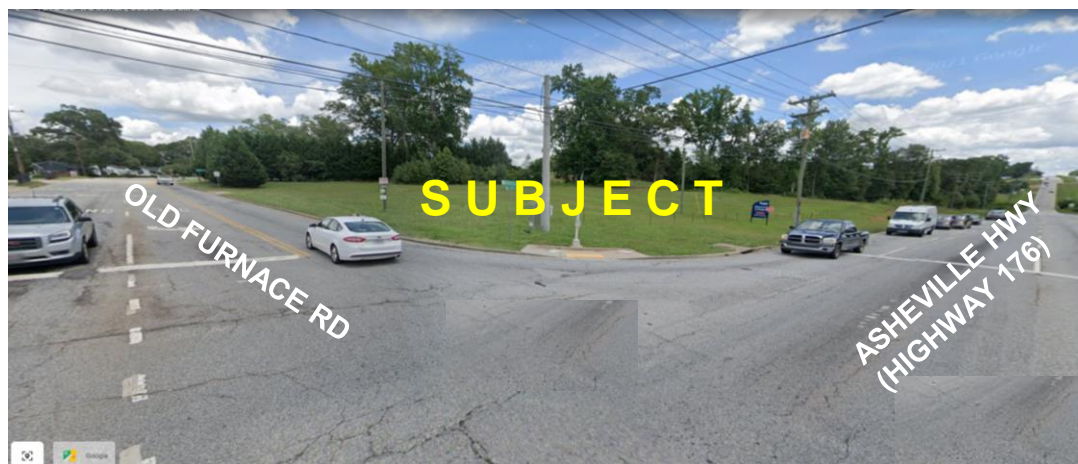
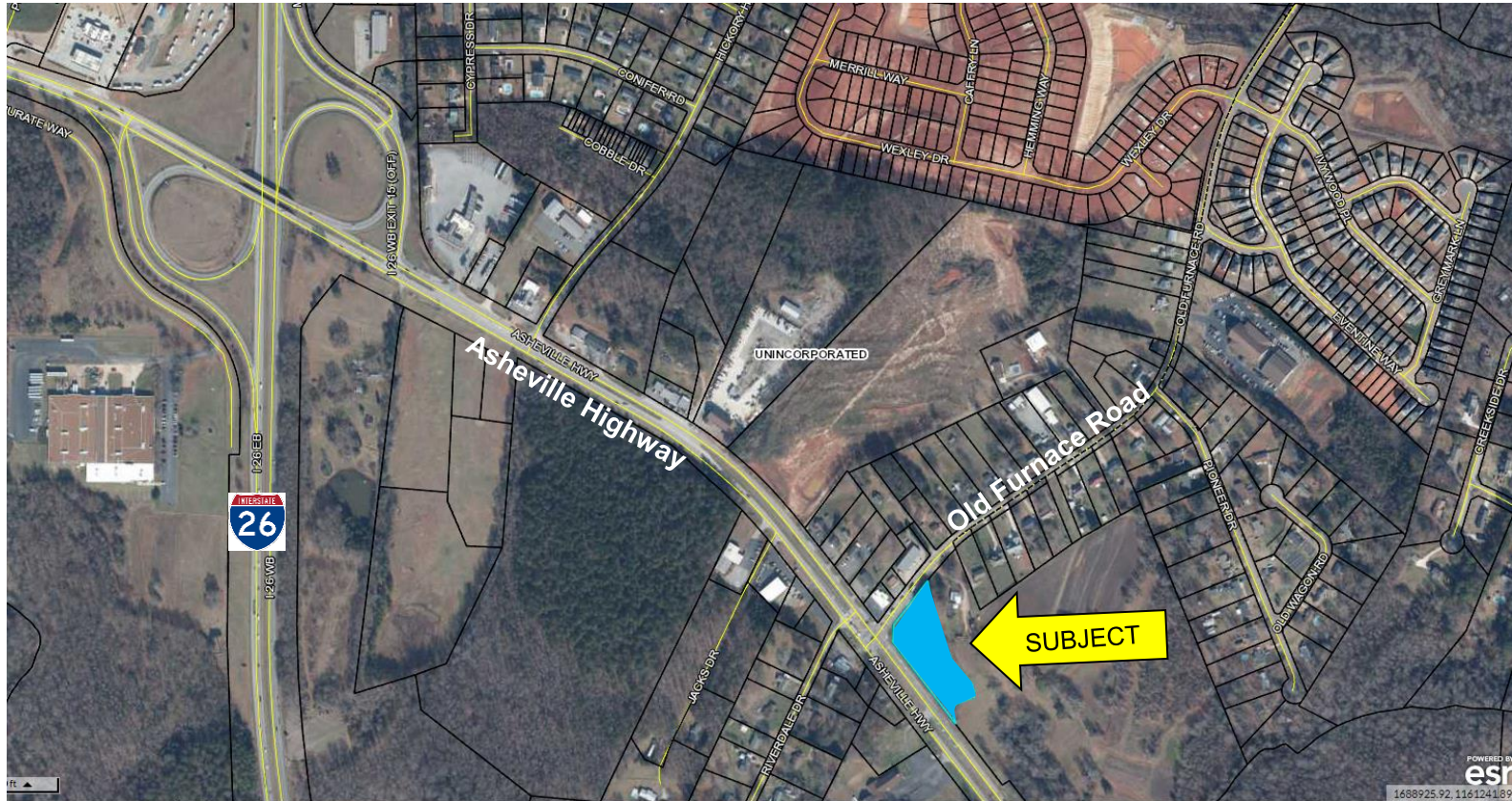




SPENCER/HINES PROPERTIES

LAND

120 Old Furnace Road
Boiling Springs, SC



- 2.05± acres at the corner of Asheville Highway & Old Furnace Road
- Great exposure at busy signalized intersection
- Sewer available to site.
- 425'± frontage on Asheville Hwy; 270'± on Old Furnace Road.
- Highly visible with over 20,000 cars per day.
- Approximately ½ mile to I-26
- All utilities available to site including sewer
- Spartanburg County Tax Map # 2-50-00-081.00

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



CONTACT

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



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:
\$995,000

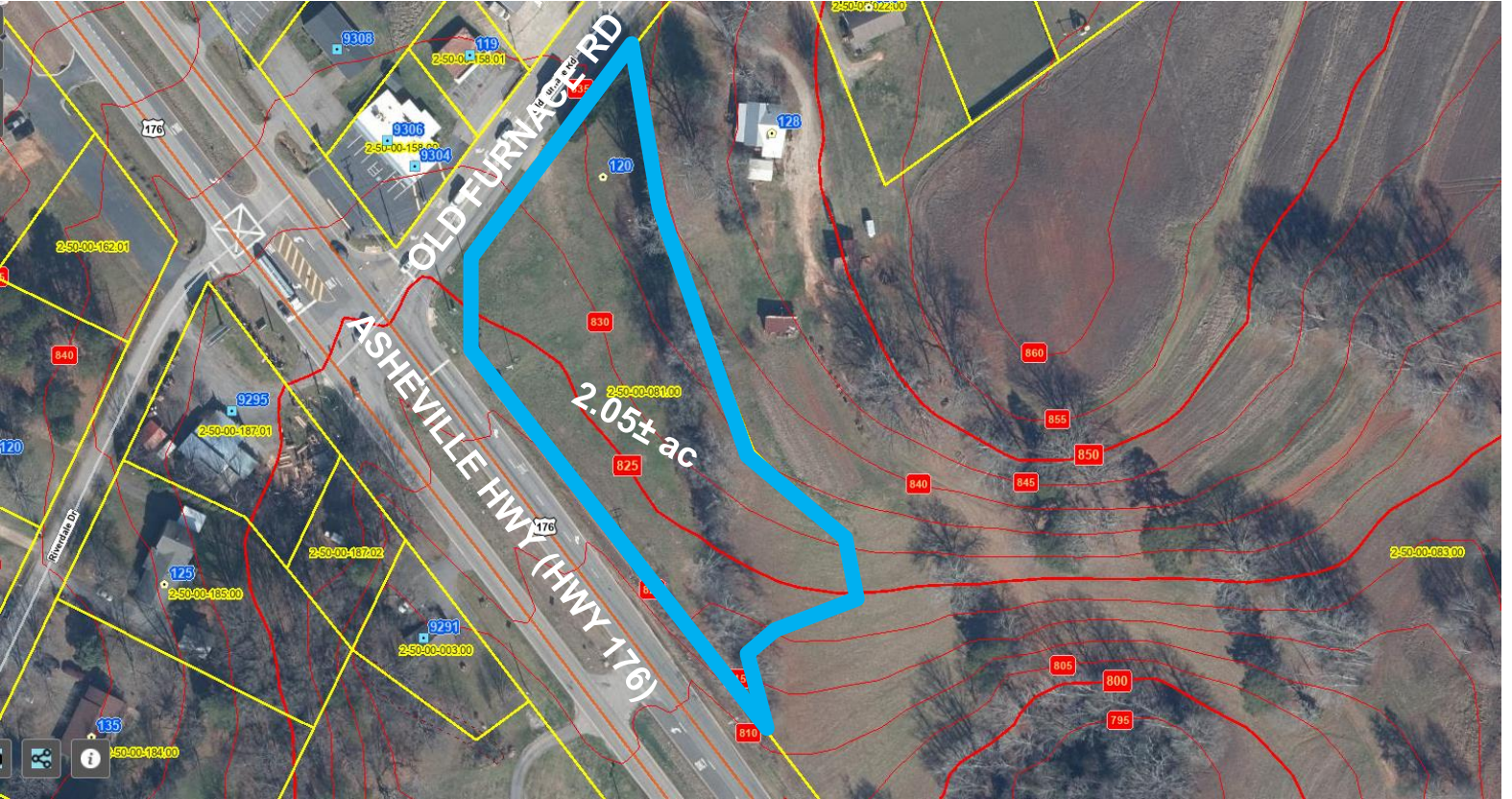


SPENCER/HINES

PROPERTIES

LAND

120 Old Furnace Road
Boiling Springs, SC



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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

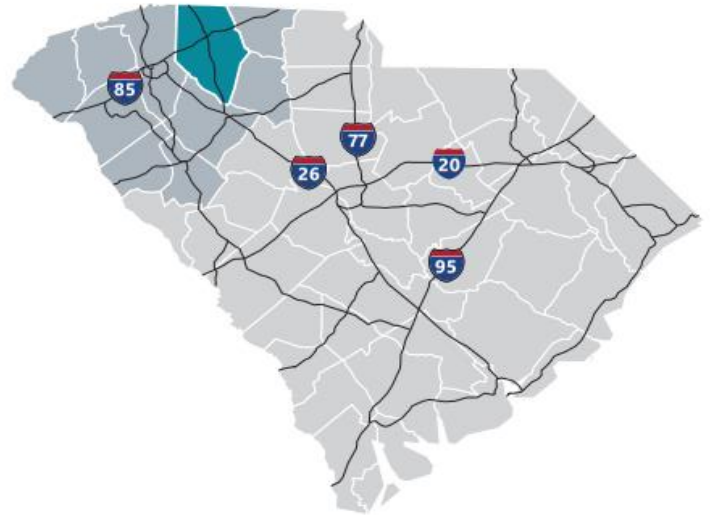


South Carolina



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