



**BLACKSTREAM**  
COMMERCIAL REAL ESTATE

**FOR SALE**

**3755-3775 Cross Anchor Hwy**

**3755-3775 CROSS ANCHOR HWY**

Enoree, SC

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**PRESENTED BY:**

**MATTHEW NOCELLA**

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$299,000
<b>TOTAL ACREAGE:</b>	5.0 Acres +/-
<b>PARCELS:</b>	1.53 Acres +/- & 3.45 Acres +/-
<b>ROAD FRONTAGE:</b>	591 SF +/- ON SC-146
<b>ACCESS:</b>	EXIT 38 ON I-26
<b>TOPOGRAPHY:</b>	EXCELLENT, READY-TO-BUILD
<b>ZONING JURISDICTION:</b>	SPARTANBURG CO (UNINCORPORATED)

## PROPERTY OVERVIEW

This pair of parcels offers a combined five acres positioned for light industrial, logistics, or hospitality development. Located at Exit 38 on I-26, the site provides direct access to major regional corridors serving Atlantic shipping routes, the Upstate SC industrial network, and Western North Carolina MSAs.

The property benefits from ±591 feet of frontage on SC-146, a connector that links Woodruff, Laurens, SC-101, SC-221, and ultimately the Greenville Woodruff Road retail and business district. With public water, septic, and excellent build-ready topography, the site is well suited for users seeking immediate development potential.

I-26 serves as a major east-west freight corridor, connecting Charleston, I-95, Columbia, I-385, I-85, and Asheville. This strategic positioning enables efficient transport to the Port of Charleston, Inland Port Greer, and regional distribution hubs across the Southeast.

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## PROPERTY DETAILS & HIGHLIGHTS

<b>ADDRESS:</b>	Office
<b>COUNTY:</b>	Office Building
<b>PARCELS:</b>	8,528 SF
<b>ZONING:</b>	3755 Cross Anchor Rd (3.45 Acres +/-): Non-Qualified Regular Residential Vacant (6RGP) 3775 Cross Anchor Rd (1.53 Acres +/-): Non-Qualified Regular Commercial Vacant (6RGT)
<b>PROPERTY TYPE:</b>	Land
<b>SUBTYPE:</b>	Industrial Land / Hospitality Development Land
<b>TOTAL ACREAGE:</b>	5.0 Acres +/-
<b>UTILITIES:</b>	Public Water, Septic
<b>ROAD FRONTAGE:</b>	591 SF +/- on SC-146
<b>ZONING:</b>	Unincorporated Spartanburg County (6RGP + 6RGT)



- Direct access at Exit 38, I-26
- 5 acres across two parcels
- Excellent topography suitable for immediate development
- Public water available
- Strong regional connectivity via SC-146, SC-101, SC-221
- 9 minutes to downtown Woodruff
- 19 minutes to I-385
- Positioned within the growing Greenville–Spartanburg industrial corridor
- Ideal for light industrial, logistics, or hospitality uses

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# ADDITIONAL PHOTOS



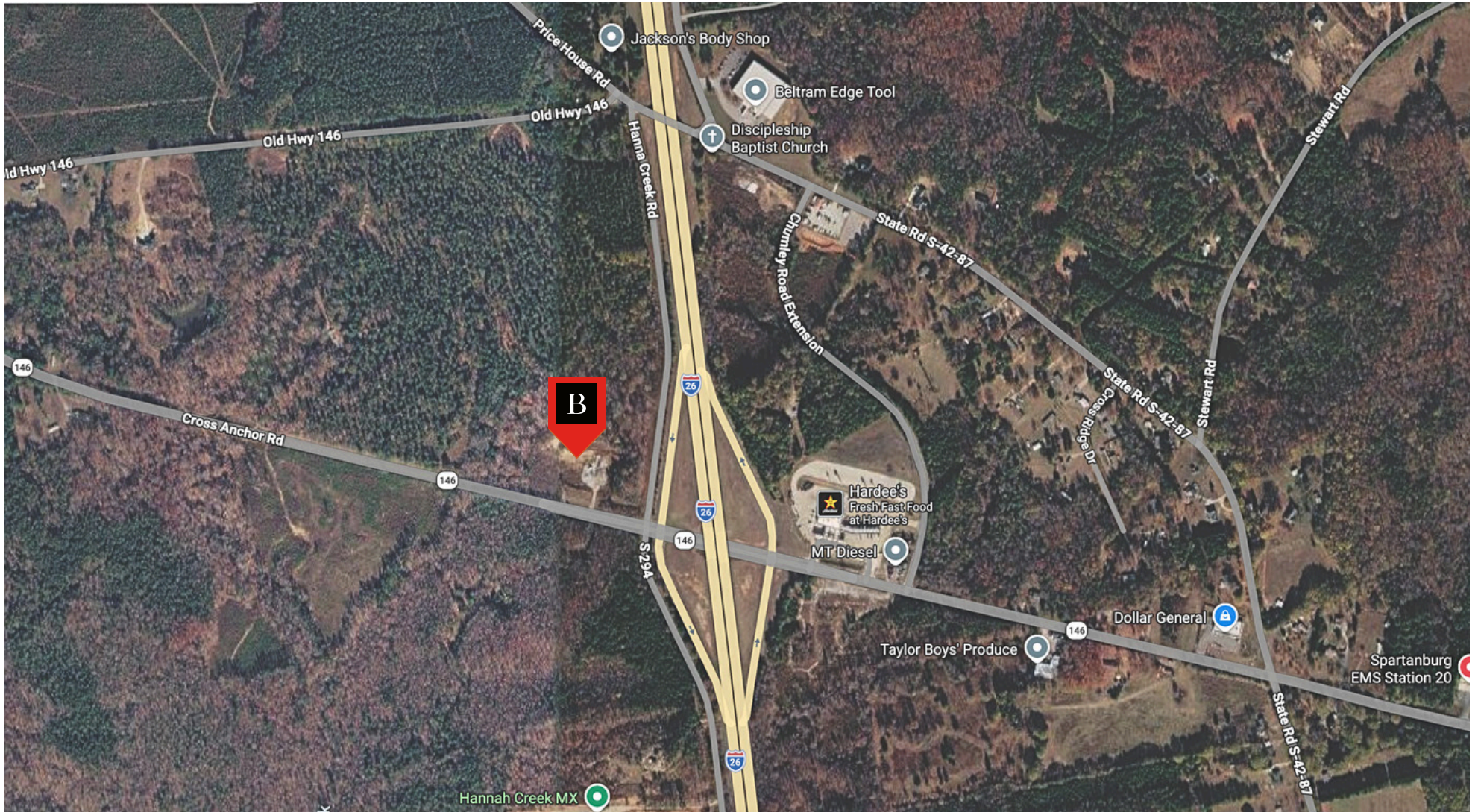
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# ADDITIONAL PHOTOS



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# LOCATION MAP



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# REGIONAL MAP



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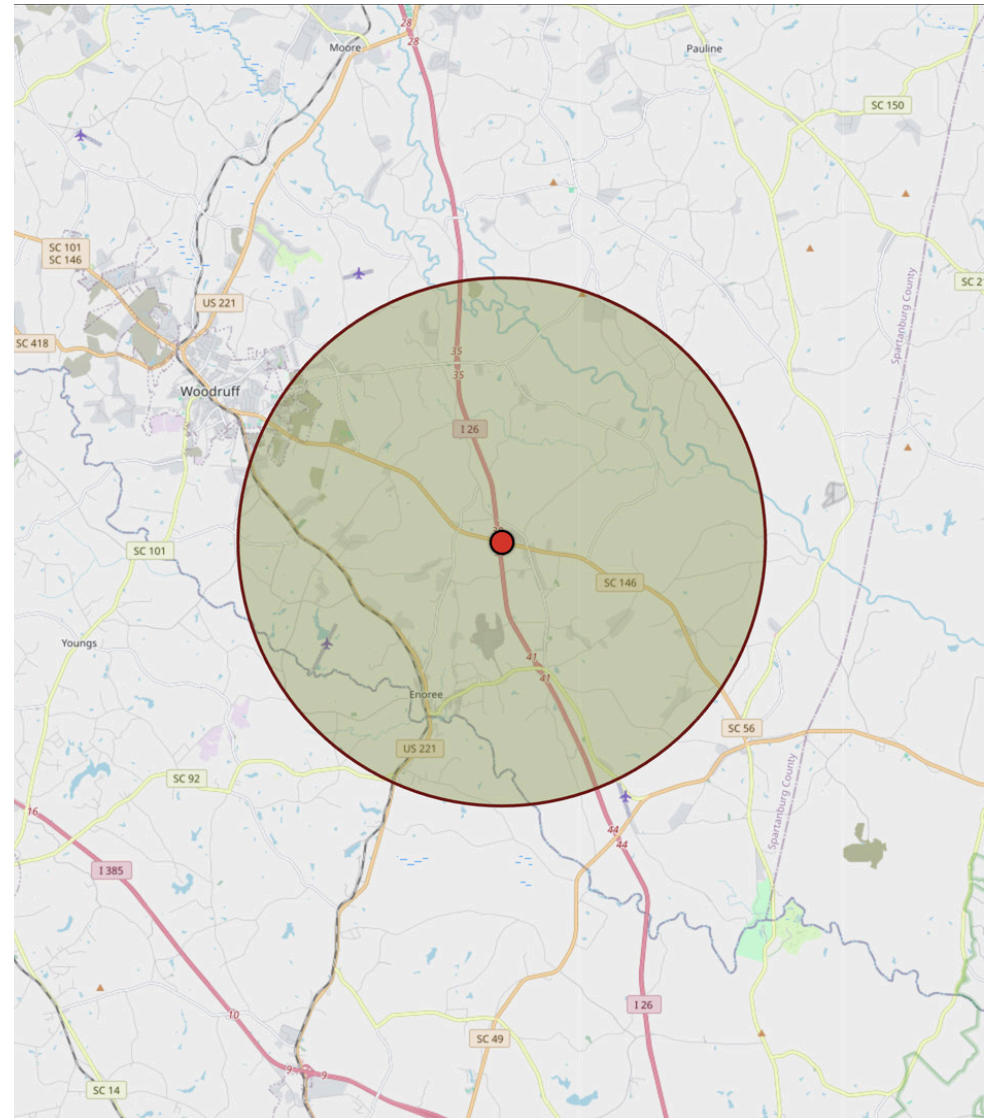
# DEMOGRAPHICS MAP & REPORT

## POPULATION 5 MILES

TOTAL EST POPULATION	7,113
PROJECTED 2029 POPULATION	8,071
GROWTH RATE	~13-14%
MSA CONTEXT	~1M residents, ~10% growth since 2020 (Greenville-Spartanburg MSA)

## HOUSEHOLDS & INCOME 5 MILES

HOUSEHOLDS	~2,710
AVERAGE HH SIZE	~2.5



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## ADVISOR BIO



### MATTHEW NOCELLA

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## PROFESSIONAL BACKGROUND

Matthew Nocella is a commercial real estate advisor with experience specializing in mobile home park investment. A native of the Upstate South Carolina region, Matthew brings a strong local perspective supported by hands-on experience in large-scale multifamily renovation and investment sales.

Prior to entering commercial brokerage, Matthew built a foundation in property management and asset-level operations, providing him with practical insight into value creation, repositioning strategies, and long-term investment performance. This experience allows him to advise clients with a clear understanding of both investment objectives and operational considerations.

Deeply connected to the Upstate, Matthew is motivated by a genuine interest in supporting the region's continued growth and development. He believes the most successful business relationships are built on compassion, clear communication, and trust—principles that guide his work with clients and partners.

Matthew is a graduate of Wade Hampton High School and earned his Bachelor of Arts in Spanish and Government from Wofford College in 2018. He entered the commercial real estate industry through the Wyatt Institute of Real Estate in Greenville, South Carolina.

**BLACKSTREAM**<sup>®</sup>  
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