

WO Ezell Boulevard @ Tanglewylde Drive  
Spartanburg, SC 29301



**SALE PRICE: \$149,000**

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CCIM Institute  
COMMERCIAL REAL ESTATE

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

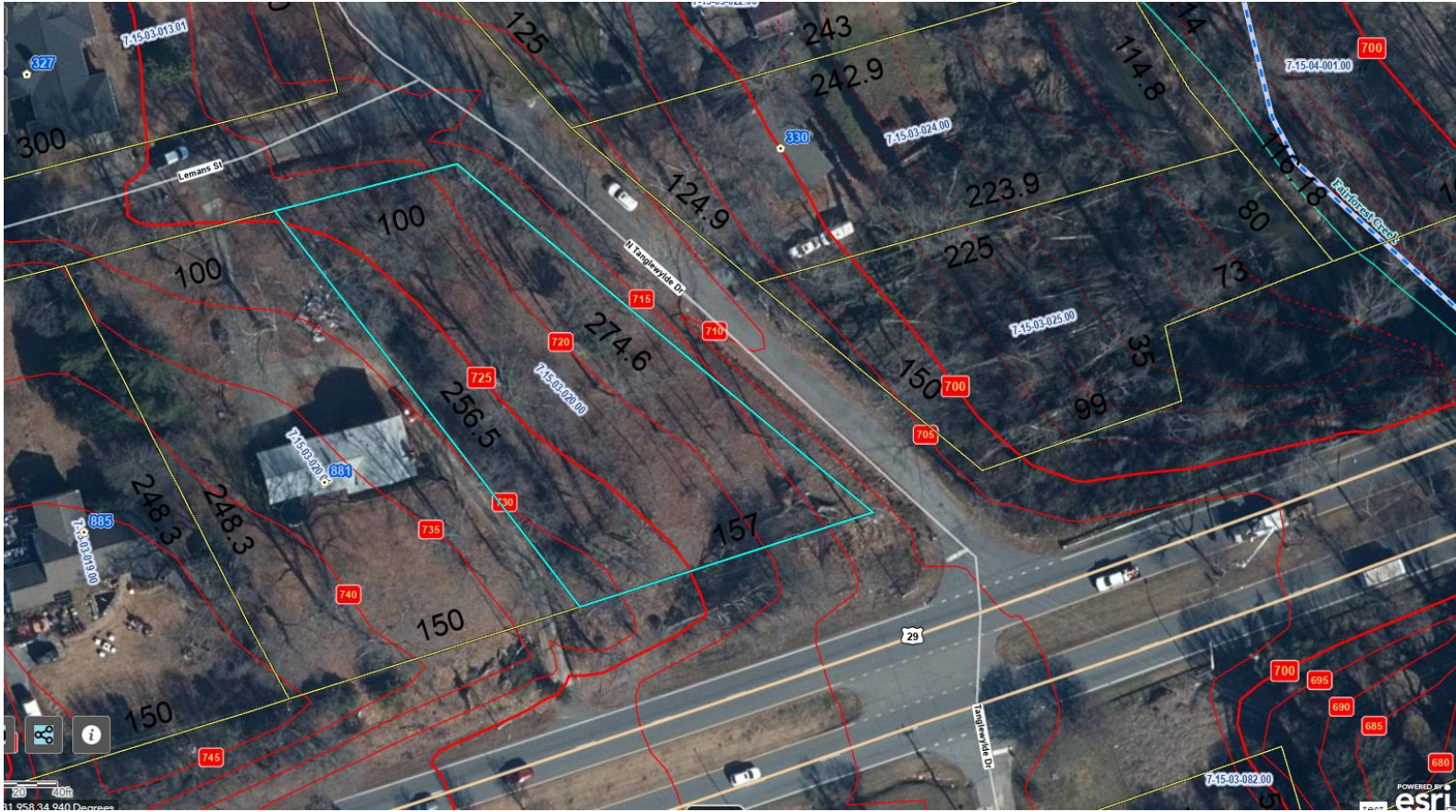
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, Spartanburg, SC - 864.583.1001

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.

- .67+/- acre on WO Ezell Boulevard
- Corner location at WO Ezell Boulevard & Tanglewylde Drive
- Located in the City Limits –Currently Zoned R-15 – Residential
- 157'± road frontage on WO Ezell Blvd
- Spartanburg County Tax Map #7-15-03-020.00
- This property is included in the \$4.5 million dollar West Main strategic growth corridor project. The new streetscape is currently in the design phase.
- The Daniel Morgan Trail Systems – this property is located next to “The Dan” trail which when completed will be a 32 mile trail connecting neighborhood residents & communities.



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TOPO MAP



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LOCAL

## **\$9.5M in Spartanburg earmarks target West Main Street corridor, Saluda Grade Trail project**



**Bob Montgomery**  
Herald-Journal

Published 8:56 a.m. ET July 21, 2022 | Updated 3:53 p.m. ET Aug. 10, 2022

Nearly \$10 million in earmarks from this year's \$13.8 billion state budget are headed to Spartanburg for two long-term projects that are expected to boost economic growth and create recreational opportunities.

State Reps. Max Hyde of Spartanburg and Rita Allison of Lyman obtained a \$4.5 million earmark for the city's West Main Street Strategic Growth Corridor project.

The two lawmakers also got \$5 million for the 31-mile Saluda Grade Trail project, which will allow three nonprofits to purchase of the 16-mile South Carolina portion of the former Norfolk Southern rail line. The line will be converted to trails that will connect Inman, Campobello and Landrum northern Spartanburg County to the North Carolina towns of Saluda, Tryon and Zirconia in Henderson County.

In total, area lawmakers obtained \$12.8 million in budget earmarks for Spartanburg County, including \$1.6 million for Boiling Springs Fire District and \$900,000 for Upstate Resource Center in Boiling Springs, Rep. Steven Long; and \$300,000 for the Southside Cultural Monument and \$490,000 for the Spartanburg Police Department, Rep. Rosalyn Henderson-Myers.

Only one area lawmaker, Rep. Josiah Magnuson of Campobello, voted against the earmarks.

**Saluda Grade Trail:** \$250K secured to support Saluda Grade Trail in North Carolina

"I vote against almost all earmarks because there is no process for transparency with these funds," the Republican lawmaker said. "Until conservatives like myself began drawing

attention to the situation in the last few years, the list of earmark destinations typically was not even published to the public prior to a vote."

## **West Main corridor in downtown Spartanburg**

The 1.5-mile West Main Street corridor is a low- to moderate income area that has seen little investment for decades. Envisioned as a revitalized gateway to the city's downtown, it is designated an opportunity zone, which offers tax credits as an incentive to investors.

**Building under demolition:** Downtown Spartanburg Grain District building behind AC Hotel under demolition. What we know.

"This particular area has tremendous potential for new investment," said Allen Smith, president and CEO of OneSpartanburg, Inc. "Currently, the area does not reflect our economic momentum, doesn't spur investor confidence, nor does it demonstrate any sense of community pride. The city now has the resources to change that."

A recent Clemson University study looked at the West Main Street corridor, defining the area of the portion of West Main Street and W.O. Ezell Boulevard between the railroad tracks near the A.C. Hotel, just west of the intersection of West Main Street and Ezell Street, and the intersection of Briarwood Road and W.O. Ezell Boulevard to the west.

**2021 report:** City of Spartanburg launches effort to make downtown's western gateway more appealing

The study noted that in the census blocks immediately to the east of the railroad tracks, the average household income is \$81,405 and the population is 81.9% white. To the west of the tracks, the average household income is \$27,383 and the population is 70.8% African American. The housing stock in this area west of the tracks consists of 42.4% owner occupied, 45.4% renter occupied and 12.2% vacant.

Current drawbacks in the corridor include poor streetscaping and landscaping, lack of access to green space and a lack of identity, according to the study.

Goals include creating a more pedestrian friendly environment, a safer biking infrastructure, promoting mixed-use development, creating a gateway to downtown and a positive brand of the corridor.

"Fulfilling a longer-term vision to revitalize western downtown and meet a gateway improvement recommendation in the OneSpartanburg Vision Plan, the public will be served



by stimulated economic growth, bike and trail features and parking support," Smith said.

According to Rep. Hyde, the \$9 million project will include \$4.5 million in earmark funds along with \$4.5 million in private funds.

### **Saluda Grade Rail Trail project**

According to Rep. Hyde, the \$5 million earmark for the Saluda Grade Trail will enable three nonprofits – Play, Advocate, Live Well (PAL); Upstate Forever; and Conserving Carolina – to purchase the South Carolina portion of the rail corridor.

It is estimated to attract 125,000 visitors annually, support 300 jobs and spur development near the trail. A net economic impact of \$45 million is projected, according to the earmark description.

Laura Ringo, executive director of PAL, said the first step is to negotiate a purchase from Norfolk Southern. The rail company will then need to go through an abandonment process with the U.S. Surface Transportation Board, she said.

**Mary Black Rail Trail expansion:** How the \$2 million expansion will transform downtown Spartanburg

After that, the nonprofits will work with engineers to plan the removal of old rails into construction of trails. The construction phase will require fundraising, she said. The project could be finished in roughly five years, she said.

"It will have enormous economic impact," Ringo said. "It will give people an opportunity to enjoy the beauty of the mountains, a number of rivers and lake summits. Trails provide significant health benefits, and the Saluda Grade will do just that."

When active from 1878 to 2001, the rail line along the Blue Ridge Escarpment was renowned as the steepest standard gauge mainline railroad ever built in the U.S., Ringo said.

Andrea Cooper, executive director of Upstate Forever, said trails like the Prisma Health Swamp Rabbit Trail in Greenville County are "transformational economic engines."

"They bring more money and jobs to the local economy, boost quality of life for residents and offer a safe and accessible way to spend time outdoors," she said in a press release. "The Saluda Grade Rail Trail will yield a return beyond any initial investment."

# SPARTANBURG WELCOMES THE DAN, A 32-MILE UNIFIED TRAIL SYSTEM

## MARY BLACK FOUNDATION ANNOUNCES \$1M IN SUPPORT FOR TRANSFORMATIVE COMMUNITY ENDEAVOR



**theDAN**  
THE DANIEL MORGAN TRAIL SYSTEM  
[www.dantrail.com](http://www.dantrail.com)

Spartanburg is home to The Dan. Once completed, the revolutionary 32-mile trail system will traverse neighborhoods throughout the community, connecting residents for generations to come.





# SPENCER/HINES

## PROPERTIES



ONE SPARTANBURG INC.

SCAN TO  
SEE OUR  
NEW SPACE



# BY THE NUMBERS

onespartanburginc.com



2021 U.S.  
CHAMBER OF  
THE YEAR



**\$1.9B**  
CAPITAL  
INVESTMENT

80%  
NEW

20%  
EXPANSION



**44**  
PROJECTS



**4,045**  
JOBS

Equivalent to \$5.4M every single day

## PROJECT BREAKDOWN BY INDUSTRY

20%

Advanced  
Manufacturing

5%

Advanced  
Materials

9%

Automotive

7%

Commercial

34%

Distribution &  
Logistics

5%

Life Sciences

5%

Multifamily

5%

Office/Shared  
Services

10%

Unclassified/  
Unknown



**SPEC  
SPACE**

**10M+ SQ FT**  
planned or  
under construction

*Spartanburg faces a continued demand for industrial space, and a rising demand for Class A office space. With the momentum happening in our community, with all the investment being made in the city and county, I am confident we will find users that jump at the opportunity to occupy newly developed spaces.*

**JOHN MONTGOMERY**  
Colliers International

## DOWNTOWN DEVELOPMENT

Agape Care Group and MP Cloud Technologies relocated corporate headquarters to Downtown Spartanburg, and The M Peters Group announced the largest ever private sector investment in downtown.

**90.4%**

**OFFICE**  
OCCUPANCY RATE

**95.6%**

**RETAIL**  
OCCUPANCY RATE

**92%**

**MULTIFAMILY**  
OCCUPANCY RATE



**2,200+**

**HOUSING UNITS**  
in the pipeline or under  
construction



**33,742**

**PEDESTRIANS**  
on Main Street  
every week

*There's a lot of good reasons to be in Spartanburg. Market studies show that Spartanburg is ready for impactful developments. The community is very welcoming and leadership asks 'how can we help?' - you don't hear that in a lot of places. It's a beautiful city with great people, plus the employment being generated is incredible.*

**MARK PETERS**  
M Peters Group





# SPENCER/HINES

## PROPERTIES

**\$53.3M**  
CAPITAL PENNY  
SALES TAX

**\$123K**  
SMALL BUSINESS  
FUND AWARDED

*Bringing Back the Burg helped my small business. I was a new business owner. I didn't know what to do. I had depleted my funds. When they told me about the Recovery Fund I said 'Yes! That is what I need!' I was able to stay afloat. I am thankful and grateful.*

**KESHA WILLIAMS**  
Little ME Childcare Center

**208+**  
SUPPLIER  
CONNECTIONS  
a renewed focus for  
OneSpartanburg, Inc.

**2.9%**  
UNEMPLOYMENT  
RATE

*The OneSpartanburg, Inc. team did a magnificent job supporting Oshkosh Defense during a 2-day Supplier Event. We had the chance to meet with over 100 companies and forge the start of many relationships that will provide win-wins for our community.*

**DON BENT**  
OshKosh Defense

OneSpartanburg, Inc. successfully advocated for a permanently pedestrian Main Street-Morgan Square, the COVID-19 Liability Immunity Act, the Schools of Innovation Act of 2021, a historic \$12M state budget allocation that represents a stake in the ground moment for our community, and supported Spartanburg School District 5 in advocating for a successful \$295M bond referendum.

**\$4.3M**  
A-TAX  
SPARTANBURG  
COUNTY

**\$5.3M**  
H-TAX  
SPARTANBURG  
COUNTY

*Spartanburg proved itself as a safe, hospitable destination, hosting notable groups including the Southeast Tourism Society and South Carolina Recreation and Parks Association.*

**ANDY CAJKA**  
Spartanburg Marriott  
Southern Hospitality Group

**29%**  
INCREASE IN  
HOTEL ROOM  
DEMAND  
compared to 2020

**33%**  
INCREASE IN  
REVENUE PER  
AVAILABLE ROOM  
compared to 2020

*HBO's We're Here provided a unique opportunity to tell Spartanburg's story to a national audience. The episode showcased our charming city, rich history, and most importantly our welcoming community.*

**PONTHEOLLA ABERNATHY**  
Clevedale Historic Inn & Gardens

GSP International Airport, recognized as the best small airport in North America, served 1.6M passengers