%	13.3%	13.0%
65 +	13.5%	17.2%	19.4%
Median Age	37.9	39.5	40.5

38.4% of the of 2020 population is prime working age

Population by Race & Ethnicity

	2010	2020	2025
White	72.3%	71.5%	70.7%
Black	20.6%	19.7%	19.2%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.5%	2.7%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	3.1%	3.7%	4.3%
Two or More Races	1.7%	2.3%	2.7%
Hispanic Origin (Any Race)	5.9%	7.2%	8.3%

Households & Families

	2010	2020	2025
Total Households	109,246	127,546	136,763
Total Families	75,404	86,484	92,233
Average HH Size	2.53	2.54	2.55
Renter Occupied*	26.9%	27.8%	28.0%
Owner Occupied*	62.2%	62.8%	63.0%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2020	2025
Spartanburg County	\$54,724	\$58,037
South Carolina	\$53,366	\$56,881
United States	\$62,203	\$67,325

Per Capita Income

	2020	2025
Spartanburg County	\$27,923	\$30,791
South Carolina	\$29,227	\$32,506
United States	\$34,136	\$37,691

2020 Highest Education Attainment, Age 25+

High School Diploma
or Higher



Bachelor's Degree
or Higher



Graduate/ Professional Degree 9.2%

Bachelor's Degree 16.1%

Associate's Degree 11.8%

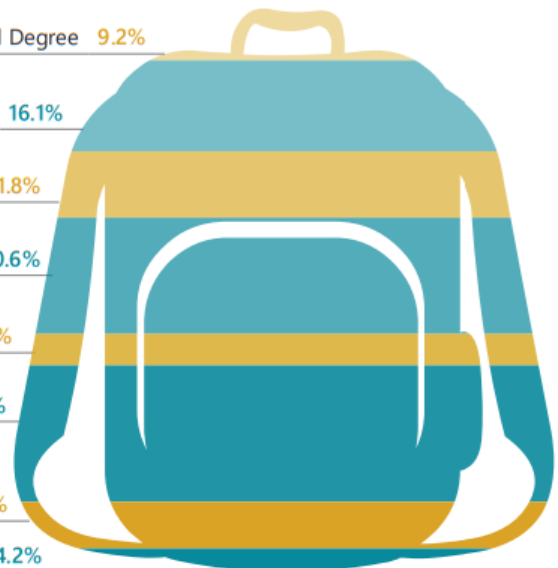
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%





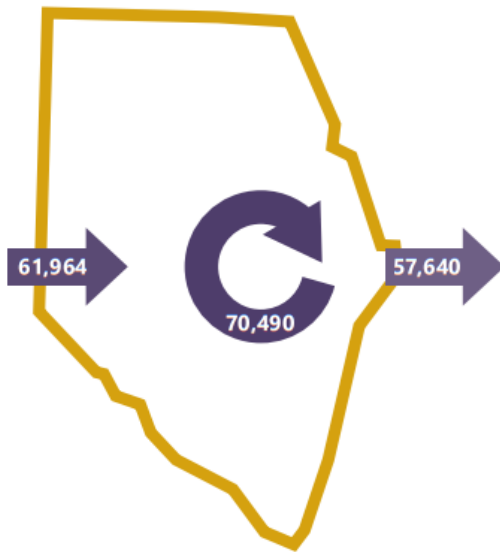
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	42.7%
10-24 miles	32.5%
25-50 miles	8.7%
50 miles or more	16.1%

75.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Spartanburg County	70,490
Commute into Spartanburg County	61,964
Commute Out of Spartanburg County	57,640

Where Do Spartanburg County Workers Live?

Spartanburg County	53.2%
Greenville County	16.7%
Cherokee County	4.2%
Anderson County	2.8%
Laurens County	1.9%
Union County	1.9%
Richland County	1.7%
Pickens County	1.5%
York County	1.1%
Lexington County	1.1%

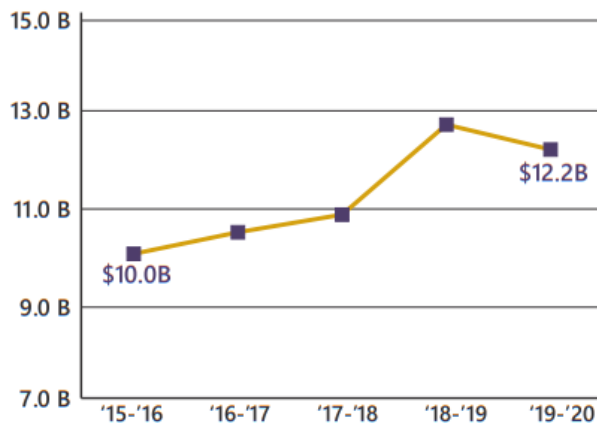
2020 Employment by Industry

Agriculture/Mining	0.3%	454
Construction	6.0%	8,489
Manufacturing	21.8%	30,883
Wholesale Trade	2.8%	3,905
Retail Trade	10.9%	15,395
Transportation/Utilities	5.3%	7,480
Information	1.6%	2,271
Finance/Insurance/Real Estate	5.0%	7,039
Services	43.8%	62,101
Public Administration	2.7%	3,836
Total	100%	141,853

2020 Civilian Population in Labor Force (16+)

Labor Force	90.2%
Unemployed	9.8%

Gross Retail Sales by Fiscal Year



2020 Business Establishments by Industry

