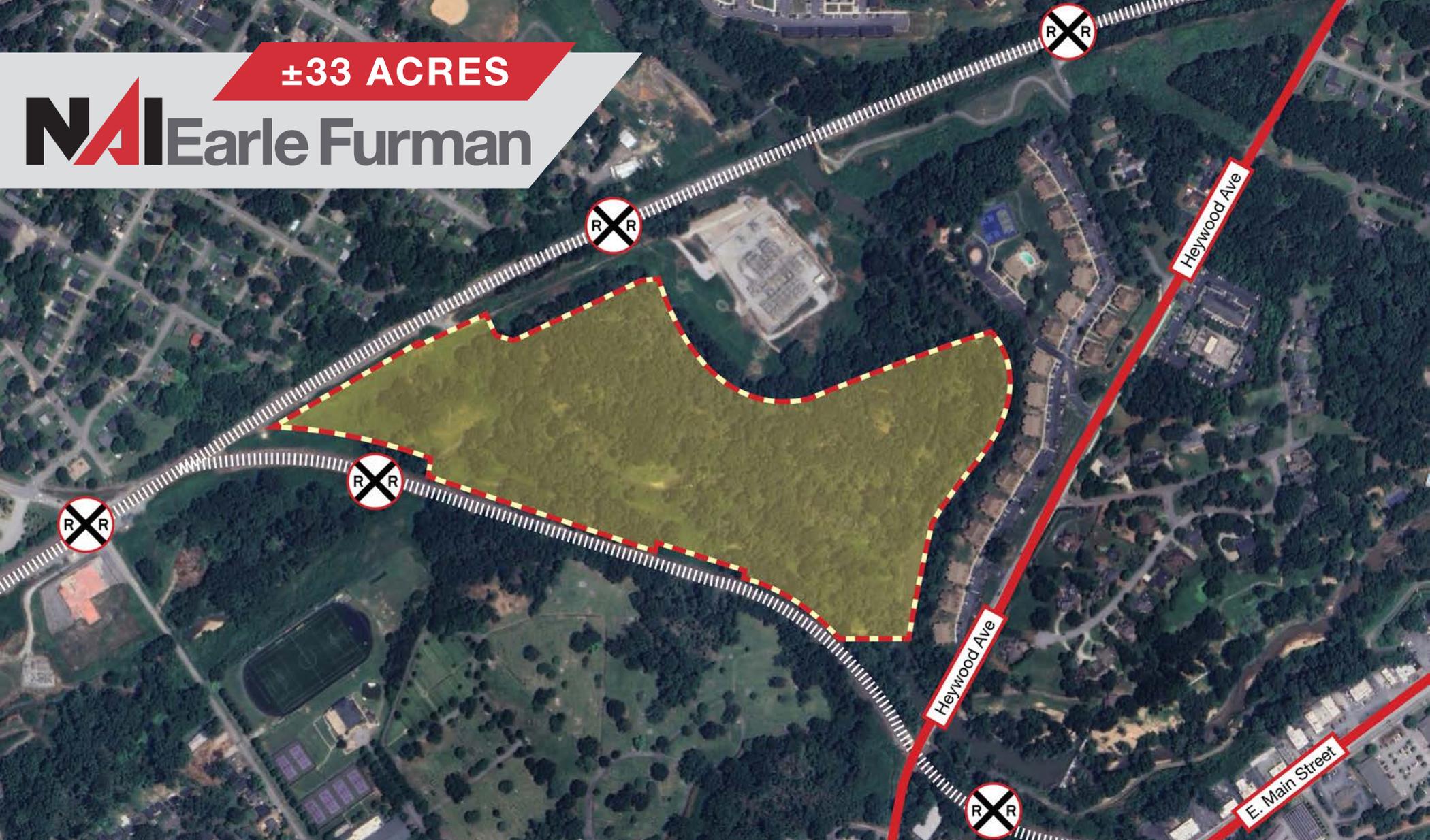


±33 ACRES

**NAI** Earle Furman



**FOR SALE**

±33 Acres

Heywood Avenue  
Spartanburg, South Carolina



## ±33 Undeveloped Acres in Spartanburg City Limits

This ±33-acre land parcel offers a rare development opportunity near the East side of Spartanburg, positioned between Drayton Mills, the Hillcrest Shopping area, and the Beaumont Mills neighborhood. With direct adjacency to established residential communities and major retail centers, the site provides exceptional connectivity and visibility in one of Spartanburg's most active growth corridors.

Located just off Heywood Avenue, the property benefits from full utility availability and multiple possible access points. Easements provide entry through the River Wind Apartment Community on Heywood Avenue as well as through Beaumont Mills via Sloan Street, enhancing circulation options for future development.

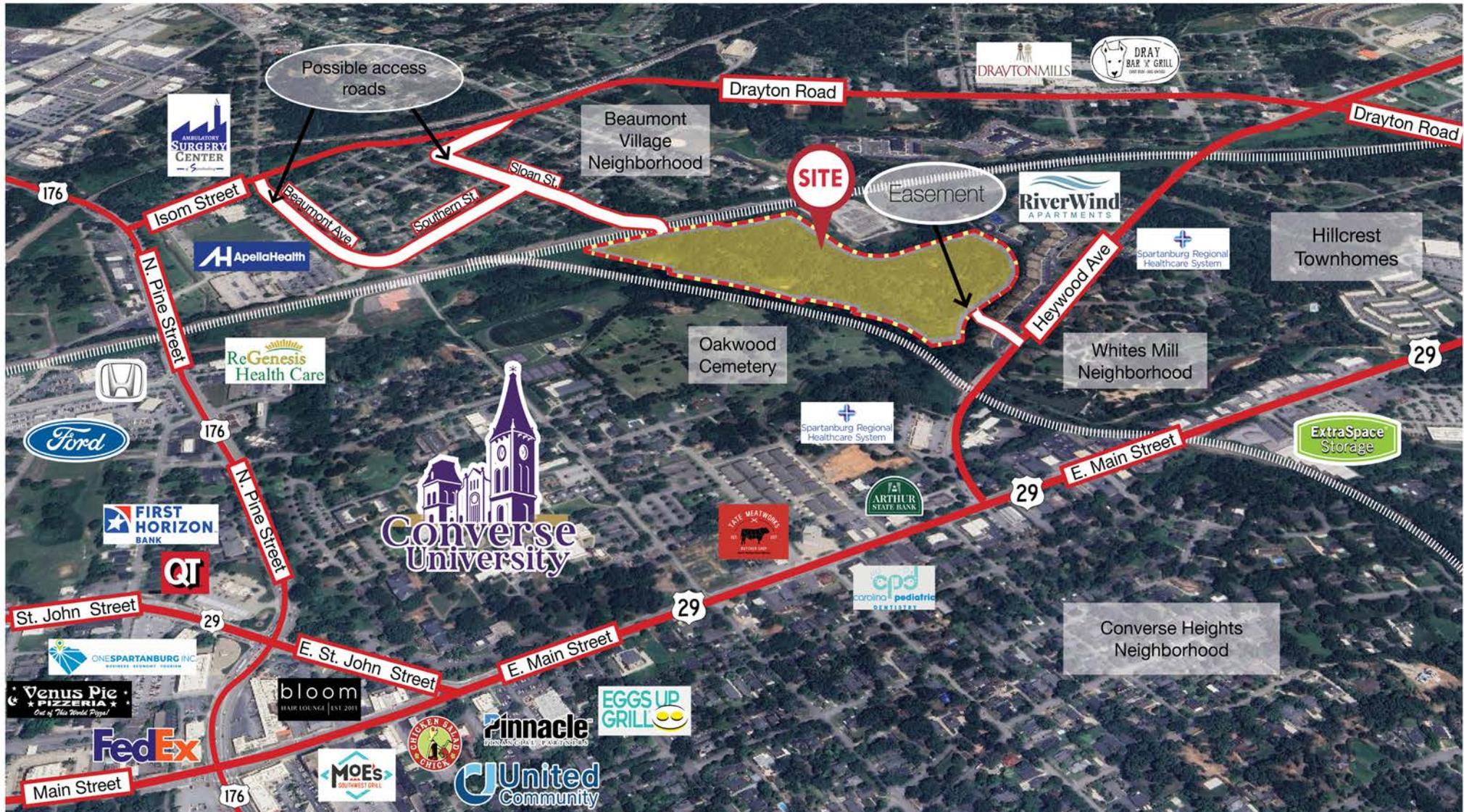
The site's proximity to Converse University, Drayton Mills Marketplace, walking trails, Hillcrest Shopping Center, and key East Side neighborhoods position it for a wide range of potential uses, from mixed-use concepts to residential or commercial development.

## Location Highlights

- **Size:** ±33 acres
- **Location:** Off Heywood Avenue, East Spartanburg
- **Utilities:** All utilities available
- **Access:** Easements through River Wind Apartments and Beaumont Mills (via Sloan St.)
- **Surroundings:** Between major retail centers, Converse University and established East Side neighborhoods
- **Nearby Amenities:** Drayton Mills, walking trails, Hillcrest Shopping area
- **Tax ID:** 7-12-04-008.00

	1 Mile	3 Miles	5 Miles
2024 Population	6,307	48,044	95,978
2029 Projected Population	6,993	54,398	108,162
2024 Households	2,423	19,808	38,284
2029 Projected Households	2,726	22,542	43,342
Average Household Income	\$81,347	\$63,967	\$65,304

# LOCATION MAP



**NAI Earle Furman**

(864) 398-4444

# NEW DEVELOPMENTS - SPARTANBURG, SC



**SITE**  
179 N Church St.



**1**  
**East Main Street Project**  
127 E Main St



**2**  
**Spartanburgers Stadium**  
S Daniel Morgan Ave



**3**  
**The Hub**  
578 N Church St



**4**  
**The Fitzgerald**  
327 E Kennedy St



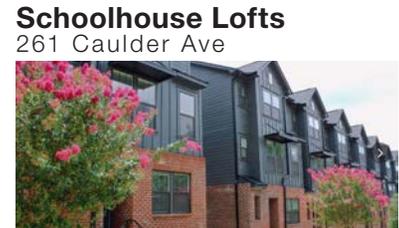
**5**  
**The Lively at Drayton Mill**  
250 Milliken St



**6**  
**Charles on Liberty St**  
201 N Liberty St



**7**  
**Schoolhouse Lofts**  
261 Caulder Ave



**8**  
**Northside Townhomes**  
515 Howard St



**9**  
**Fairfield Inn and Suites**  
E St John Street



**10**  
**Bon Haven**  
728 N Church St



**11**  
**Spartanburg Co Courthouse**  
180 Magnolia Street

# NEW DEVELOPMENTS - SPARTANBURG, SC

1



**Project Cost:** \$75 Million  
**Status:** In Design  
**Completion Date:** Est. 2026

## East Main Street Project | 127 E Main St

160 new apartments, 200 parking spaces, and retail spaces stretching from 127 East Main St. to 163 East Main Street. The project features 20,000 square feet of retail space on the ground level, with 11 floors in total.

2



**Project Cost:** \$250 Million  
**Status:** Completed  
**Completion Date:** 2025

## Spartanburgers Stadium | S Daniel Morgan Ave

With 3,500 fixed seats and a 5,000+ SF Club Room, the new stadium also serves as a year-round venue for public and private events. In addition to the stadium, the 16-acre mixed-use site in downtown Spartanburg includes, office space, and entertainment options as part of a more than \$250 million development project. The team began playing in Spartanburg for the 2025 Minor League Baseball season.

3



**Project Cost:** \$4 Million  
**Status:** Completed  
**Completion Date:** 2023

## The Hub | 578 N Church St

Wofford University bookstore and Moe's Original Barbecue will become the core tenants of a new 16,700 SF building at 578 N. Church St. expected to be complete this summer. The project is new construction on the site of the former Sunshine Inn across the street from Wofford and involves four+ retail spaces and a large outdoor gathering space.

4



**Project Cost:** \$21 Million  
**Status:** Completed  
**Completion Date:** 2022

## The Fitzgerald | 327 E Kennedy St

The Fitzgerald is a \$21 million, 132-unit apartment building with 10% of the one-bedroom units designated as workforce housing. The one and two-bedroom apartments range from about 580 SF to about 1,100 SF and the building will feature traditional amenities like a pool, lounge and exercise facilities.

5



**Project Cost:** \$49 Million  
**Status:** Completed  
**Completion Date:** 2023

## The Lively at Drayton Mill | 250 Milliken St

The first units of a new \$49 million, 297-unit apartment complex known as The Lively at Drayton Mills are expected to be complete by the end of 2022. The new construction high-end residential development will offer a variety of floor plans for one through three-bedroom units, and 10% of the units will be affordable housing units. The project consists of four 4-story buildings and will include a number of amenities including a fourth-floor residential lounge.

6



**Project Cost:** \$30 Million  
**Status:** Completed  
**Completion Date:** 2022

## Charles on Liberty St | 201 N Liberty St

The Charles is a residential community featuring studio, one, two and three bedroom apartments within walking and biking distance to shopping, dining, and entertainment. The spacious 208 Units feature stylish appointments, premium materials, and designer finishes.

# NEW DEVELOPMENTS - SPARTANBURG, SC

7



**Project Cost:** \$11 Million  
**Status:** Completed  
**Completion Date:** 2023

## Schoolhouse Lofts | 261 Caulder Ave

The \$11 million Schoolhouse Lofts, redevelopment the former Mary H. Wright school, will include 53 apartments, 11 of which will be designated as workforce housing units slated for households at no more than 80% of area median income, and is expected to be complete this summer. The project will include a dog park, fitness center, pool and grilling facilities.

8



**Project Cost:** \$10 Million  
**Status:** Completed  
**Completion Date:** 2022

## Northside Townhomes | 515 Howard St

Northside Townhomes will bring 47 units to market on Howard Street. The \$10 million project involves nearly 50 three-bedroom, 3.5-bath townhomes with 25% dedicated to affordable workforce housing. The high-quality, mixed income project is near the heart of downtown Spartanburg and across the street from the Hub City Farmers Market.

9



**Project Cost:** \$20 Million  
**Status:** Under Construction  
**Completion Date:** Est. Q1 2026

## Fairfield Inn & Suites | E St John St

The 136-room Fairfield Inn and Suites hotel is being constructed on St. John Street between the Montgomery Building and the University of South Carolina Upstate's George Dean Johnson Jr. College of Business and Economics.

10



**Project Cost:** \$25 Million  
**Status:** Complete  
**Completion Date:** 2022

## Bon Haven | 728 N Church St

Bon Haven apartments has 1-, 2-, and 3-bedroom floor plans, which feature an abundance of luxury amenities and community common spaces, are designed for residents that relish a relaxed lifestyle. Amenities include a saltwater resort-style

11



**Project Cost:** \$120 Million  
**Status:** Complete  
**Completion Date:** 2024

## Spartanburg County Courthouse | 180 Magnolia St

Construction has been completed on the parking garage for the courthouse as well as the central energy plant that will provide energy for the judicial center. Construction began in July 2021, and the ±180,000 SF joint municipal building took about three years to complete.

# BY THE NUMBERS

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.

**\$745M\***  
CAPITAL INVESTMENT

Equal to **\$2.04 million** every single day

37%  
NEW  
63%  
EXPANSION

**13M** SQ. FT.  
SPEC SPACE  
planned or under construction

## PROJECT BREAKDOWN BY INDUSTRY

49.0%  
Advanced Manufacturing

13.3%  
Advanced Materials

5.6%  
Automotive

5.6%  
Distribution & Logistics

6.7%  
Life Sciences

2.2%  
Commercial

4.4%  
Aerospace

10.0%  
Agribusiness

2.2%  
Multifamily

1.0%  
Unclassified/  
Unknown

23<sup>+</sup>  
PROJECTS

1,220<sup>+</sup>  
JOBS

90  
REQUESTS FOR INFORMATION



## DOWNTOWN DEVELOPMENT

95.9%  
OFFICE  
OCCUPANCY RATE

91.3%  
RETAIL  
OCCUPANCY RATE

84.9%\*  
MULTIFAMILY  
OCCUPANCY RATE

3,700+  
HOUSING UNITS  
in the pipeline or under construction within 5 miles of Downtown Spartanburg

39,462  
PEDESTRIANS  
on Main Street every week

\*Occupancy rate reflects several new multifamily projects entering market in 2025

**\$611.3** MILLION IN DEVELOPMENT

Underway or in the pipeline in Downtown Spartanburg, including Fifth Third Park, home of the Hub City Spartanburgers, a Planetarium, and soon, a City-County Joint Municipal Complex

ECONOMY

# ABOUT SPARTANBURG, SC

## UPSTATE INTERNATIONAL COMPANIES by country

142		GERMANY	37		FRANCE
64		JAPAN	26		SWITZERLAND
54		CANADA	24		NETHERLANDS
54		UK	23		CHINA
		ITALY	23		
		SWEDEN	20		
		IRELAND	15		
		BELGIUM	13		



**SC #1**

for FDI jobs  
9.5% employed by  
internationally owned  
companies

## SC EXPORTS

by the numbers

**#1 #2**

exporter of tires  
exporter of passenger vehicles

**83%**

of SC exporters are small to  
medium size enterprises

2023 SC exports  
totaled more than

**\$37B**

## GLOBAL CONNECTIONS

As home to more than 575 international companies representing 35 countries, welcoming businesses and individuals from all geographies is an Upstate business imperative. And we've perfected it over decades.

Whether navigating complex issues of immigration, human resources or raising capital, the Upstate's collaborative business network is ready to respond to all time zones. **The proof is in our FDI and export volumes.**

## WORLDS AFFAIR COUNCIL UPSTATE

Yearning for home? Learn about the latest European Union business regulations, celebrate the Shinnenkai New Year's celebration or say "Prost!" at Oktoberfest with our region's **49 international organizations.**

From business-centered organizations like the **World Affairs Council Upstate** and **European American Chamber of Commerce-Carolinas**, to social groups through **Upstate International**, to supplementary international schools, expats find hints of homeland across the Upstate.



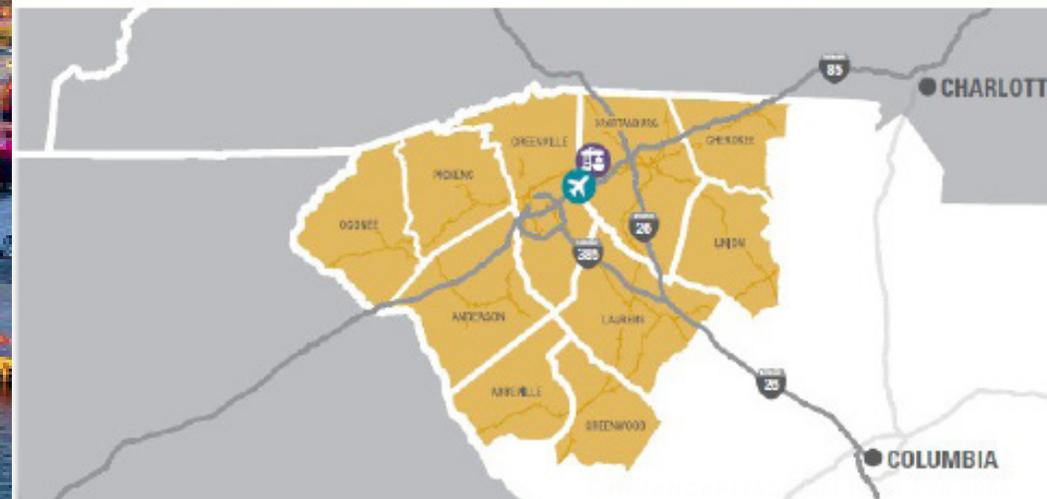
## A REGION with global reach

Upstate South Carolina's central location within the booming Southeastern United States provides access to major markets, raw materials and growing industries. **Companies here have access to the most efficient port on the East Coast as well as interstate and rail connecting to more than 102 million consumers within 500 miles.** One thing is for sure: business never stops moving here.



**130**

international companies  
announced investments  
in the Upstate since 2011



# ABOUT SPARTANBURG, SC

6 

**LEGISLATIVE PRIORITIES**  
progressed during the 2024  
Legislative Session

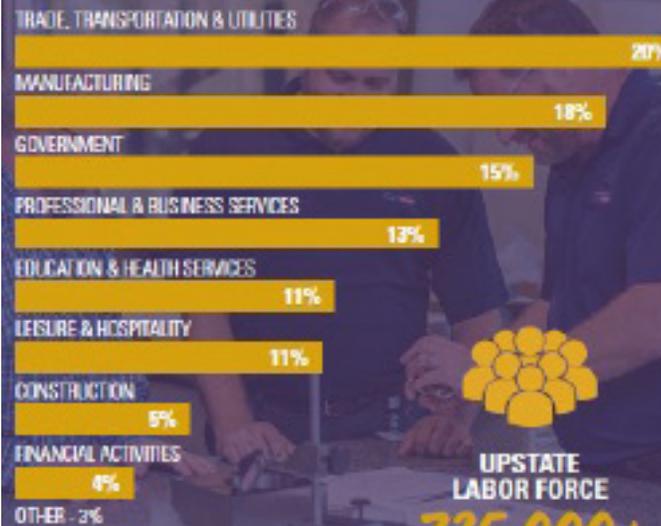
4.7% 

**UNEMPLOYMENT RATE**  
across Spartanburg County  
through November 2024

57.2%   
**LABOR FORCE  
PARTICIPATION RATE**

We take pride in the bright minds driving today's business success, and the talent pipeline preparing for tomorrow's opportunities. From **industry-informed STEAM programs** starting in early childhood to **245+ students pursuing graduate degrees in automotive engineering**, education reigns supreme in the Upstate. And it doesn't end at graduation: with **apprenticeship programs, technical training assistance, and customized onboarding programs**, Upstate resources are at the ready for workforce development.

## EMPLOYMENT BY INDUSTRY SECTOR



## A PLACE TO LAUNCH

The Upstate understands that global business investment is changing. Looking for a turnkey space to launch your US sales office? Maybe you want a small production or distribution space as you scale up operations?

For international companies seeking to launch in new markets, the Upstate offers a sweet spot where foreign-direct investment expertise and an entrepreneurial ecosystem intersect, with partners here to help.

More than 125 entrepreneurial resources span the Upstate, ready to serve companies of all sizes. Business incubators to help you scale ideas from start-up. Capital and equity partners poised to help you grow. Business counseling, grant support, angel networks, short-term warehouse space. **See why we outpace the nation in FDI and punch above our weight class in new business activity.**

\$32M 

**DIRECT SPENDING**  
from sports events  
and meetings in 2024

26+  
colleges  
& universities



23,500+  
graduating into  
the workforce each year

85 

**SPORTS EVENTS AND MEETINGS RECRUITED TO SPARTANBURG COUNTY**  
which included  
20 different sports

## POWER UP SPARTANBURG

Power Up Spartanburg, an Initiative of Spartanburg County and OneSpartanburg, Inc., is a movement to transform Spartanburg County into the #1 place in the U.S. to start, run, and grow a small or minority business.

\$136K 

**AVERAGE REVENUE GROWTH**  
among self-reporting Power Up participants in 2024

180 

**JOB'S CREATED**  
among self-reporting Power Up participants in 2024

16 

**CONTRACTS SECURED**  
in 2024, worth a total value  
of \$1,277,200.



UpstateSCAlliance

upstateSCAlliance.com  
864.283.2300



Converse University

## HOSTED

**RENDEZVOUS SOUTH**

First S.C. Destination to Host  
50+ meeting/event planners  
50+ southern destination teams

## NCAA DIVISION II MEN'S AND WOMEN'S CROSS-COUNTRY REGIONALS

## AWARDED

**2025 S.C. GOVERNOR'S CONFERENCE ON TRAVEL & TOURISM**

## 2026 NCAA DIVISION I AND DIVISION II MEN'S AND WOMEN'S CROSS-COUNTRY REGIONALS

 **A WORKFORCE that works**

# NAI Earle Furman



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