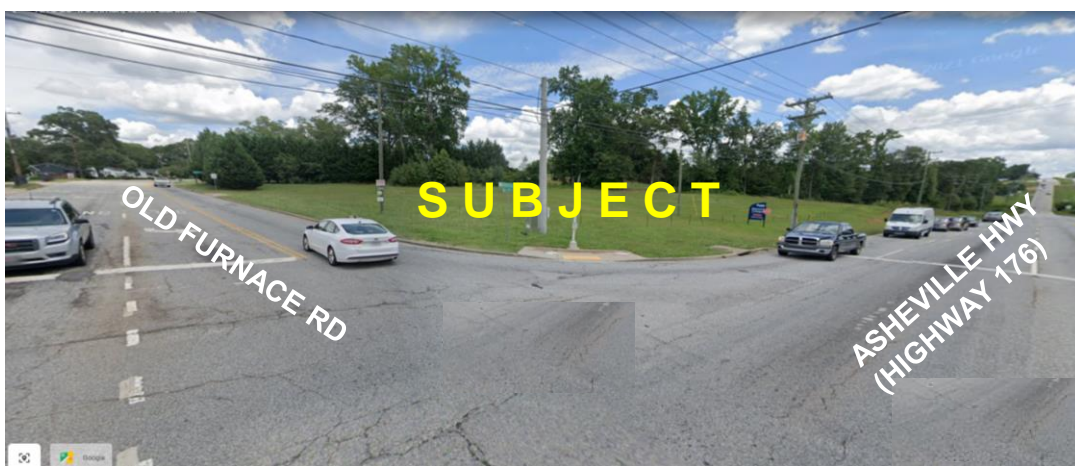


120 Old Furnace Road  
Boiling Springs, SC



- 2.05± acres at the corner of Asheville Highway & Old Furnace Road
- Surrounded by residential development
- Great exposure at busy signalized intersection
- 425'± frontage on Asheville Hwy; 270'± on Old Furnace Road.
- Highly visible with over 20,000 cars per day.
- Approximately ½ mile to I-26
- All utilities available to site including sewer

CONTACT | Andy Hayes 864-706-0189  
ahayes@spencerhines.com

CoStar  
POWERBROKER

[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

**REDUCED!**  
**\$795,000**

Spartanburg County Tax Map #  
2-50-00-081.00

**SALE PRICE:**  
~~\$995,000~~





**SPENCER/HINES**  
P R O P E R T I E S

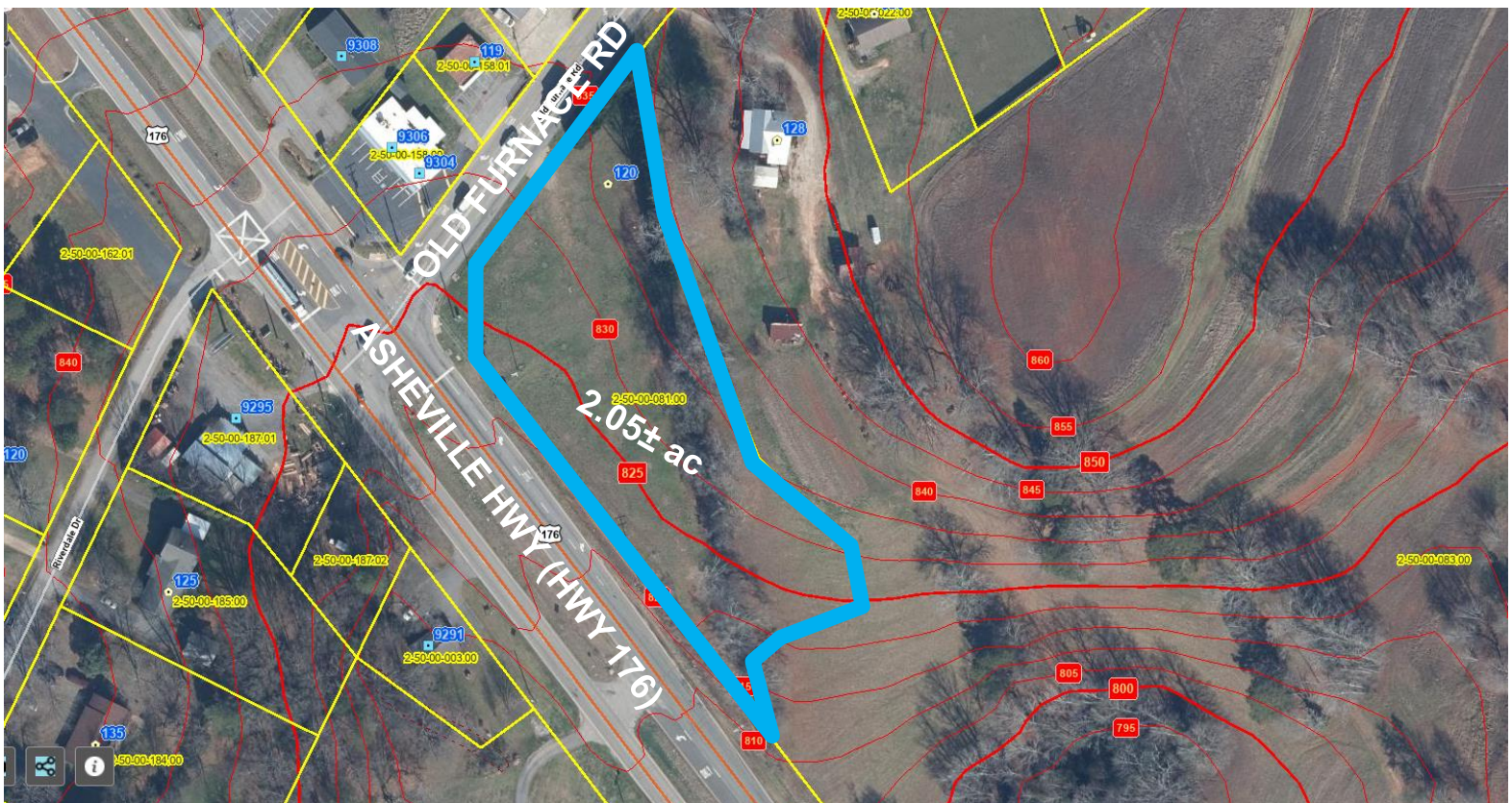
LAND

120 Old Furnace Road  
Boiling Springs, SC





120 Old Furnace Road  
Boiling Springs, SC



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120 Old Furnace Road  
Boiling Springs, SC







# SPENCER/HINES

## PROPERTIES



ONESPARTANBURG INC.

onespartanburginc.com

# 2023 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.

**\$1.1Billion\***  
CAPITAL INVESTMENT



55%  
NEW  
45%  
EXPANSION

Equal to **\$3 million** every single day

**13.5M** SQ FT  
SPEC SPACE  
planned or under construction



### PROJECT BREAKDOWN BY INDUSTRY

**56%**   
Advanced  
Manufacturing

**14.7%**   
Advanced  
Materials

**7.8%**   
Automotive

**5.1%**   
Distribution &  
Logistics

**3.5%**   
Life Sciences

**3.5%**   
Office/Shared  
Services

**2.6%**   
Aerospace

**2.6%**   
Agribusiness

**1.7%**   
Multifamily

**2.5%**   
Unclassified/  
Unknown

**24\***   
PROJECTS

**1,146\***   
JOBS

**117**   
PROJECTS  
AND RFI

Spartanburg County's economic development success continued in 2023, with ongoing interest from core sectors like advanced manufacturing and distribution and logistics. As we look toward 2024, our team expects another series of strong project announcements.

**KATHERINE O'NEILL**  
Chief Economic Development Officer  
OneSpartanburg, Inc.

## Downtown Development

**94.5%**  
OFFICE  
OCCUPANCY RATE

**97.2%**  
RETAIL  
OCCUPANCY RATE

**85.2%\***  
MULTIFAMILY  
OCCUPANCY RATE

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

**42,598**   
PEDESTRIANS  
on Main Street  
every week

\*Occupancy rate reflects several new multifamily projects entering market in 2023



**\$425M** HISTORIC  
DOWNTOWN  
INVESTMENT

The biggest investment in Downtown Spartanburg's history includes a Minor League Baseball stadium, to be named *Fifth Third Park*, along with residential, retail, hotel and office space.



# SPENCER/HINES

## PROPERTIES

### Advocacy

**55%**   
VOTED YES TO  
FIX OUR ROADS

**577**   
ROAD PROJECTS  
TO BE COMPLETED  
over the next 6 years

**\$478M**   
CAPITAL PENNY  
SALES TAX REVENUE  
PROJECTED

**\$30M**   
STATE FUNDING  
SECURED  
to enhance Downtown  
Spartanburg

### Power Up Spartanburg

**1,304**   
SPARTANBURG  
COUNTY  
BUSINESSES  
ENGAGED

**\$1.51M**   
FUNDING APPROVED  
OR DISBURSED  
\$924K Loans | \$590K Grants

**79**   
JOBS CREATED  
30 Employees | 49 Contractors

**\$1.63M**   
GROSS REVENUE  
GROWTH  
Self-reporting through  
6-month follow up survey

**3**   
SUPPLY  
CONTRACTS  
SECURED

**500+**   
TOTAL HOURS OF  
WORKSHOPS &  
MENTORSHIPS SESSIONS

**\$6.3M**   
H-TAX  
SPARTANBURG  
COUNTY  
November 2023

**6%**   
INCREASE IN  
HOTEL ROOM  
DEMAND  
compared to 2022

**\$95.4M**  
ANNUAL HOTEL  
REVENUE  
11.1% increase   
compared to 2022

**7%**   
INCREASE IN  
REVENUE PER  
AVAILABLE ROOM  
compared to 2022

**18**   
PROPERTIES IN THE PREFERRED  
HOTEL PROGRAM

**HOSTED**   
NCAA MENS & WOMENS  
DIVISION I CROSS COUNTRY  
REGIONAL CHAMPIONSHIPS  
40 men's teams  
41 women's teams  
480+ athletes

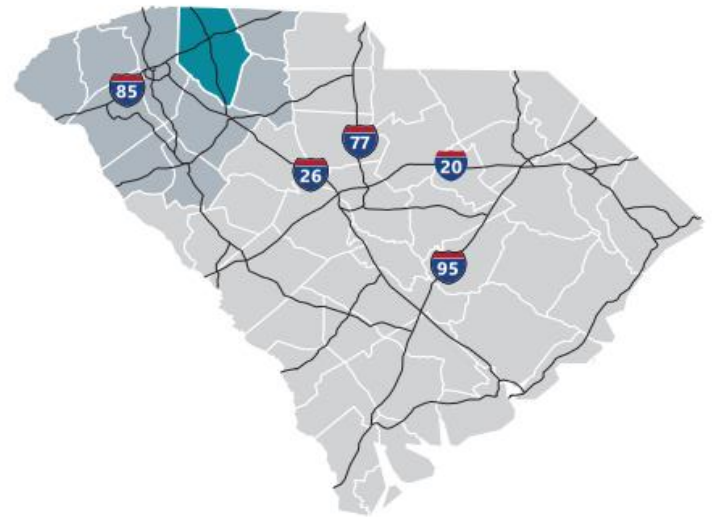
**AWARDED**   
RENDEZVOUS SOUTH  
First destination to host in S.C.  
50+ meeting/event planners  
50+ southern destination teams





## Spartanburg County

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to an important, more diversified, manufacturing center. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it at the top of the list for business and personal relocation.



### Total Population

	2010	2020	2025	Growth Rate <sup>1</sup>
<b>Spartanburg County</b>	284,307	332,410	356,350	1.40%
<b>Upstate SC</b>	1,362,073	1,534,241	1,622,166	1.12%
<b>South Carolina</b>	4,625,364	5,282,232	5,629,430	1.28%

<sup>1</sup> Projected Annual Growth Rate 2020-2025