

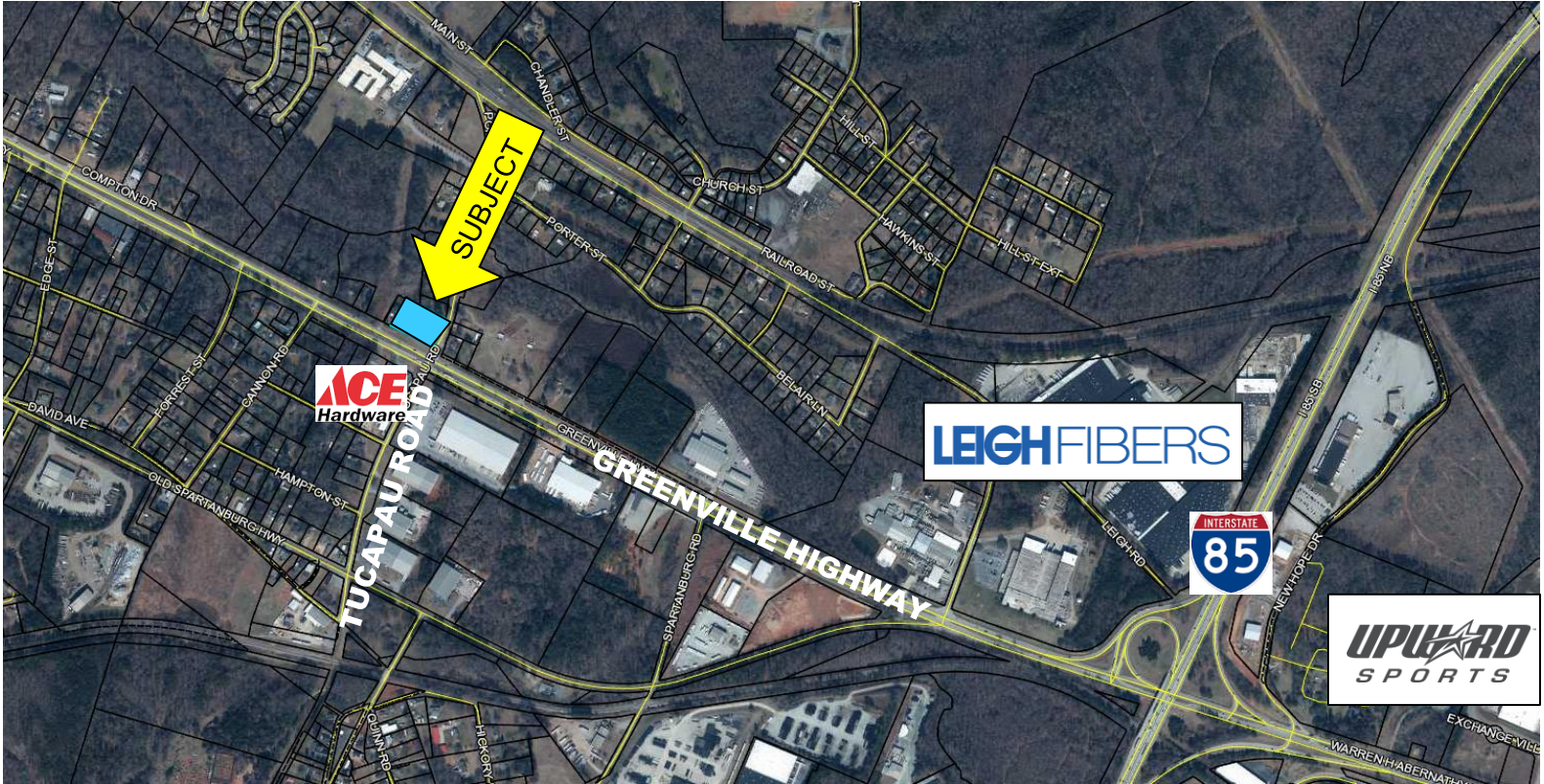


# SPENCER/HINES

PROPERTIES

# LAND

10410 & 10406 Greenville Highway  
Wellford, SC 29385



- 1.46± acres located on Greenville Highway @ Tucapau Road
- Corner location with traffic light!
- Highly visible parcel with good topo
- 300'± road frontage on Greenville Highway
- Approximately 1 mile to I-85
- 17,500± vehicles per day (2020)
- All utilities available to site!

## CONTACT

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

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

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.

**SALE PRICE:**  
**\$795,000**





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

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# SPENCER/HINES

PROPERTIES

ONESPARTANBURG 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

Equivalent to \$5.4M every single day



**44**  
PROJECTS



**4,045**  
JOBS



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

## 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

*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

BUSINESS



**\$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



South Carolina





# SPENCER/HINES

## PROPERTIES

### 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**



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

**AUTOMOTIVE**



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

**ENGINEERED MATERIALS**



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

**FOOD MANUFACTURING**



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

**LIFE SCIENCES**



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

**OFFICE & PROFESSIONAL**

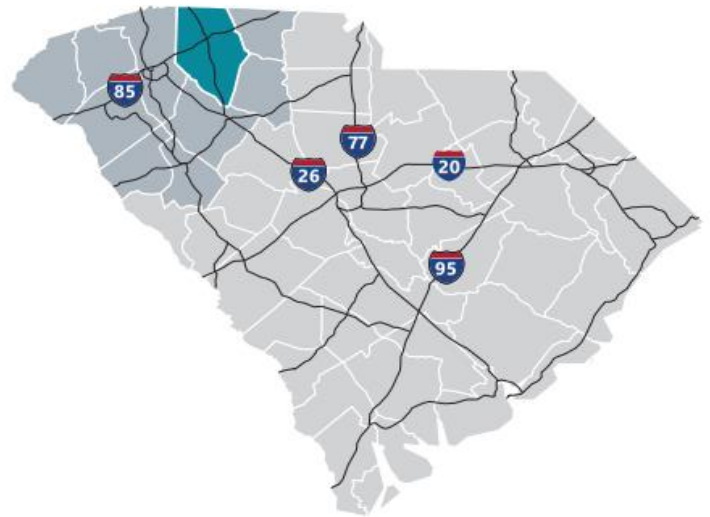






## Spartanburg County

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





# 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%

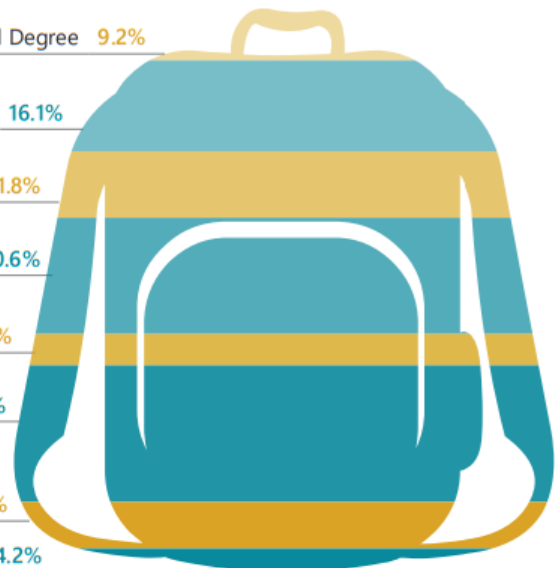
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%







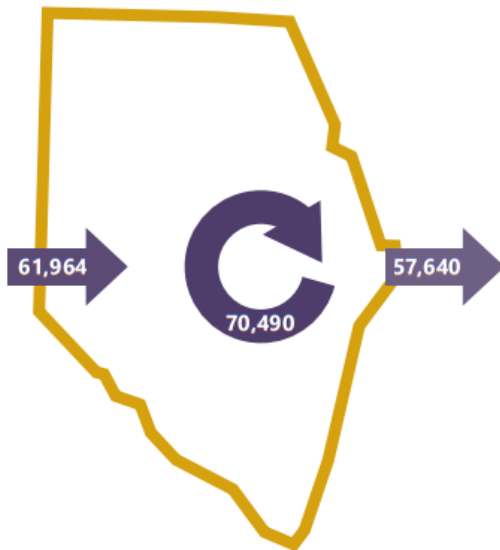
### 2018 Commuting Patterns

#### 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%

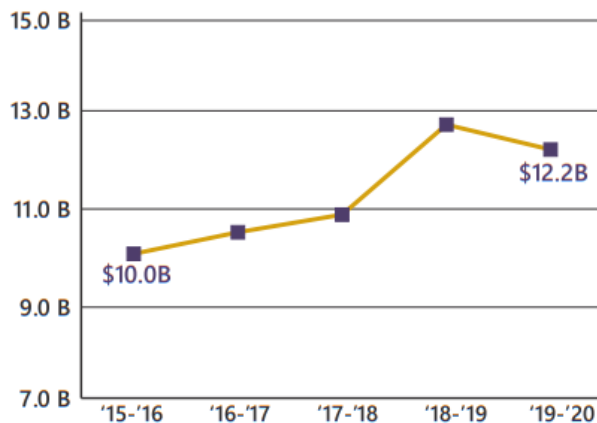
### 2020 Employment by Industry

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
<b>Total</b>	<b>100%</b>	<b>141,853</b>

### 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

