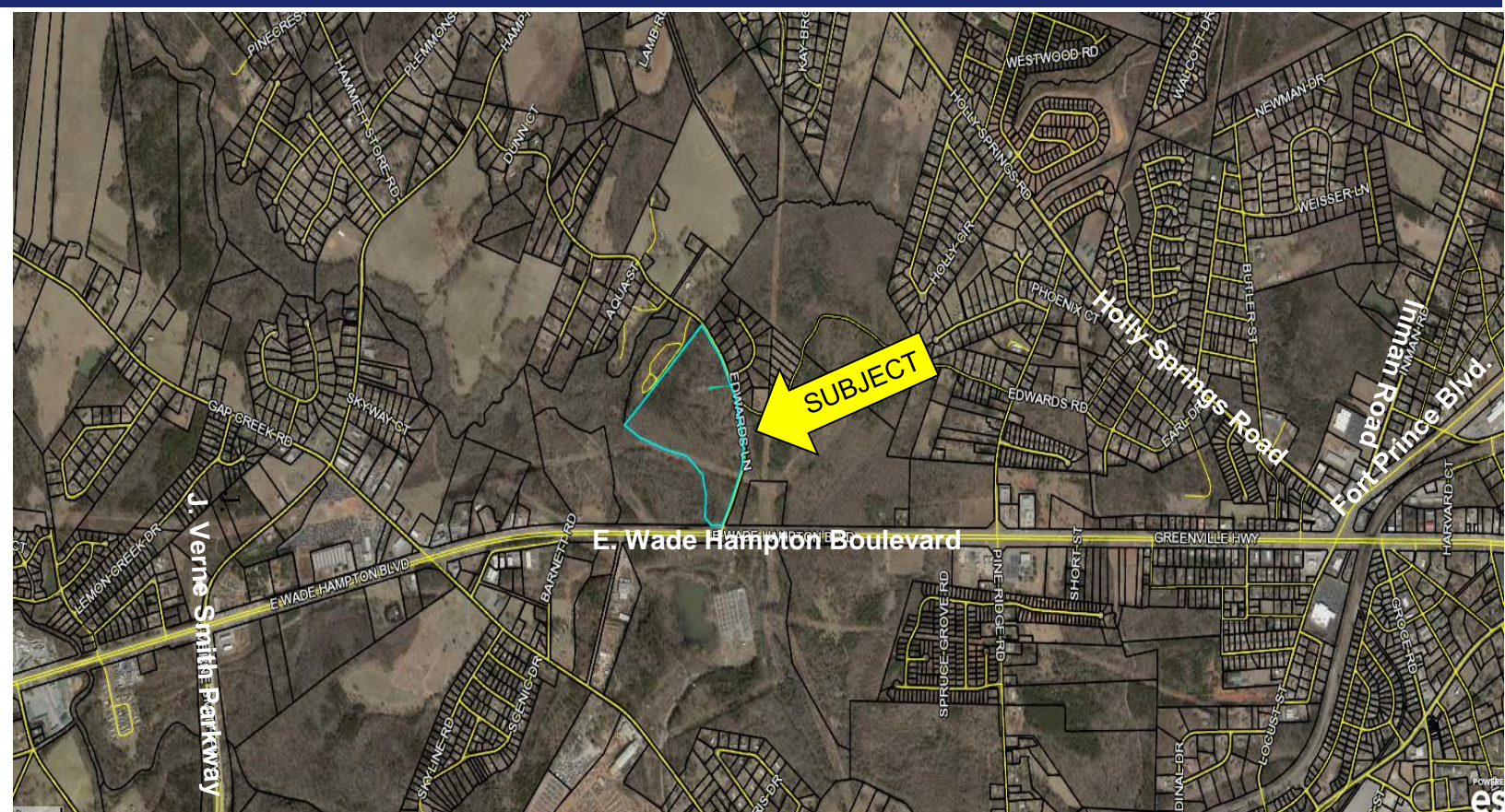




# SPENCER/HINES PROPERTIES

# LAND

425 Edwards Rd  
Lyman, SC



**Sale Price:**  
~~\$45,000 PER ACRE~~

**REDUCED!**  
**\$37,500/per acre**

Andy Hayes 864-706-0189  
ahayes@spencerhines.com



CONTACT

Ben Hines 864-542-4777  
benhines@spencerhines.com



[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

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

- 36± acres located at Edwards Lane & E. Wade Hampton Blvd.
- Spartanburg County Tax Map # 5-14-00-027.01
- Less than 3 miles to the Greer Inland Port
- Approximately 8 miles from GSP Airport; Approximately 4 miles to City of Greer
- 3 acres of leased land with cell tower on property.
- Pump station for sewer being installed by Town of Lyman on Edwards Rd in 2021.
- No zoning but subject to Spartanburg County Unified Land Management Ordinance
- Great location for residential development, multi-family or industrial.

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

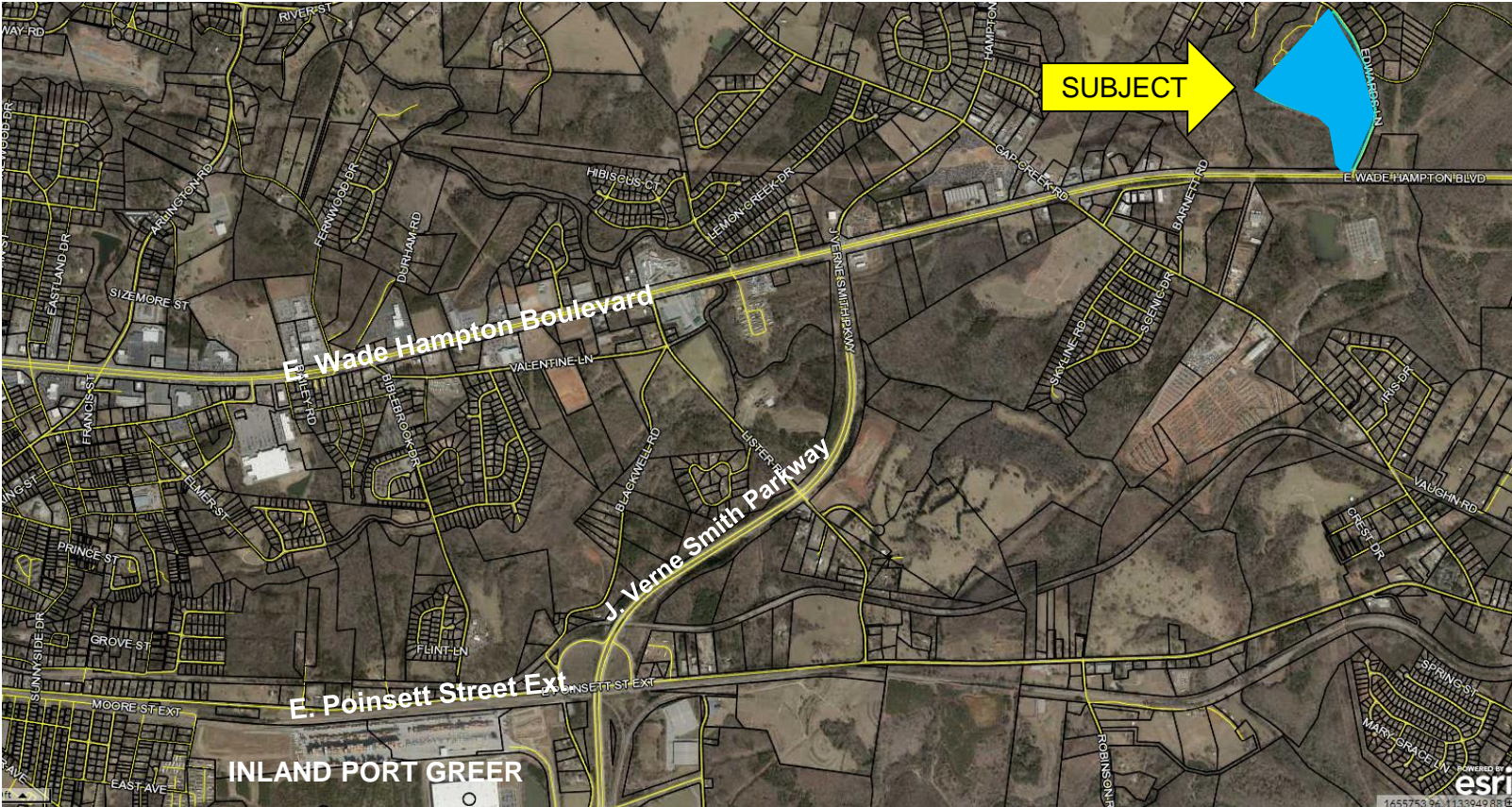




# SPENCER/HINES PROPERTIES

LAND

425 Edwards Lane  
Lyman, SC



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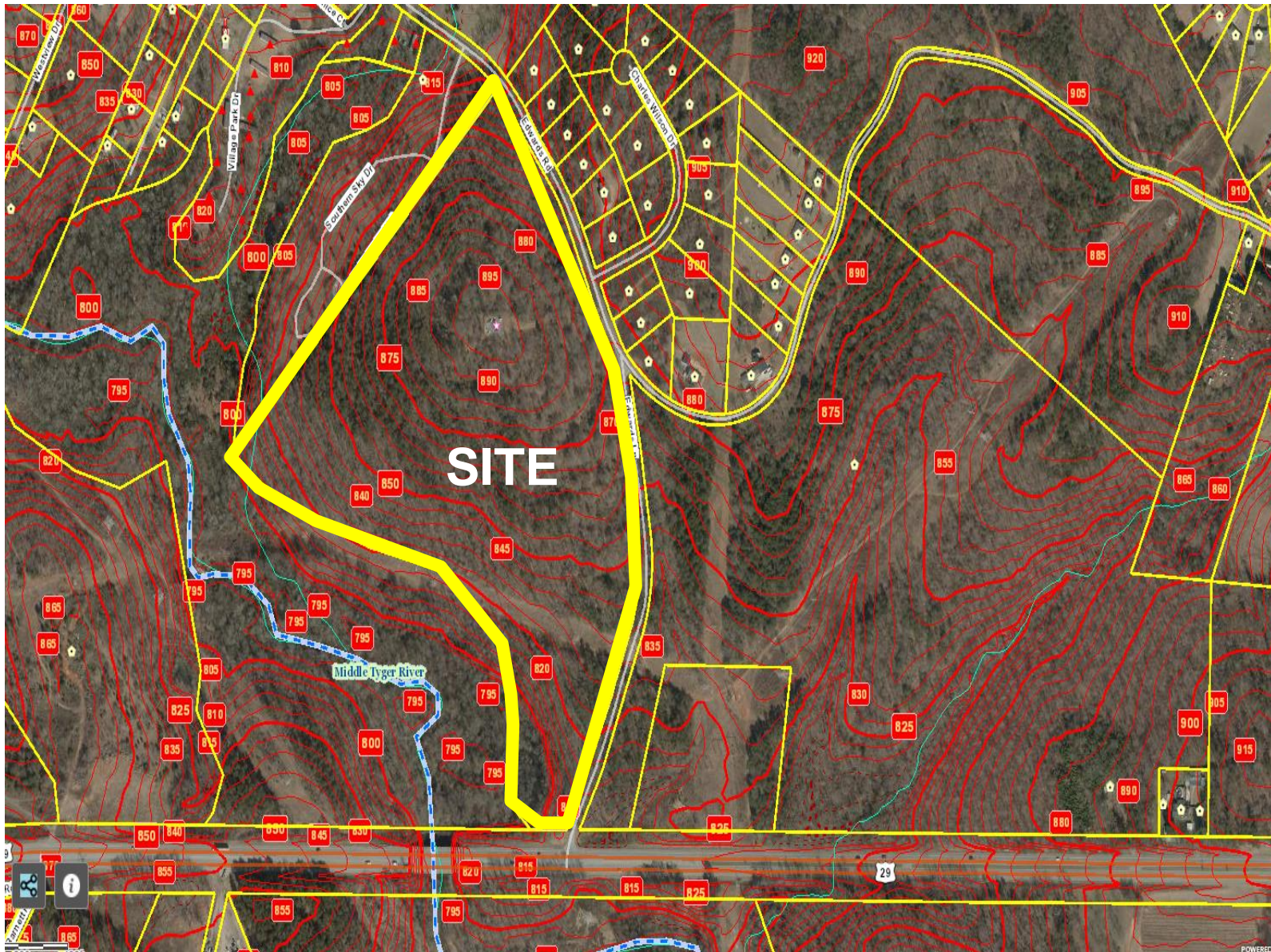


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TOPOGRAPHY MAP



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

LAND

425 Edwards Lane  
Lyman, SC



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ONESPARTANBURG INC.

onespartanburginc.com

# 2020 BY THE NUMBERS

Year to date as of January 8, 2021

## ECONOMY

### CAPITAL INVESTMENT

**\$433,607,625\***

<b>43%</b> New \$186,509,573	<b>57%</b> Expansion \$247,098,052
------------------------------------	--

 **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

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



## 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

- 2<sup>ND</sup>** YEAR HOSTING USA SOFTBALL JUNIOR OLYMPIC CUP
- 4** 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



# SPENCER/HINES

## PROPERTIES

LAND

425 Edwards Lane  
Lyman, SC

### SOUTH CAROLINA RANKINGS

#2

#### BUSINESS CLIMATE

Site Selection,  
Surveyed Executives

A

#### MANUFACTURING INDUSTRY HEALTH

Ball State Manufacturing Scorecard

#3

#### STATE FOR DOING BUSINESS

Area Development

#2

#### FASTEST GROWING STATE

in the Eastern U.S.

#1

#### BUSINESS INCENTIVE PROGRAMS

Area Development

#4

#### REGULATORY ENVIRONMENT

Area Development

### A DIVERSE ECONOMY

Once known as the "Textile Capital of the World," the Upstate is known today as a place where we **don't just make products, we engineer them.** Businesses here are world leaders in development and application of innovative technologies and perfecters of production processes.

From Milliken's ResOTM **flame-resistant fabrics** protecting first responders, to **rapid prototyping** and 3D printing at GE's Advanced Manufacturing Works, to **corporate strategy** and planning at headquarters facilities, business moves here as companies meet today's demands and anticipate tomorrow's challenges.

**400+**  
aerospace-related companies  
in South Carolina

**AEROSPACE**

LOCKHEED MARTIN TORAY AIRBUS AEROSPACE

**17 OEMs**  
within a day's drive of Upstate SC

**AUTOMOTIVE**

BMW MICHELIN ZF

Industrial engineering concentration  
**3 TIMES**  
national average (Upstate SC)

**ENGINEERED MATERIALS**

FAFL Milliken TEIJIN

**180+**  
food industry companies  
in the Upstate

**FOOD MANUFACTURING**

Nestlé Keurig DrPepper

**4,350**  
Upstate STEM  
graduates in 2018

**LIFE SCIENCES**

LONZA Abbott Arthrex

**245+**  
global, national and North American  
headquarters located in the Upstate

**OFFICE & PROFESSIONAL**

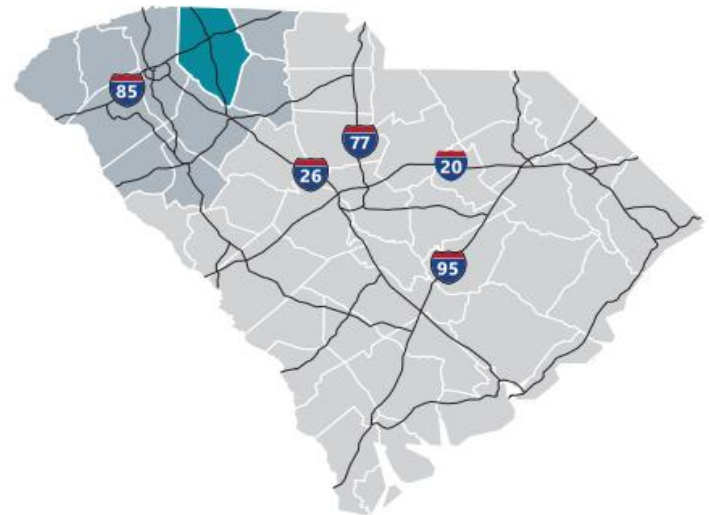
SYNNEX Denny's TD Bank





## 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 <sup>1</sup>
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%

<sup>1</sup> Projected Annual Growth Rate 2020-2025

### 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%

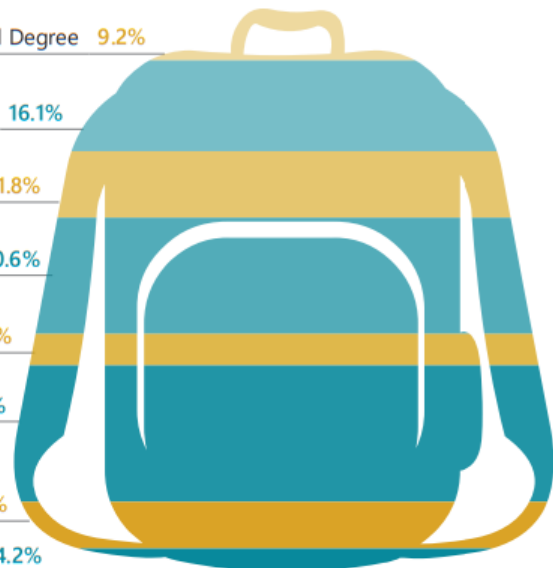
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%





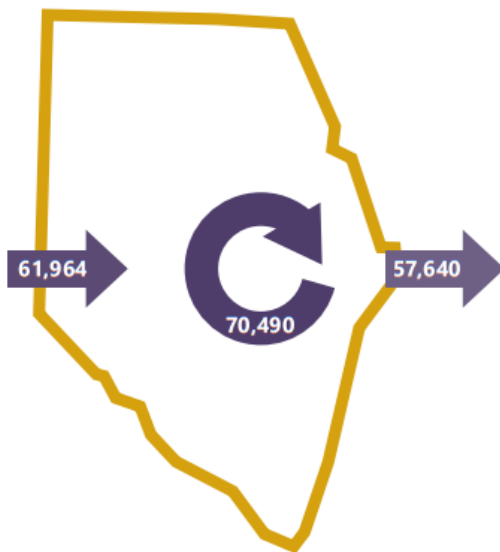
### 2018 Commuting Patterns

#### 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%

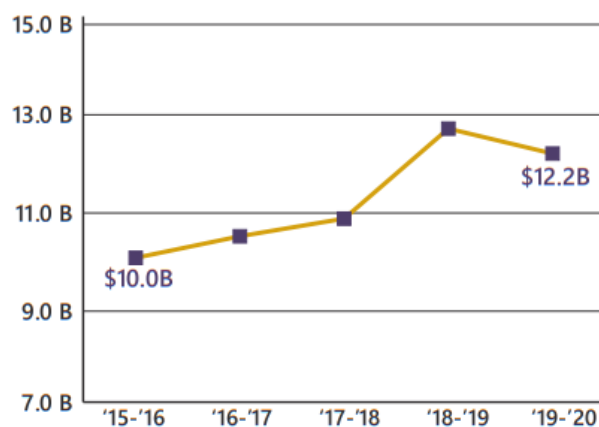
### 2020 Employment by Industry

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



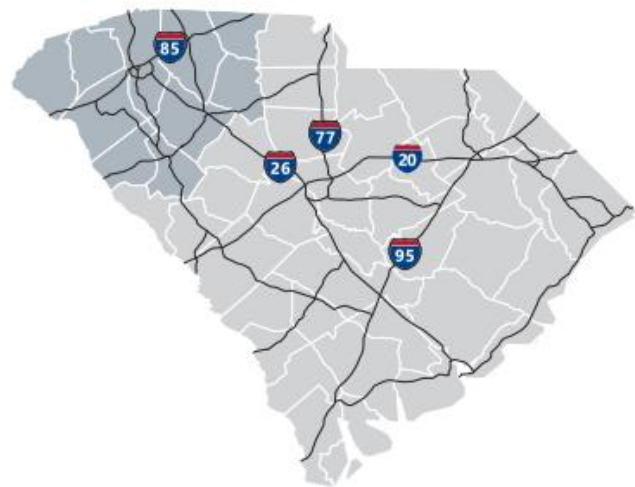
### 2020 Business Establishments by Industry





## Upstate SC Region

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



### Total Population

	2010	2020	2025	Growth Rate <sup>1</sup>
Upstate SC Region	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%
United States	308,745,538	333,793,107	346,021,282	0.72%

<sup>1</sup>Projected Annual Growth Rate 2020-2025

### Population by Age

	2010	2020	2025
Under 5	6.5%	5.8%	5.7%
5 to 9	6.4%	6.2%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.4%
25 to 34	12.1%	13.0%	11.9%
35 to 44	13.3%	12.2%	12.7%
45 to 54	14.4%	12.9%	12.1%
55 to 64	12.4%	13.4%	13.0%
65+	14.0%	17.7%	19.8%
Median Age	38.2	39.9	40.9

38.1% of the of 2020 population is prime working age

### Population by Race & Ethnicity

	2010	2020	2025
White	75.5%	74.8%	74.2%
Black	18.3%	17.5%	17.1%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	1.9%	2.2%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	3.3%	3.7%
Two or More Races	1.6%	2.2%	2.5%
Hispanic Origin (Any Race)	5.5%	6.7%	7.5%

### Households & Families

	2010	2020	2025
Total Households	532,065	599,337	633,863
Total Families	363,466	402,006	422,779
Average HH Size	2.49	2.50	2.50
Renter Occupied*	26.8%	28.9%	29.1%
Owner Occupied*	61.2%	59.8%	59.9%

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

### Median Household Income

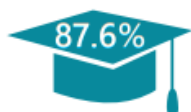
	2020	2025
Upstate SC Region	\$53,145	\$56,449
South Carolina	\$53,366	\$56,881
United States	\$62,203	\$67,325

### Per Capita Income

	2020	2025
Upstate SC Region	\$28,532	\$31,624
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 10.2%

Bachelor's Degree 17.3%

Associate's Degree 11.0%

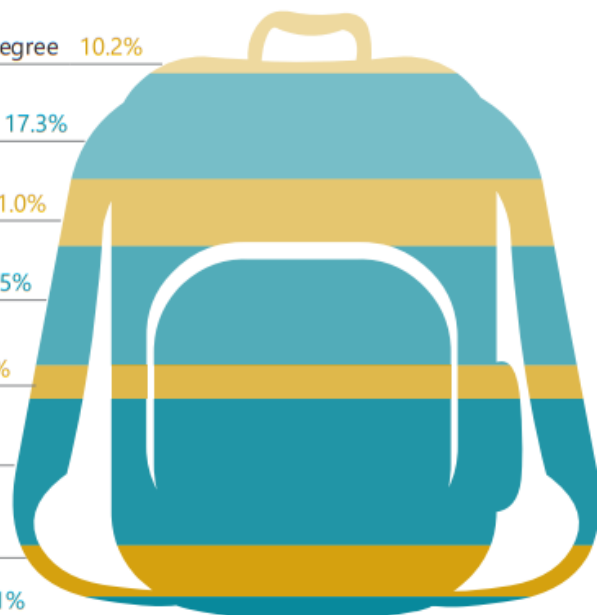
Some College, No Degree 19.5%

GED/ Alternative Credential 5.6%

High School Graduate 24.0%

9th to 12th Grade, No Diploma 8.4%

Less than 9th Grade 4.1%





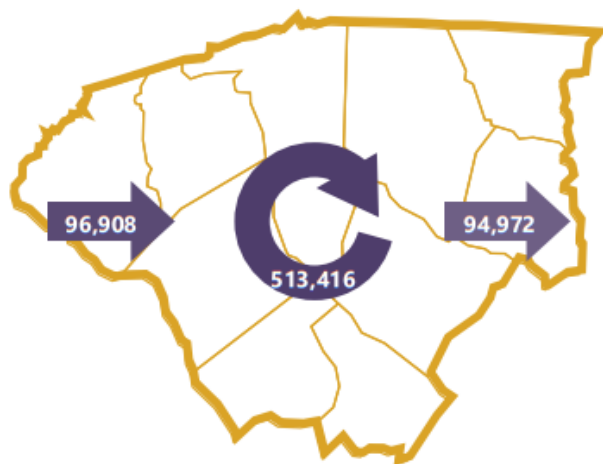
### 2018 Commuting Patterns

#### Travel Distance to Work

Less than 10 miles	44.4%
10-24 miles	28.7%
25-50 miles	12.0%
50 miles or more	14.9%

**73.1% of workers travel less than 25 miles**

#### Worker Inflow/Outflow



Live and Work in the Upstate SC Region	513,416
Commute into the Upstate SC Region	96,908
Commute Out of the Upstate SC Region	94,972

### Where Do Upstate SC Region Workers Live?

Greenville County	30.7%
Spartanburg County	17.5%
Anderson County	12.0%
Pickens County	6.9%
Oconee County	4.1%
Laurens County	3.8%
Greenwood County	3.6%
Cherokee County	3.0%
Richland County	1.6%
Union County	1.3%

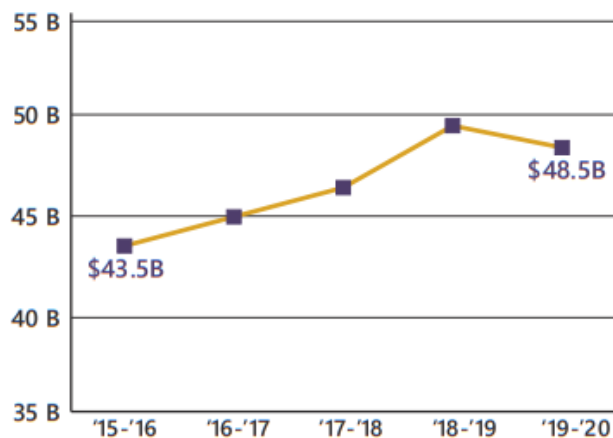
### 2020 Employment by Industry

Agriculture/Mining	0.5%	3,336
Construction	6.5%	42,463
Manufacturing	20.5%	134,865
Wholesale Trade	2.5%	16,633
Retail Trade	9.9%	65,195
Transportation/Utilities	4.9%	32,266
Information	1.4%	9,136
Finance/Insurance/Real Estate	5.2%	33,928
Services	45.8%	300,541
Public Administration	2.9%	18,732
Total	100%	657,095

### 2020 Civilian Population in Labor Force (16+)

Labor Force	89.8%
Unemployed	10.2%

### Gross Retail Sales by Fiscal Year



### 2020 Business Establishments by Industry

