

346 & 358 MATTHEW ROAD, GAFFNEY, SC 29341

# 3.57 ACRES FOR SALE



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## ABOUT THE PROPERTY

# 3.57 ACRES FOR SALE

- Located next to a new exit on I-85, completed by the DOT in July 2024
- Perfect site for gas station or Quick Service Retail
- 61,300 vehicles per day on I-85
- 9,300 vehicles per day on Matthews Road
- 2 Miles from downtown Gaffney



3.57 ACRES FOR SALE





## THE DETAILS

Location	346 & 358 Matthew Rd, Gaffney, SC 29341
Acres	3.57
Price	\$650,000
Parcels	2

## CHEROKEE COUNTY, SC

- The county was named for the Cherokee Indians who once made it their home. It was formed in 1897, and the county seat is Gaffney. Today, Cherokee County enjoys a thriving and profitable local economy and an abundance of natural and manufactured resources.
- Cherokee County sits in a prime location just off I-85 between Charlotte, NC and Greenville/Spartanburg, SC. Charlotte's Douglas International Airport and the Greenville - Spartanburg International Airport are both within 45 miles and the mainline of Norfolk Southern Railroad runs through Cherokee County.







## GAFFNEY, SC

Gaffney, South Carolina, is a city rich in history and cultural significance. Founded in the early 1800s by Irish immigrant Michael Gaffney, it began as "Gaffney's Cross Roads," a strategic location where two major routes intersected, facilitating trade and travel. In 1872, it became known as "Gaffney City," and by 1897, it was designated the county seat of the newly formed Cherokee County.

The city flourished as a textile industry hub until the 1980s, when economic shifts led to industrial decline. Recent revitalization efforts have focused on restoring downtown areas and repurposing historic sites, including plans for a 20-acre park on the grounds of the former Gaffney Manufacturing Co.

As of 2025, Gaffney has an estimated population of approximately 12,312 residents. The city exhibits a diverse demographic composition: 42.3% White, 40.94% Black or African American, and 5.38% other races. The median age is 32.8 years, with a median household income of \$41,822 and a poverty rate of 24.8%.

Gaffney's cultural identity is closely tied to its agricultural heritage, particularly peach farming. The iconic Peachoid, a 135-foot-tall water tower shaped like a peach, symbolizes this legacy and serves as a prominent landmark along Interstate 85. The city also hosts the annual South Carolina Peach Festival, celebrating its fruit-growing traditions.

The city boasts several historic districts, such as the Gaffney Commercial Historic District and the Gaffney Residential Historic District, featuring architectural styles ranging from Italianate to Queen Anne. Limestone University, founded in 1845, adds to the city's historical landscape with its Gothic Revival and Neoclassical buildings.

Gaffney played a significant role in the American Revolutionary War, with nearby sites like Cowpens National Battlefield and Kings Mountain National Military Park commemorating pivotal battles. The city is also home to the Cherokee County History & Arts Museum, offering insights into the region's rich past.

