

PRIME DEVELOPMENT LAND FOR SALE



Site
+/- 3.84 acres

*Planned Residential
Development*
469 Lots on +/- 133.53 acres

HWY 9 & I-85 BOILING SPRINGS, SC

+/- 3.84 acres | \$1,195,000.00

- Located at Hwy 9 & I-85 Bypass directly on the interstate off ramp
- Ideal for restaurant, retail, or gas station
- Great visibility and access from both Hwy. 9 & I-85
- Frontage on I-85 north bound ramp & Boiling Springs Highway (Hwy 9)
- Great demographics in one of the fastest growing areas of Spartanburg County
- Over 29,100 cars per day on Boiling Springs Road



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

ZACH HINES

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SPENCER/HINES PROPERTIES
COMMERCIAL REAL ESTATE SALES, LEASING,
& INVESTMENTS
500 E. NORTH STREET | SUITE F
GREENVILLE, SC

Location



Demographics

| Population | 3 mile | 5 mile | 10 mile |
|-----------------------------------|--------|--------|---------|
| <i>2010 Population</i> | 29,778 | 70,425 | 186,803 |
| <i>2021 Population</i> | 35,795 | 82,404 | 213,321 |
| <i>2026 Population Projection</i> | 39,172 | 89,829 | 231,791 |
| <i>Annual Growth 2010-2021</i> | 1.8% | 1.5% | 1.3% |
| <i>Annual Growth 2021-2026</i> | 1.9% | 1.8% | 1.7% |

| Households | 3 mile | 5 mile | 10 mile |
|----------------------------------|--------|--------|---------|
| <i>2010 Households</i> | 11,006 | 26,351 | 72,420 |
| <i>2021 Households</i> | 13,400 | 31,069 | 82,681 |
| <i>2026 Household Projection</i> | 14,685 | 33,906 | 89,826 |
| <i>Annual Growth 2010-2021</i> | 1.6% | 1.2% | 0.9% |
| <i>Annual Growth 2021-2026</i> | 1.9% | 1.8% | 1.7% |