



±28.83 ACRES

\$50,000 / ACRE

Great site for residential or industrial development!

- ±2,475 feet of I-26 frontage and visibility
- ±2,170 feet of Price House Road frontage / access
- Approximately 0.5 mile to I-26 Exit 35
- Growing Woodruff-Spartanburg County location
- Rolling topography
- Woodruff-Roebuck Water, Laurens Electric, Spectrum, Septic
- Subject to the Spartanburg County ULMO
- ±3,050 SF house with two barns

CONTACT

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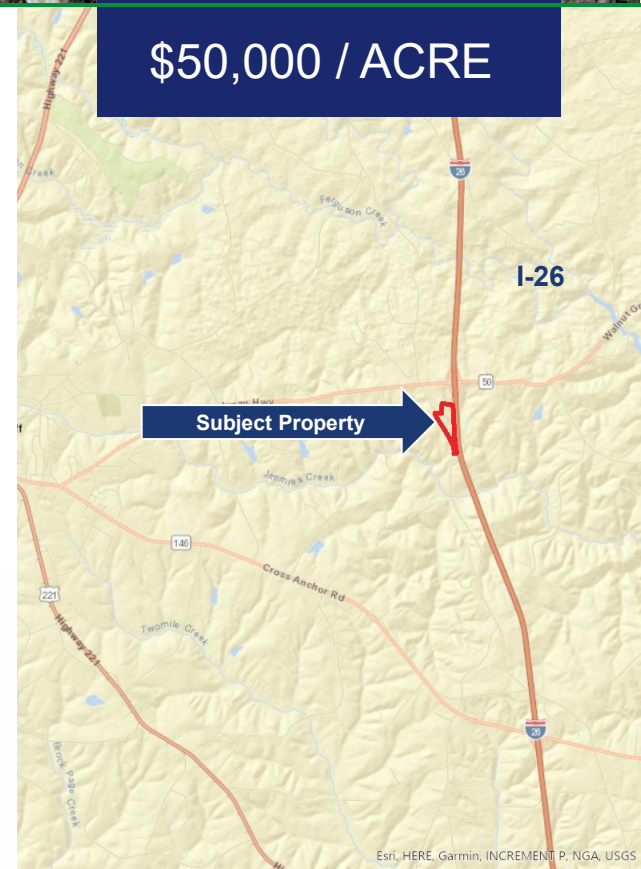
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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

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WOODRUFF

A growing place to do business

Put your next project in a community that is attracting new residents and major industry while keeping its welcoming small-town character. Woodruff reached 6,026 residents in 2025, a 40.4% increase from the 2020 population estimates base.



Investment with regional reach

BMW's announced \$700 million battery assembly investment and 300 jobs put Woodruff on the map for advanced manufacturing. Nearby I-26 connects businesses to the Upstate's employers and regional transportation network.



A community for your workforce

District 4 schools add to Woodruff's appeal for families. Woodruff High's record includes Palmetto Gold recognition in 12 of 13 years, documented in its 2016 report. A walkable downtown, local dining and trails give employees more reasons to call the area home.

SPARTANBURG COUNTY

A proven home for business growth

Join an economy where global manufacturers and growing local businesses invest with confidence. Spartanburg County reached 380,857 residents in 2025, up 16.1% from its 2020 population estimates base. That expanding population supports a larger customer base and new housing opportunities.

In 2025, OneSpartanburg helped secure \$3.5 billion in capital investment across 20 projects, with 1,024 jobs. Employers such as BMW, Milliken and Michelin anchor a diverse industrial economy and an established network of suppliers and skilled workers.



Downtown Spartanburg

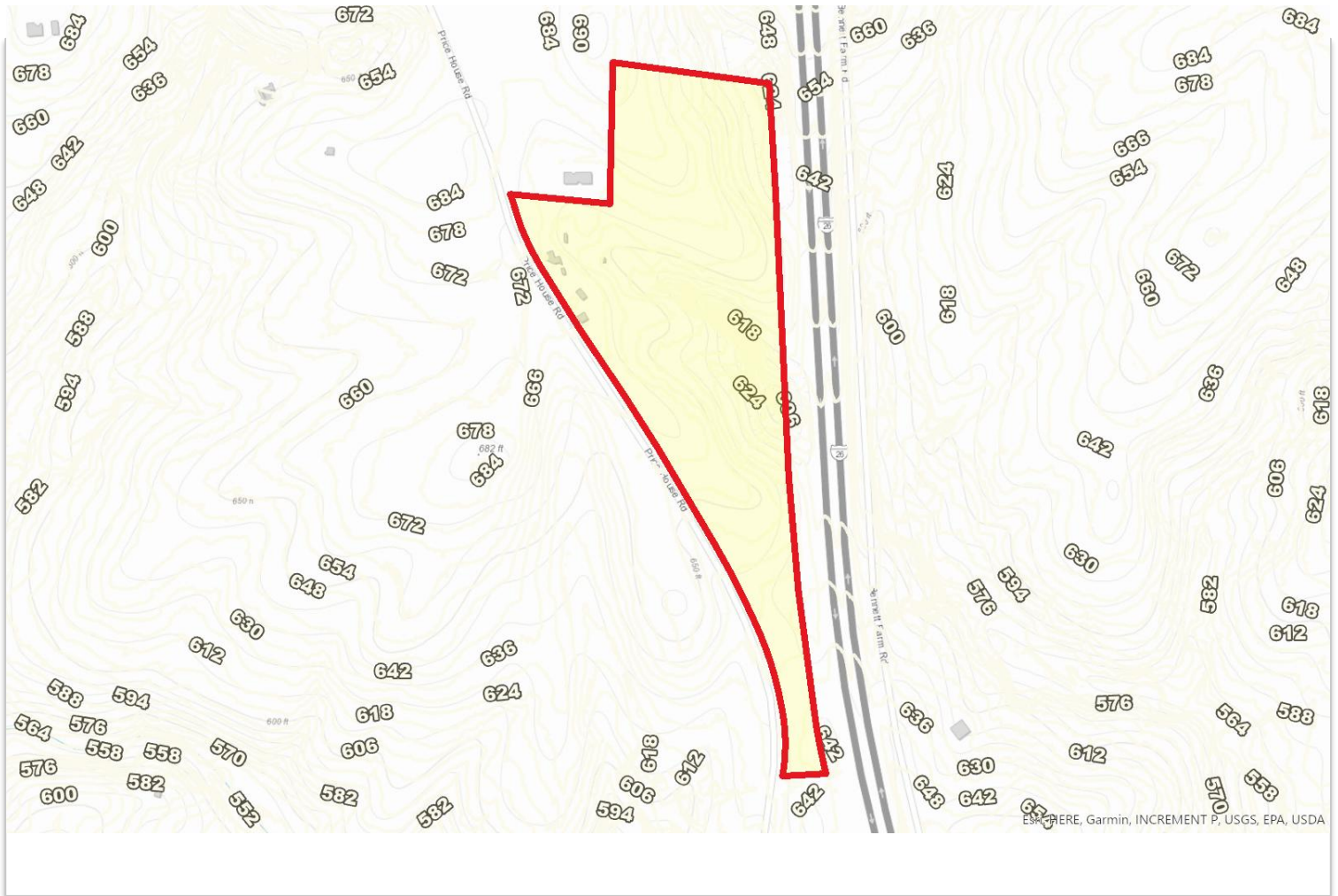


Inland Port Greer

I-85 and I-26 connect the county to major Southeast markets. GSP International Airport and Inland Port Greer extend that reach. Workforce partnerships and downtown investment help employers recruit talent and give residents compelling places to live, work and spend time.

ROLLING TOPOGRAPHY

SITE CONTOURS



Full parcel boundary shown in red. Contours from Spartanburg County 2020 data. Elevations in feet. Verify grading and drainage through site-specific engineering.

FLOODPLAIN MAPPING

No mapped flood-zone overlap shown in county GIS



County GIS shows no mapped FEMA flood-zone overlap with the subject parcel. Buyer should verify current FEMA data and obtain independent due diligence.

AREA AERIAL & REGIONAL ACCESS

Woodruff location, connected to the Upstate



Approximate driving miles from the property entrance to city centers.

Perspective satellite view, north toward the top. City arrows indicate general direction.
Imagery: Esri / Maxar. Boundary: Spartanburg County GIS. Routes: OpenStreetMap / OSM.