

Wilson Kibler
COMMERCIAL REAL ESTATE



±47.17 Acres for Sale

**201 Fountain Inn Rd,
Woodruff, SC 29388**



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Investment Overview



\$90,000

Per Acre

Property Highlights

- ±47.17 acres between two parcels
- Spartanburg County
- TMS# 4-25-00-067.00
- TMS# 4-25-00-062.01
- Located directly next to BMW's high voltage battery assembly plant in Woodruff, SC

Woodruff: closer than you think

- Woodruff is 11 miles from Interstate 85 and BMW's Plant Spartanburg along SC 101
- Simpsonville is 16 miles away or about 20 minutes in drive time along SC 417 and SC 146
- Downtown Greenville is 24 miles away or about a 35-minute drive via SC 146 and I-385
- Greenville-Spartanburg International Airport is 17 miles away or about a 24-minute drive via SC 146 and Brockman McClimon Road
- Utilities available



Demographics

Population

| | |
|-----------|---------|
| 1-Mile | 2,712 |
| 5-Miles | 64,201 |
| 10- Miles | 248,212 |

Avg. Household Income

| | |
|----------|----------|
| 1-Miles | \$88,865 |
| 5-Miles | \$76,541 |
| 10-Miles | \$92,385 |

Parcel Outline



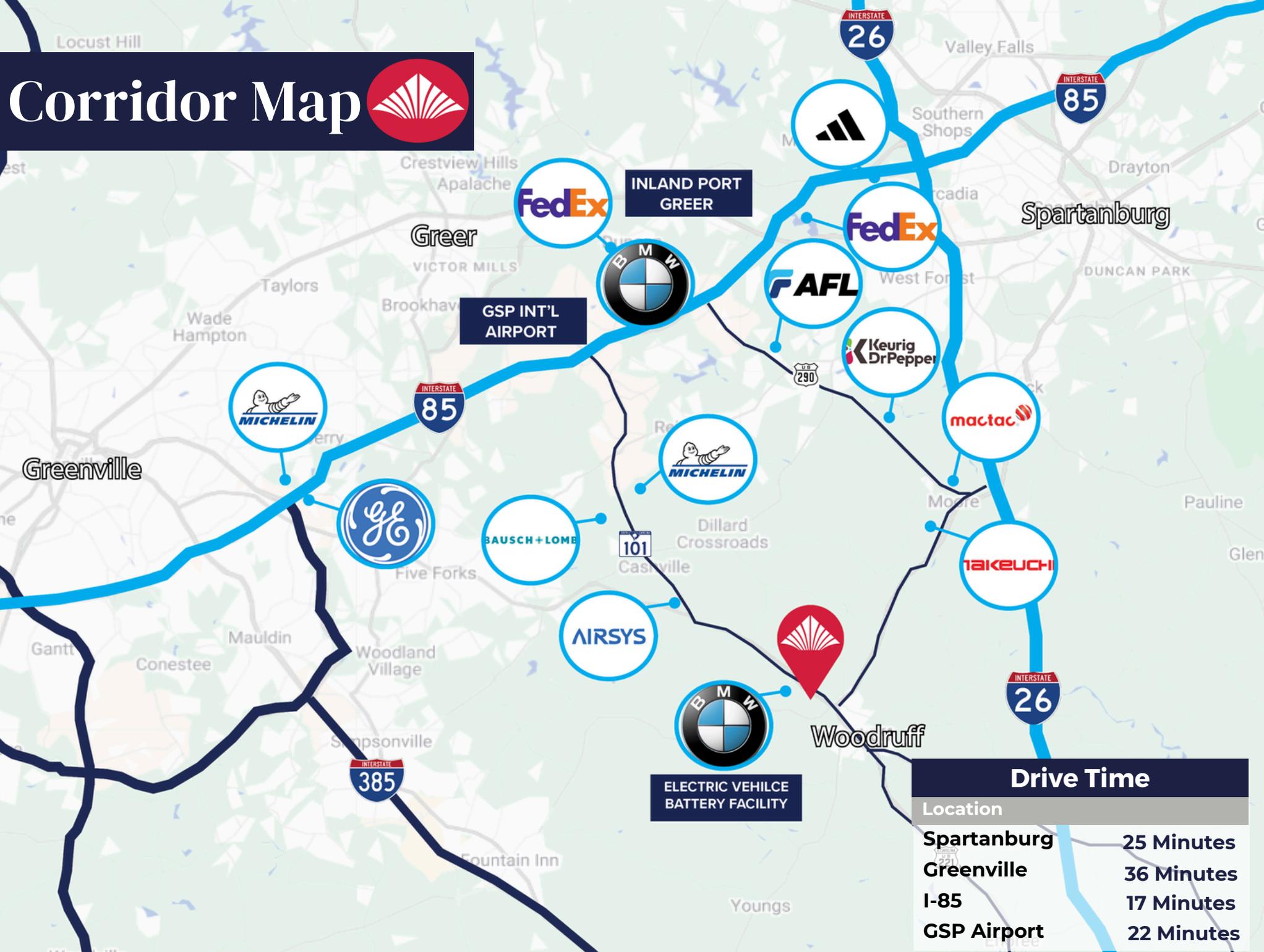


Hwy 101

Fountain Inn Rd



Corridor Map



Drive Time

| Location | Drive Time |
|-------------|------------|
| Spartanburg | 25 Minutes |
| Greenville | 36 Minutes |
| I-85 | 17 Minutes |
| GSP Airport | 22 Minutes |