

# Prime Development Site

1564 & 1568 Boiling Springs Road,  
Boiling Springs, SC



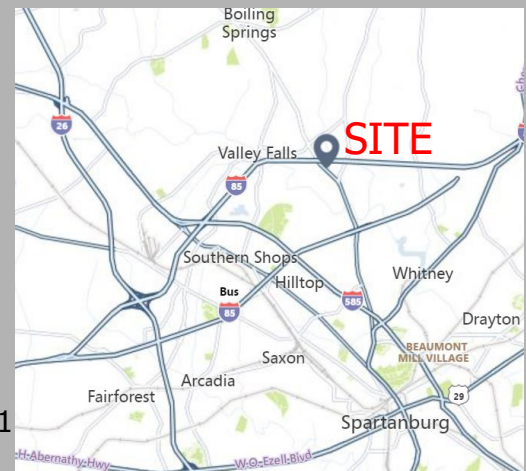
**Planned Residential  
Development**  
469 Lots on 133+/- Acres

**SITE**

Demographics	1 Mile	3 Mile	5 Mile
Population	608	9,246	41,821
Projected Population (2026)	686	10,337	46,203
Avg. Household Income	\$100,216	\$87,786	\$86,032
Avg. Age	41	40	38
Traffic Counts			
Highway 9	25,800	SCDOT '21	
I-85 @ Highway 9	73,600	SCDOT '21	

**PROPERTY FEATURES:**

- 2.21 +/- Acres
- Located Near the Intersection of Highway 9 & I-85
- High Visibility with Frontage on Highway 9
- Strong Demographics
- One of the Fastest Growing Areas in Spartanburg County – Currently Growing at a Rate of 2.06% Annually
- Spartanburg TMS 2-51-00-120.01 and 2-51-00-120.02



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.

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**SALE PRICE**  
**\$1,400,000**

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