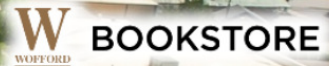


Downtown Spartanburg



WOFFORD COLLEGE

**SALE**  
Downtown  
Spartanburg  
Development  
Opportunity

**577 NORTH CHURCH STREET**  
Spartanburg, SC 29303



# PROPERTY SUMMARY



**VIDEO**

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,000,000
<b>LOT SIZE:</b>	1.895 Acres
<b>ZONING:</b>	DT-5 (up to 6-10 stories)
<b>TOPOGRAPHY:</b>	Sloping toward rear of the property

## PROPERTY DESCRIPTION

SVN | Palmetto is pleased to present +/-1.895 Acres of prime development land in Downtown Spartanburg. This corner lot touches Wofford College's Campus (1,800 students) and has frontage on 3 different roads. Zoning (DT-5) offers minimal setbacks and allows for a vertical development up to 6 stories by right and up to 10 stories with Design Review Board approval. VCOM medical school (600 students), Spartanburg Memorial Hospital (540 beds), Converse College (1,900 students) and new multifamily and retail developments surround the parcel.

## PROPERTY HIGHLIGHTS

- All Municipal Utilities
- Qualified Federal Opportunity Zone
- 19,200 VPD (Station ID 42-0179 SCDOT)

**STEPHEN AHRNURD**  
O: 404.272.0054  
stephen.ahnrud@svn.com

**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com

**DUSTIN TENNEY**  
O: 864.905.7226  
dustin.tenney@svn.com

**NICK HAMMETT**  
O: 864.414.0560  
nick.hammett@svn.com

**BRADY BRANNON**  
O: 864.714.2670  
brady.brannon@svn.com

**ADDITIONAL PHOTOS**



**STEPHEN AHRNURD**  
O: 404.272.0054  
stephen.ahnrud@svn.com

**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com

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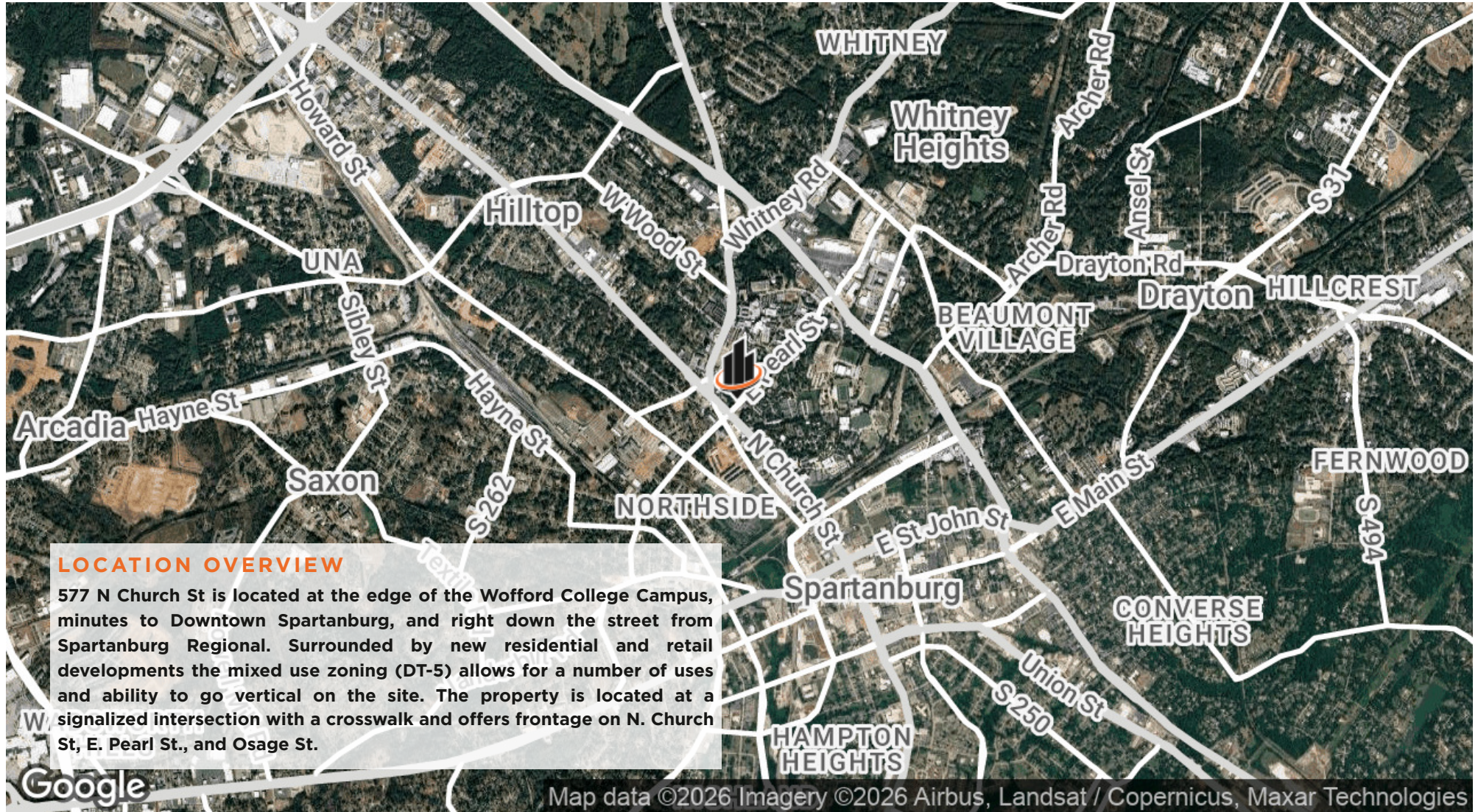
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O: 864.905.7226  
dustin.tenney@svn.com

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O: 864.414.0560  
nick.hammett@svn.com

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O: 864.714.2670  
brady.brannon@svn.com

# LOCATION MAP



**STEPHEN AHRNURD**  
O: 404.272.0054  
stephen.ahnrud@svn.com

**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com

**DUSTIN TENNEY**  
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dustin.tenney@svn.com

**NICK HAMMETT**  
O: 864.414.0560  
nick.hammett@svn.com

**BRADY BRANNON**  
O: 864.714.2670  
brady.brannon@svn.com

# RETAILER MAP



**STEPHEN AHRNOD**  
 O: 404.272.0054  
 stephen.ahnrod@svn.com

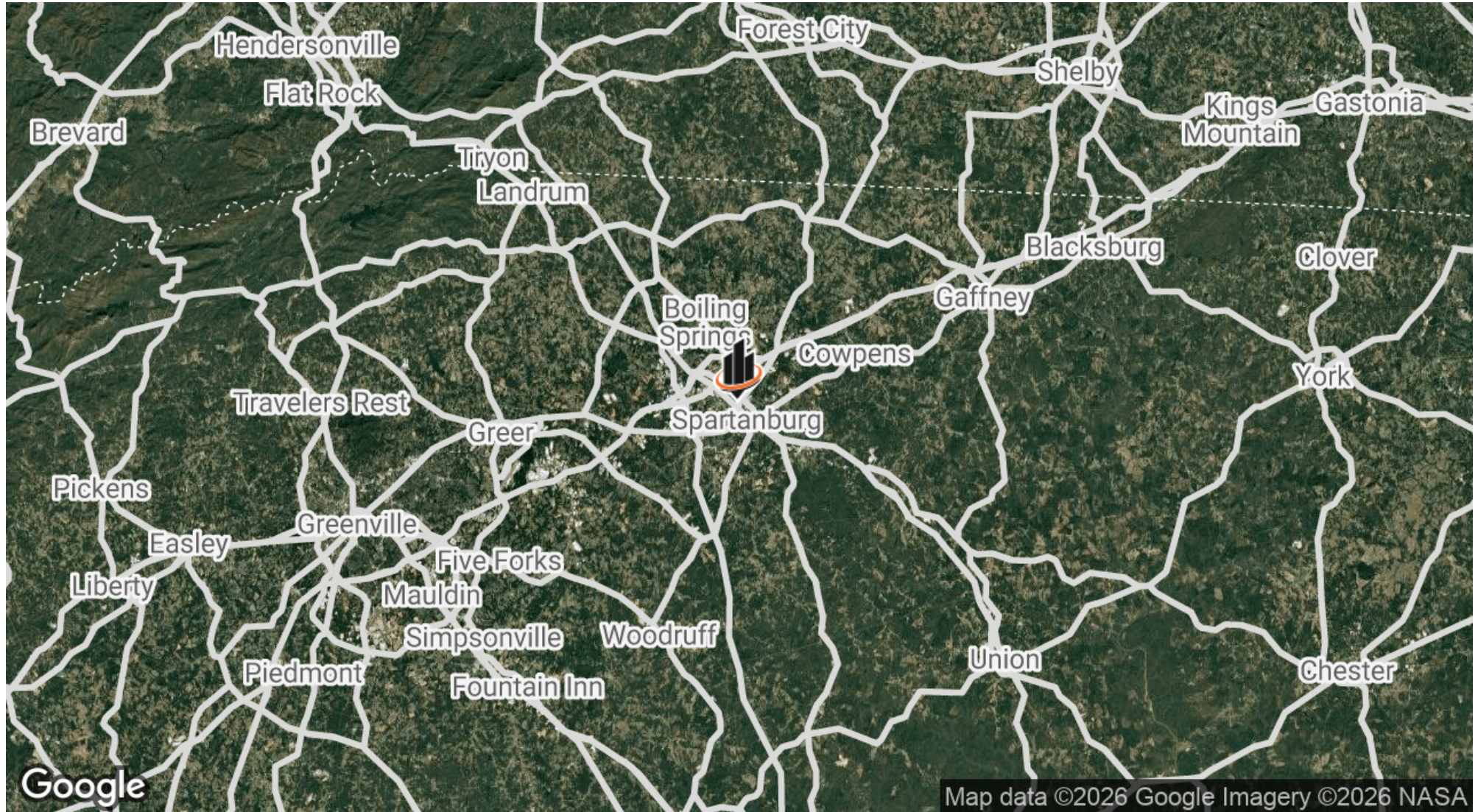
**DANIEL HOLLOWAY**  
 O: 864.637.9302  
 daniel.holloway@svn.com

**DUSTIN TENNEY**  
 O: 864.905.7226  
 dustin.tenney@svn.com

**NICK HAMMETT**  
 O: 864.414.0560  
 nick.hammett@svn.com

**BRADY BRANNON**  
 O: 864.714.2670  
 brady.brannon@svn.com

## REGIONAL MAP



**STEPHEN AHRNOD**  
O: 404.272.0054  
stephen.ahnrod@svn.com

**DANIEL HOLLOWAY**  
O: 864.637.9302  
daniel.holloway@svn.com

**DUSTIN TENNEY**  
O: 864.905.7226  
dustin.tenney@svn.com

**NICK HAMMETT**  
O: 864.414.0560  
nick.hammett@svn.com

**BRADY BRANNON**  
O: 864.714.2670  
brady.brannon@svn.com

## MEET THE TEAM



### STEPHEN AHRN Rud

Broker -in- Charge

**Direct:** 404.272.0054  
stephen.ahnrud@svn.com

SC #97519



### DANIEL HOLLOWAY

Senior Vice President

**Direct:** 864.637.9302 **Cell:** 864.593.6644  
daniel.holloway@svn.com

SC #106855



### DUSTIN TENNEY

Senior Vice President

**Direct:** 864.905.7226 **Cell:** 864.905.7226  
dustin.tenney@svn.com

SC #106880



### NICK HAMMETT

Advisor

**Direct:** 864.414.0560  
nick.hammett@svn.com

**STEPHEN AHRN Rud**  
O: 404.272.0054  
stephen.ahnrud@svn.com

**DANIEL HOLLOWAY**  
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**BRADY BRANNON**  
O: 864.714.2670  
brady.brannon@svn.com

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**BRADY BRANNON**

Advisor

**Direct:** 864.714.2670  
brady.brannon@svn.com

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