

# FOR LEASE

±0.36 AC at lighted intersection in Woodruff, SC



505 LAURENS ROAD | WOODRUFF, SC

## PROPERTY DESCRIPTION

- Lighted intersection
- Corner lot
- High visibility
- Traffic Counts: 21,000 VPD and 9,000 VPD
- All utilities available
- Boundary subject to change

## PROPERTY SUMMARY

<b>Lot Size:</b>	±0.36 Acres
<b>Lease Type:</b>	Ground Lease
<b>Lease Rate:</b>	Contact Broker
<b>Lease Term:</b>	Negotiable



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## MARKET OVERVIEW

### MAJOR DEVELOPMENT PROJECTS

#### BMW “Plant Woodruff” Battery Assembly

- BMW is constructing a 1-million+ ft<sup>2</sup> battery assembly facility on 315 acres near Woodruff.
  - Expected to be operational by 2026, supporting 300+ jobs, and servicing nearby BMW electric vehicle production (*BMWGroup, 2023*)

#### Residential Expansion

- Numerous new home communities are under construction or recently launched, including:
  - **Lakestone (DR Horton)**: homes with amenities like pools, playgrounds, pickleball courts (*DRHorton*)
  - **Pinebrook (SK Builders)**: ~69-lot development with homes from the low \$500 ks; includes upgraded features and buyer incentives (*DRHorton*)
  - **Other local builders (Dream Finders, Meritage, Enchanted Homes)** are rolling out homes starting in the \$279K-\$610K range (*DreamHomeFinders*)
- The city anticipates ~4,000 new homes tied to this growth (*City of Woodruff*)

#### Downtown Infrastructure

- A new public parking lot is now under construction downtown (behind Arthur State Bank), adding 54 spaces, expected to open in spring 2025. ADA-compliant, with free parking (*The Woodruff Times, 2025*)
- Highway 101 corridor infrastructure upgrades are underway, funded via USDA, to support growth (*City of Woodruff*)

### POPULATION GROWTH

- As of 2025, Woodruff’s estimated population is 4,797, marking a 2.43% annual growth rate, with a 13.5% increase since the 2020 census (when it was 4,227) (*WorldPopulationReview*)