



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

LAND

N. Main Street
Woodruff, SC 29388



SALE PRICE:
\$895,000

CONTACT

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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.

- 1.25 acres on N. Main Street in Woodruff.
- Highway 101 less than ½ mile.
- New BMW 250 acre campus less than ½ mile.
- 14,000 vehicles per day
- High growth area with 4000 new homes expected to be built in Woodruff within 5 years. Current population of 4300 could potentially grown to over 18,000.
- Rough grade pad ready site with all utilities in place, shared stormwater detention in place, and full access curb cut.



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SPENCER/HINES PROPERTIES



2022 BY THE NUMBERS



\$3.2B*
CAPITAL INVESTMENT

85%
NEW
15%
EXPANSION

Equal to \$8.8M every single day



36*
PROJECTS



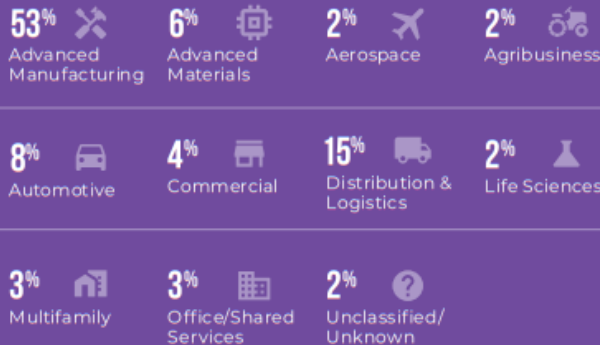
1,742*
JOBS



SPEC SPACE

12M SQ FT
planned or
under construction

PROJECT BREAKDOWN BY INDUSTRY



Spartanburg County is riding a wave of momentum in all facets of our economic development strategy. We remain a regional leader in job creation and industrial growth, as evidenced by BMW Group's \$1.7 billion announcement in October. And thanks to intentional recruitment efforts, Spartanburg continues attracting knowledge-based and corporate jobs, with several key office development projects coming in the near-future.

KATHERINE O'NEILL
Chief Economic Development Officer
OneSpartanburg, Inc.

*As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

DOWNTOWN DEVELOPMENT

96.6%
OFFICE
OCCUPANCY RATE

97.1%
RETAIL
OCCUPANCY RATE

93.2%
MULTIFAMILY
OCCUPANCY RATE



3,500+
HOUSING UNITS
in the pipeline or under
construction within 5 miles
of Downtown Spartanburg



42,571
PEDESTRIANS
on Main Street
every week

Downtown Spartanburg continued its evolution into a 24-7 destination, with newcomers living and working downtown thanks to new residential developments and professional opportunities. Pedestrian traffic increased from 33k in 2021 to 45k in 2022. The City of Spartanburg's Morgan Square Committee is committed to a strategically-redesigned square, better able to grow alongside Spartanburg. And thanks to the penny sales tax, construction is ongoing on Spartanburg County's new Judicial Center, with additional projects coming soon.

ALLEN SMITH
President & CEO
OneSpartanburg, Inc.



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

BUSINESS



\$61.9M
CAPITAL PENNY
SALES TAX
REVENUE



\$6M
SMALL & MINORITY
BUSINESS
DEVELOPMENT
FUNDING



42
LOCAL
SUPPLIERS
connected to regional
manufacturers



2.6%
UNEMPLOYMENT
RATE
November 2022



Steps we've taken to advocate on behalf of our business community led to significant wins in 2022. In collaboration with public and private partners, our Small and Minority Business Development Strategy was funded to the tune of \$6 million by Spartanburg County Council. In addition, advocacy efforts at the state level led to increased funding allocations in the state budget, allowing for transformative projects across Spartanburg County to move forward.

JOHN KIMBRELL
Chief Business Affairs Officer
OneSpartanburg, Inc.

TOURISM



\$67.9M
ANNUAL HOTEL
REVENUE



\$5.7M
H-TAX
SPARTANBURG
COUNTY



7.8%
INCREASE IN
HOTEL ROOM
DEMAND
compared to 2021



17.6%
INCREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2021



Thanks to tourism development growth, much of it generated by sports tourism wins, we are more able than ever before to drive business to Spartanburg County hotels. With growth in events, conferences, tournaments, and more hosted in Spartanburg—like our first NCAA Division I level event, set for later this year—comes growth in hotel room nights, restaurant spending, and the overall economic impact visitors have in our community.

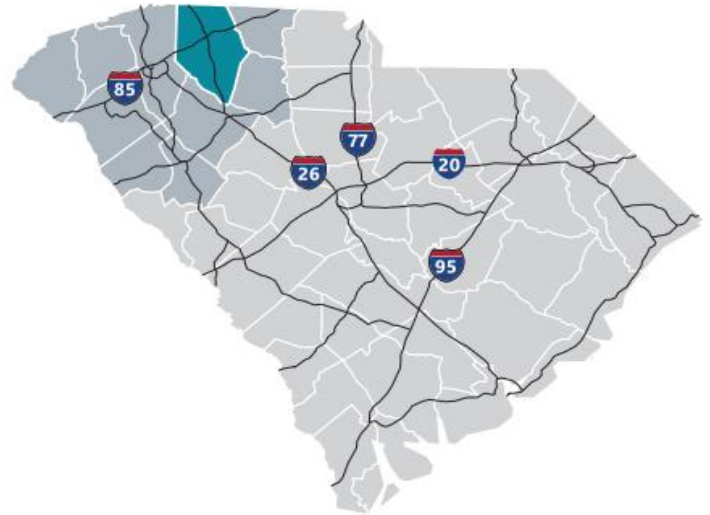
BILLY DUNLAP
Chief Tourism Development Officer
OneSpartanburg, Inc.





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

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%

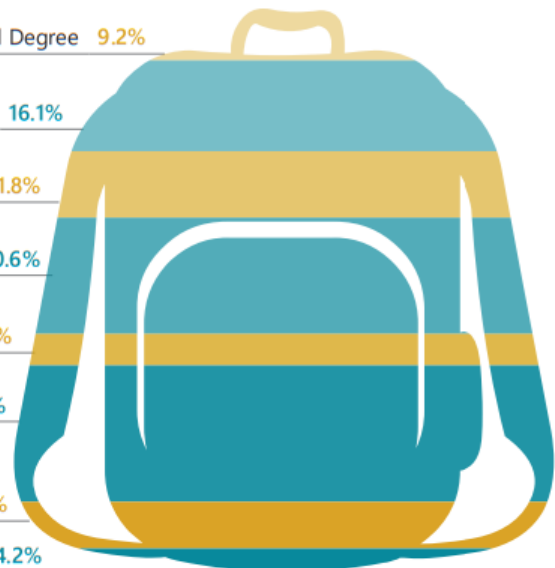
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%





SPENCER/HINES

PROPERTIES



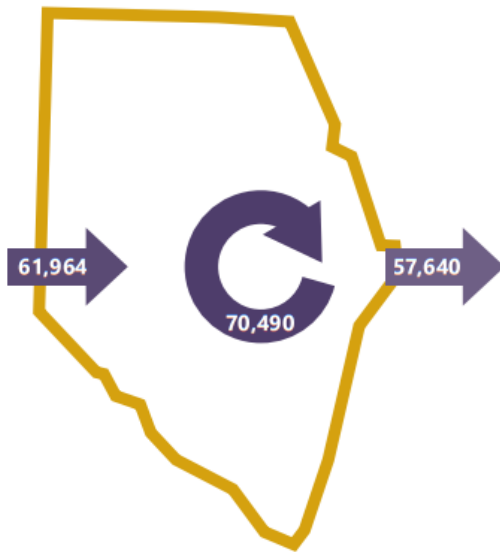
2018 Commuting Patterns

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% |

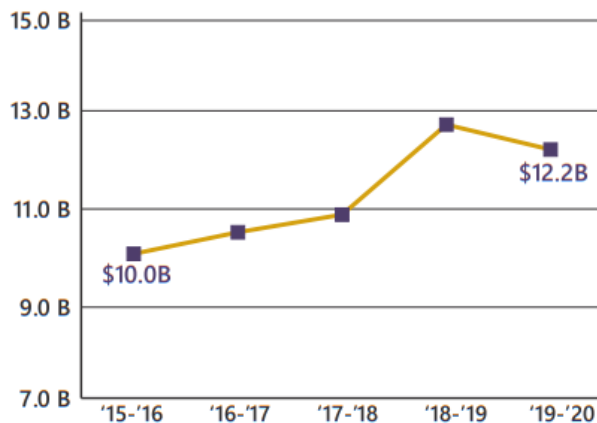
2020 Employment by Industry

| | | |
|-------------------------------|-------------|----------------|
| 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

