



2751 E Main Street

Spartanburg, SC

**28 Fully Developed
Townhome Lots**

(Spartina Court)



TABLE OF CONTENTS

- **Offering Summary** 3
- **Property Overview** 4
- **Site Map** 5
- **Site Plan** 6
- **Lot Addresses** 7
- **Downtown Amenities** 8
- **Downtown Development** 9
- **Market Overview** 10
- **Market Insights** 11
- **Top Employers** 12
- **Confidentiality and Disclaimer** 13
- **Contact Information** 14

Offering Summary

2751 E Main St | Spartanburg, SC

REEDY



28 Fully Developed Townhome Pads

Land Area ± 3.73 AC

Tax Map #s 7-09-00-024.02 to 7-09-00-024.31
(Further described on page 7)

Targeted Use Townhome Community

Sale Price \$2,016,000.00

Zoning B-1 (PPD)

Spartanburg Development Code: B-1 (Neighborhood Shopping)

These districts are intended primarily to serve the needs of the surrounding residential neighborhood, providing goods, and services that are day-to-day needs, generally classed by merchants as "convenience good and services". Businesses which might tend to be a nuisance to the immediately surrounding residential developments are excluded, even though the goods or services offered might be in the convenience category or classification.

 [Click Here To Access Development Code](#)

Property Overview

2751 E Main St | Spartanburg, SC

PROPERTY HIGHLIGHTS

- 28 fully-developed townhome pads on \pm 3.73 Acres
- All utilities available
- Townhome Plan: 3 Bed, 2.5 Bath
- Common Open Space Provided: \pm 1.5 Acres
- Actual Site Density: 7.5 Lots per Acre
- Residential Unit Mix:
 - Pad Sizes: 22' x 90'
 - Build Footprint: \pm 2,010 SF
 - Setbacks
 - Exterior: 10'
 - NE Main Street: 30'
- Traffic Count: \pm 23,000 VPD
- District Seven Schools:
 - Jesse Boyd Elementary
 - McCracken Middle School
 - Spartanburg High School

PROPERTY DESCRIPTION

Nestled in one of Spartanburg County's most sought-after areas, 2751 E Main St offers the epitome of convenience and comfort. This 28-unit, build-ready, townhome site offers prospective builders a turn-key development with all utilities, detention, and permits already in place. Situated mere minutes away from an array of major retailers and grocery stores such as Walmart, Home Depot, Lowes, Publix, and Ingles, every essential is within easy reach. With downtown Spartanburg just a brief 10-minute drive away, residents enjoy the perfect balance of suburban tranquility and urban accessibility. Additionally, the proximity to Spartanburg Regional Hospital, a mere 6 minutes away, ensures peace of mind with quality healthcare services nearby. Furthermore, residing in District 7, renowned as one of the finest school districts in Spartanburg County, ensures access to top-tier educational opportunities for students of all ages. From its prime location to its proximity to essential amenities and esteemed schools, this property encapsulates the ideal blend of convenience, comfort, and community living.



Site Map

2751 E Main St | Spartanburg, SC

Downtown Spartanburg



Lowe's



Tractor Supply

Walmart



Dollar Tree



Verizon Wireless



Spartanburg High School



Home Depot



Mon Amie Morning Cafe



Dollar General



Eden Terrace Assisted Living



Ingles

Ingles



Site Plan

2751 E Main St | Spartanburg, SC

REEDY



Lot Addresses

2751 E Main St | Spartanburg, SC

REEDY

| Tax Map # | Lot Address |
|----------------|-----------------|
| 7-09-00-024.02 | 200 SPARTINA CT |
| 7-09-00-024.03 | 202 SPARTINA CT |
| 7-09-00-024.04 | 204 SPARTINA CT |
| 7-09-00-024.05 | 206 SPARTINA CT |
| 7-09-00-024.06 | 208 SPARTINA CT |
| 7-09-00-024.07 | 210 SPARTINA CT |
| 7-09-00-024.08 | 212 SPARTINA CT |
| 7-09-00-024.09 | 214 SPARTINA CT |
| 7-09-00-024.10 | 216 SPARTINA CT |
| 7-09-00-024.11 | 218 SPARTINA CT |
| 7-09-00-024.12 | 220 SPARTINA CT |
| 7-09-00-024.13 | 222 SPARTINA CT |
| 7-09-00-024.14 | 224 SPARTINA CT |
| 7-09-00-024.15 | 226 SPARTINA CT |
| 7-09-00-024.16 | 227 SPARTINA CT |

| Tax Map # | Lot Address |
|----------------|-----------------|
| 7-09-00-024.17 | 225 SPARTINA CT |
| 7-09-00-024.18 | 223 SPARTINA CT |
| 7-09-00-024.19 | 221 SPARTINA CT |
| 7-09-00-024.20 | 219 SPARTINA CT |
| 7-09-00-024.21 | 217 SPARTINA CT |
| 7-09-00-024.22 | 215 SPARTINA CT |
| 7-09-00-024.23 | 213 SPARTINA CT |
| 7-09-00-024.24 | 211 SPARTINA CT |
| 7-09-00-024.25 | 209 SPARTINA CT |
| 7-09-00-024.26 | 207 SPARTINA CT |
| 7-09-00-024.27 | 205 SPARTINA CT |
| 7-09-00-024.28 | 203 SPARTINA CT |
| 7-09-00-024.29 | 201 SPARTINA CT |
| 7-09-00-024.30 | SPARTINA CT |
| 7-09-00-024.31 | SPARTINA CT |

Downtown Amenities

Spartanburg, SC

Local Attractions

- Mary Black Rail Trail
- Hub City Railroad Museum
- Craft Axe Throwing Spartanburg
- Spartanburg Art Museum
- FR8 Yard
- Wofford College

Entertainment and Culture

- West Main Artists Co-Op
- Hub City Farmer's Market
- Spring Fling
- Hub City Hog Fest
- Spartanburg Soaring
- Sparkle City Rhythm and Ribs Festival
- Melting Pot Music Festival
- International Festival
- Hub City Brew Fest

Culinary Destination

- RJ Rockers Taproom
- The Silo
- Ciclops Cyderi & Brewery
- The Kennedy
- Hub City Scoops
- Sugar-N-Spice
- The Beacon

Outdoors

- Hatcher Garden and Woodland Preserve
- Glendale Shoals Preserve
- Croft State Park
- Hollywild Animal Park
- Milliken Arboretum
- Mary Black Rail Trail



Downtown Development

Spartanburg, SC

Baseball Stadium

Hundreds gathered Wednesday with a palpable air of excitement for the groundbreaking of a new minor league baseball stadium in downtown Spartanburg.

Local and state leaders spoke about the transformative impact the centerpiece of a \$425 million mixed-use project will bring to the Hub City's western gateway.

The project is expected to be complete by April 2025, according to Tyson Jeffers, general manager for the Spartanburg Professional Baseball Club, a minor league affiliate of the Texas Rangers.

The new stadium will serve as the lynchpin of a sprawling redevelopment effort that has expanded beyond the initial vision for the 16 acres on which the ballpark will sit. The development now encompasses several nearby blocks.

As part of that vision, mixed-use components planned for the park's perimeter include 375 apartments, 200,000 square feet of new office space, a 150-room hotel and 1,500 new parking spaces.

A new \$150 million joint city-county administrative complex is also planned for the site of the current City Hall a little more than a block away from the stadium site on South Daniel Morgan Avenue.

-King, Upstate Business Journal, 2023



West Broad and South Spring

Design plans for a new joint city-county municipal building downtown will include space at the site for mixed-use development at the corner of West Broad and South Spring streets.

It is among several projects in the city funded by the penny sales tax increase approved in 2017 by Spartanburg County voters.

City and county leaders selected the site bordered by Broad, Church, Kennedy and Spring streets in April 2022 for the new complex. More than a year later, City Communications and Marketing Manager Christopher George said the new complex's preliminary design is almost complete.

The new complex will include a 180,000-square-foot building up to six stories tall with a parking garage accommodating 500 to 600 spaces. The new complex is scheduled to be completed by 2025. The existing City Hall and County Administrative buildings were constructed in the early 1960s.

The city and county are also working to finalize an agreement to have residential and commercial use developed at the site.

-Lavender, Post and Courier, 2023



Market Overview

Spartanburg, SC

READY

**#1
Small Metro for Economic
Growth**

STESSA



**#2nd Best Job Market
in the U.S.**

GoodHire



**#9 Coolest Town in
America**

Metador Network



**6th in the nation for
industrial demand**

CoStar



**Spartanburg is the
12th fastest growing
place in the country**

U.S. News & World Report



**Named 10th most
affordable place to
live in the United
States**

GoUpstate



Spartanburg Insights

Spartanburg, SC

REEDY

Data by OneSpartanburg, Inc. and CoStar



±\$1.1B

Capital Investment



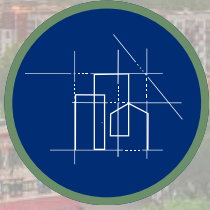
±1,146

Jobs



±3,700

Housing units in the pipeline or under construction within five miles of Spartanburg



±13.5M

Spec Space planned or under construction



±94.5%

Office Occupancy Rate



±42,598

Pedestrians on Main Street every week



±117

Projects and RFI



±97.2%

Retail occupancy rate



±425M

Historic Downtown investment

Top Employers

Spartanburg/Upstate, SC

Spartanburg provides the ideal setting for your business, your employees and their families. Located in the Upstate Region of South Carolina, the gently rolling landscape provides easy access to major highways (I-85 and I-26), and convenient proximity to large major southern cities like Charlotte (1.5 hours) and Atlanta (2.5 hours).

An international community with Southern charm, Spartanburg has set the pace as a leader in attracting foreign direct investment and economic development. Combine an amazing geographic location with a highly skilled work force, top schools, reasonable tax rates, assorted recreation, cultural and leisure opportunities, and attractive, safe neighborhoods for families, and you have an ideal location and steadfast economic climate for business growth and development. Spartanburg is thriving with opportunity.

-One Spartanburg

| Employer | Employees |
|--|--------------|
|  Adidas | 2,600+ |
|  BMW | 11,000+ |
|  Michelin | 5,000+ |
|  Siemens | 875+ |
|  Inman Mills | 501-1,000+ |
|  Oshkosh Defense | 1,001-2,500+ |
|  Milliken & Company | 2,501-5000+ |
|  AFL Telecommunications | 1,001-5,000+ |

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

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