



FOR SALE

297 LEMUEL ROAD

Gaffney, South Carolina

±10.64 ACRE WOODED LAND

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer +/- 10.6 acres in Gaffney, SC right off of I-85 at Exit 96. This site offers excellent proximity and visibility to I-85 giving it excellent access to destinations in any direction.
- Cherokee County is home to dozens of companies from small family-owned companies to large corporation such as Freightliner Custom Chassis, Timken, Nestle, Hamrick Mills and many more.
- Cherokee County and the State of South Carolina have a reputation as a superior business location, largely due to an exceptional economic climate that helps companies hold down operating costs and increase their return on investment. South Carolina's performance-based tax incentives reward companies for job creation and investment. South Carolina and Cherokee County have a pro-business philosophy which will help your business to thrive!

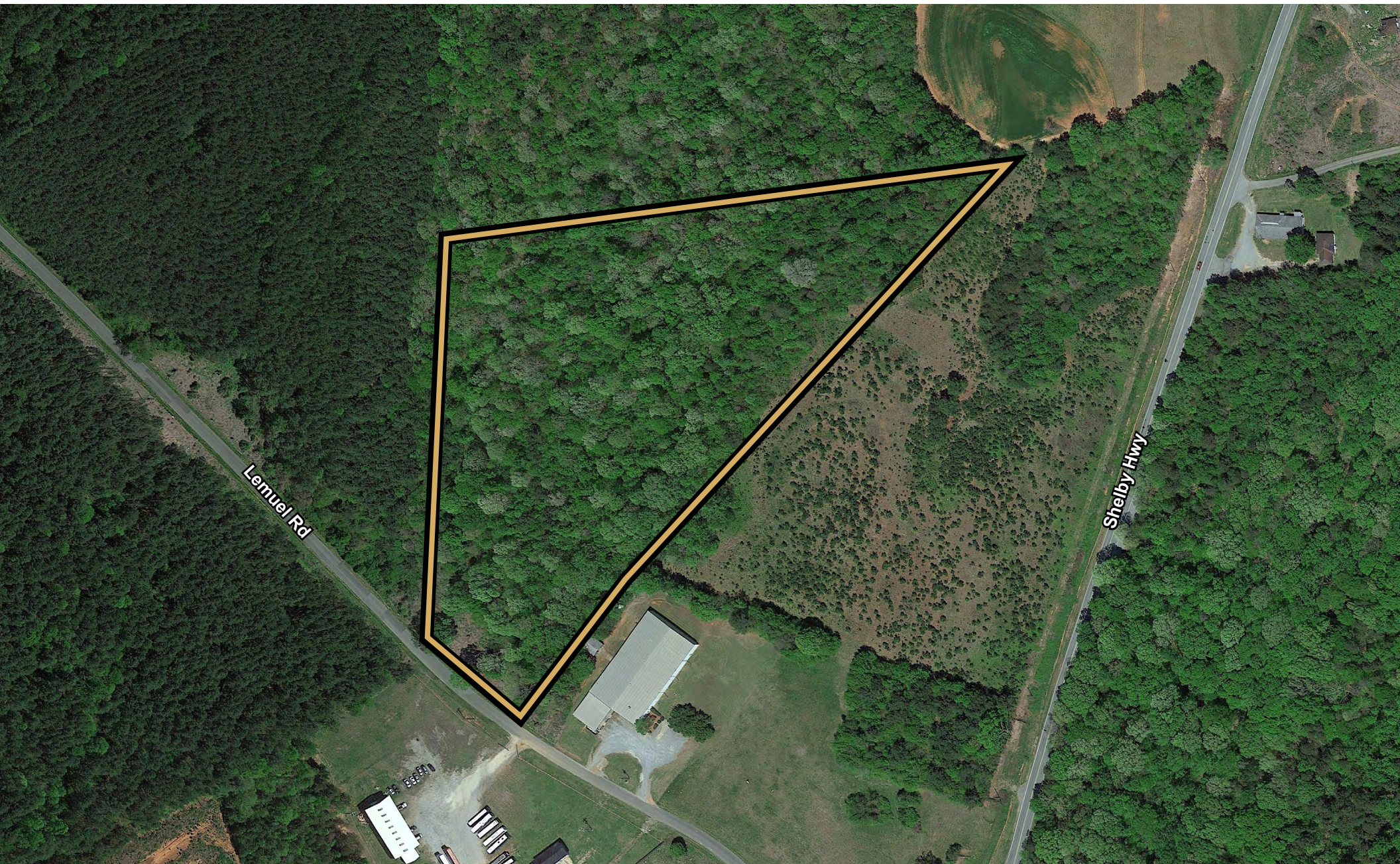
SNAPSHOT

Address:	297 Lemuel Rd Gaffney, SC
Tax ID:	116-00-00-028.301 (Cherokee County)
Size:	± 10.64 Acres
Type:	Wooded Land
Sale Price:	\$240,000

Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

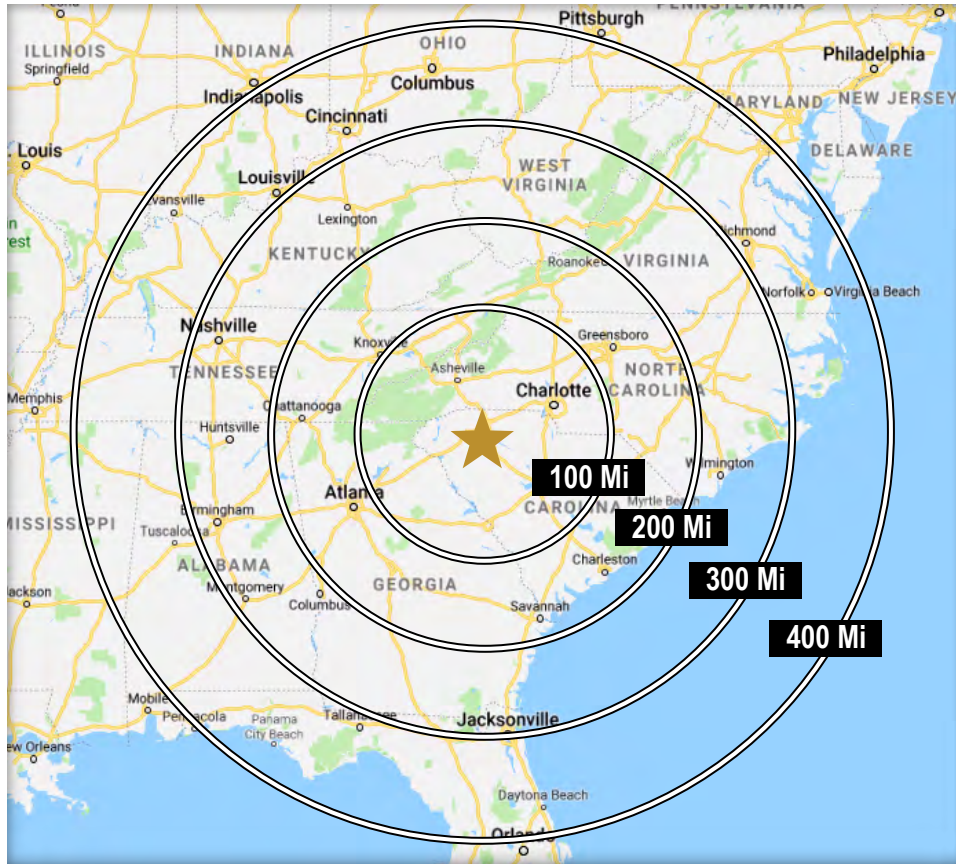
Luke Lyons
864.838.1886
luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



Luke Lyons
864.838.1886
luke@lyonsindustrial.com

5

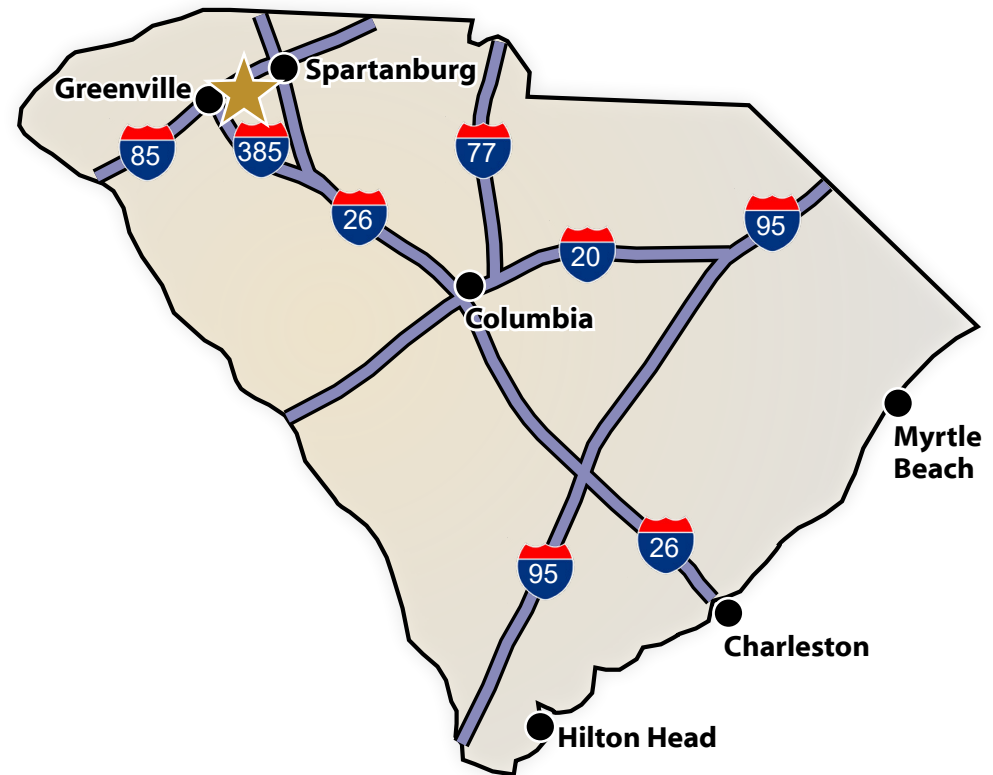


DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 10 Min	Cincinnati, OH	6 Hr 30 Min
Atlanta, GA	2 Hr 48 Min	Washington DC	7 Hr 5 Min
Raleigh, NC	3 Hr 14 Min	Mobile, AL	7 Hr 14 Min
Richmond, VA	4 Hr 54 Min	Columbus, OH	7 Hr 18 Min
Nashville, TN	5 Hr 29 min	Pittsburgh, PA	7 Hr 26 Min
Jacksonville, FL	5 Hr 31 Min	Orlando, FL	7 Hr 28 Min
Louisville, KY	6 Hr 26 Min	Indianapolis, IN	8 Hr 4 Min

DRIVE TIMES IN SOUTH CAROLINA

I-85	1 Min	Spartanburg	29 Min
I-26	25 Min	Greenville	52 Min
I-385	44 Min	Columbia	1 Hr 46 Min
I-77	51 Min	Charleston	3 Hr 19 Min
I-20	1 Hr 37 Min	Hilton Head	3 Hr 55 Min
I-95	2 Hr 27 Min	Myrtle Beach	3 Hr 58 Min



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL

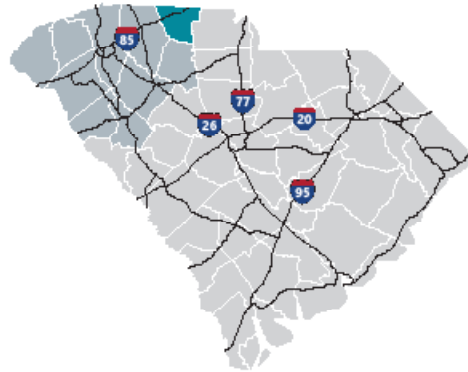
CHEROKEE COUNTY INFO



Discover Your Potential

Cherokee County

The county was named for the Cherokees who once made it their home. It was formed in 1897, and the county seat is Gaffney. Iron mining was such an important activity in this region before the Civil War, it is sometimes called the Old Iron District. 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. The Port of Charleston is easily accessible via major highways. Cherokee County offers an unbeatable combination of such factors as an abundant and educated work force with customized training by South Carolina Special Schools, a diversified industrial base, a high standard of living and quality of life, pro-business local governments, and easy access to transportation routes.



Total Population

	2010	2021	2026	Growth Rate ¹
Cherokee County	55,342	57,965	59,228	0.43%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.28%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.7%	5.8%	5.7%
5 to 9	6.7%	6.2%	5.9%
10 to 14	6.9%	6.3%	6.4%
15 to 24	13.8%	11.3%	11.4%
25 to 34	11.5%	13.4%	10.9%
35 to 44	13.9%	12.2%	13.2%
45 to 54	14.2%	13.2%	12.6%
55 to 64	12.8%	13.3%	13.3%
65+	13.5%	18.3%	20.6%
Median Age	38.2	40.6	42.2

38.7% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	75.0%	74.5%	73.9%
Black	20.4%	19.7%	19.4%
American Indian/ Alaska Native	0.4%	0.4%	0.5%
Asian	0.6%	0.6%	0.7%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.2%	2.8%	3.3%
Two or More Races	1.4%	1.9%	2.2%
Hispanic Origin (Any Race)	3.7%	4.7%	5.4%

Households & Families

	2010	2021	2026
Total Households	21,519	22,398	22,901
Total Families	14,941	15,255	15,515
Average HH Size	2.54	2.54	2.54
Renter Occupied*	31.1%	31.0%	30.1%
Owner Occupied*	68.9%	69.0%	69.9%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2021	2026
Cherokee County	\$39,855	\$43,385
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Cherokee County	\$21,500	\$23,698
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$38,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 5.6%

Bachelor's Degree 10.1%

Associate's Degree 9.2%

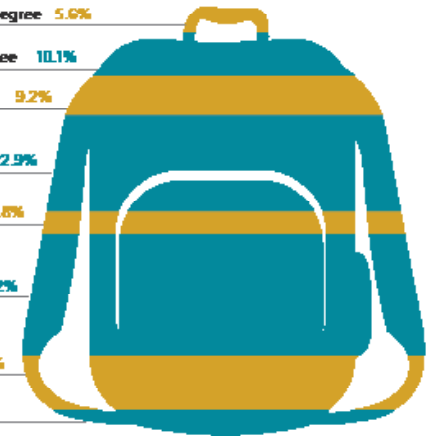
Some College, No Degree 22.9%

GED/ Alternative Credential 4.8%

High School Graduate 28.2%

9th to 12th Grade, No Diploma 12.5%

Less than 9th Grade 5.7%



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL

CHEROKEE COUNTY INFO (CONT.)



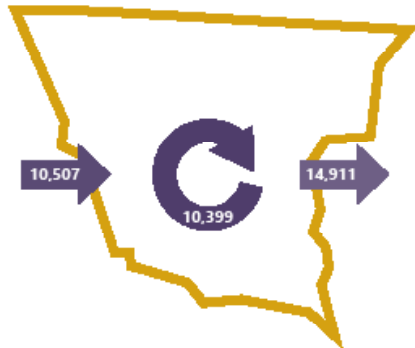
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	25.1%
25-50 miles	18.5%
50 miles or more	17.8%

63.6% of
workers travel
less than
25 miles

Worker Inflow/Outflow



Live and Work in Cherokee County	10,399
Commute into Cherokee County	10,507
Commute Out of Cherokee County	14,911

Where Do Cherokee County Workers Live?

Cherokee County	49.7%
Spartanburg County	15.1%
Cleveland County, NC	6.1%
Greenville County	3.6%
York County	2.9%
Rutherford County, NC	2.5%
Union County	2.1%
Gaston County, NC	1.5%
Laurens County	1.1%
Anderson County	1.1%

2021 Employment by Industry

Agriculture/Mining	0.6%	147
Construction	6.0%	1,502
Manufacturing	25.5%	6,398
Wholesale Trade	3.0%	739
Retail Trade	12.5%	3,129
Transportation/Utilities	8.9%	2,228
Information	0.6%	137
Finance/Insurance/Real Estate	3.6%	897
Services	35.9%	9,012
Public Administration	3.6%	895
Total	100%	25,084

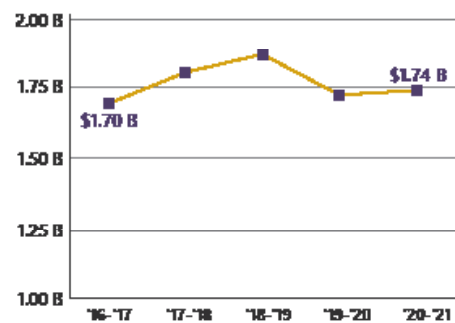
2021 Civilian Population in Labor Force (16+)

Labor Force	27,267
Unemployed	8.0%

2021 Business Establishments by Industry



Gross Retail Sales by Fiscal Year



Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Nestlé USA	1,000	Frozen prepared foods
Milliken & Company	989	Broadwoven fabrics, fabric dyeing and finishing
Freightliner Custom Chassis Corp	909	Motor home chassis
Hamrick Mills	890	Print cloth, shade cloth & sheeting
Suminco	400	Ball and roller bearings

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Cherokee County School District	1,369	Public Education, K-12
Dollar Tree Distribution	700	Logistics
T-Force	400	Logistics
Cherokee Medical Center	300	Health Services
Limestone University	289	Higher Education



Airport Access

Greenville Spartanburg International
 - 50 non-stop daily departures
 - 17 major cities and airports across the US
 - Allegiant Air
 - American Airlines
 - Delta
 - Southwest Airlines
 - United Airlines
 - 1.2M passengers flown in FY2021
 - 84,217 tons of air cargo moved in FY2021
 Spartanburg Downtown Memorial Airport



Port Access

Inland Port Greer
 - 40 miles from the City of Gaffney
 - 157,842 rail lifts in FY2021
 - 12.3% growth from FY2020
 Port of Charleston
 - 202 miles from the City of Gaffney
 - 2.5 M TEUs handled in FY2021
 - 9.63% growth from FY2020



Highway Access

Interstates
 - I-85
 Highways
 - US-29
 - US-150
 - US-221
 - SC-11
 - SC-18
 - SC-105



Rail Access

Rail Providers
 - CSX
 - Norfolk-Southern



UpstateSCAlliance

Upstate SC Alliance
 John Lummus, President/CEO
 864.283.2300
www.upstatescalliance.com



Appalachian Council of Governments
 Appalachian Council of Governments
 30 Century Circle, Greenville, SC 29607
 864.242.9733
www.scaacog.org

Additional Resources

www.cherokeeconomydevelopmentboard.com
www.cherokeeconomy.gov

www.cherokeechamber.org
www.upstatescalliance.com

www.upstateforever.org
www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2018) Commuting Patterns & Where do County Workers Live; Manufacturer's News; Appalachian Council of Governments; Upstate SC Alliance; and SC Department of Revenue and Taxation Fiscal Year Retail Sales.

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

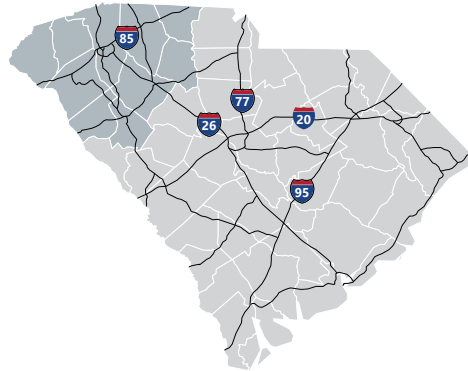
LYONS
 INDUSTRIAL PROPERTIES
 SALES • LEASING • DEVELOPMENT
 CORFAC INTERNATIONAL

UPSTATE SOUTH CAROLINA INFO



Upstate SC

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



Total Population

	2010	2021	2026	Growth Rate ¹
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%
United States	308,745,538	333,934,112	345,887,495	0.71%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.5%	5.7%	5.7%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.5%	12.4%
25 to 34	12.1%	13.0%	11.8%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.5%	12.0%
55 to 64	12.4%	13.4%	12.8%
65+	14.0%	18.4%	20.4%
Median Age	38.2	40.2	41.1

37.8% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	75.5%	74.4%	73.6%
Black	18.3%	17.6%	17.3%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	2.0%	2.3%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	3.5%	3.9%
Two or More Races	1.6%	2.2%	2.6%
Hispanic Origin (Any Race)	5.5%	6.9%	7.9%

Households & Families

	2010	2021	2026
Total Households	532,065	605,226	640,105
Total Families	363,466	405,265	426,221
Average HH Size	2.49	2.49	2.49
Renter Occupied*	30.5%	30.8%	30.2%
Owner Occupied*	69.5%	69.2%	69.9%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2021	2026
Upstate SC	\$54,795	\$59,587
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Upstate SC	\$29,792	\$33,253
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 11.3%

Bachelor's Degree 17.9%

Associate's Degree 10.5%

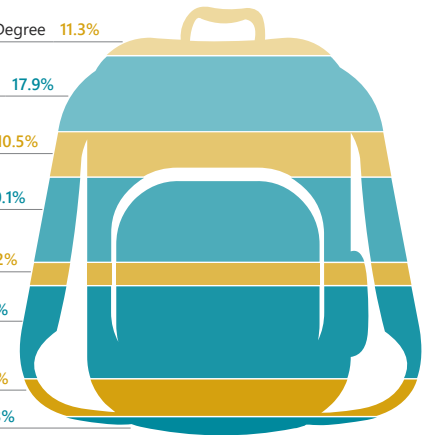
Some College, No Degree 20.1%

GED/ Alternative Credential 5.2%

High School Graduate 22.1%

9th to 12th Grade, No Diploma 8.7%

Less than 9th Grade 4.3%



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL

UPSTATE SOUTH CAROLINA (CONT.)



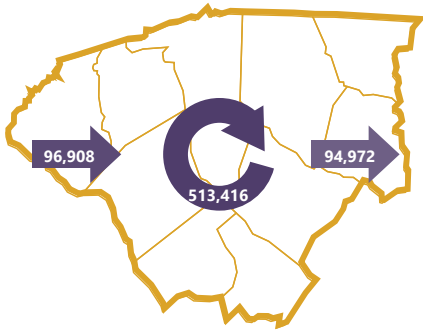
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	44.4%
10-24 miles	28.7%
25-50 miles	12.0%
50 miles or more	14.9%

73.1% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in the Upstate SC Region	513,416
Commute into the Upstate SC Region	96,908
Commute Out of the Upstate SC Region	94,972

Where Do Upstate SC Region Workers Live?

Greenville County	30.7%
Spartanburg County	17.5%
Anderson County	12.0%
Pickens County	6.9%
Oconee County	4.1%
Laurens County	3.8%
Greenwood County	3.6%
Cherokee County	3.0%
Richland County	1.6%
Union County	1.3%

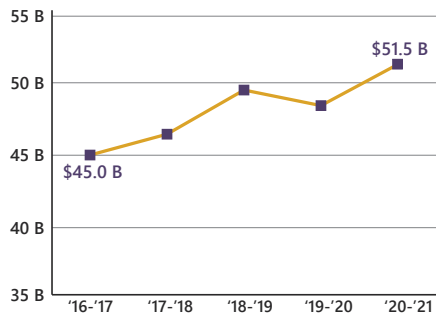
2021 Employment by Industry

Agriculture/Mining	0.6%	4,407
Construction	6.5%	46,846
Manufacturing	19.7%	141,316
Wholesale Trade	2.7%	19,323
Retail Trade	10.8%	77,379
Transportation/Utilities	5.3%	37,880
Information	1.3%	9,505
Finance/Insurance/Real Estate	5.0%	36,002
Services	45.0%	322,482
Public Administration	3.1%	22,095
Total	100%	717,235

2021 Civilian Population in Labor Force (16+)

Labor Force	755,338
Unemployed	5.0%

Gross Retail Sales by Fiscal Year



2021 Business Establishments by Industry



Top 10 Major Employers

Company	Employees	Primary Product(s) / Industry
BMW Manufacturing Corp	5,000+	Automobile Manufacturer
Prisma Health	5,000+	Healthcare System
Spartanburg Regional Healthcare System	5,000+	Healthcare System
School District of Greenville County	5,000+	K-12 Public Education
Spartanburg County School Districts	5,000+	K-12 Public Education
Michelin North America	5,000+	Tire Manufacturing
Clemson University	5,000+	Public Research University
Bon Secours St. Francis Health System	2,501-5,000	Healthcare System
Spectrum Communications	2,501-5,000	Call Center
Greenville County	2,501-5,000	Local Government

Airport Access	Port Access	Highway Access	Rail Access
Greenville Spartanburg International <ul style="list-style-type: none"> 50 non-stop daily departures 17 major cities and airports across the US <ul style="list-style-type: none"> Allegiant Air American Airlines Delta Southwest Airlines United Airlines 1.2M passengers flown in FY2021 84,217 tons of air cargo moved in FY2021 	Inland Port Greer <ul style="list-style-type: none"> 157,842 rail lifts in FY2021 12.3% growth from FY2020 Port of Charleston <ul style="list-style-type: none"> 2.5 M TEUs handled in FY2021 9.63% growth from FY2020 	Interstates <ul style="list-style-type: none"> I-26 I-85 I-385 I-585 	Rail Providers <ul style="list-style-type: none"> 2 Major providers <ul style="list-style-type: none"> CSX Norfolk-Southern 2 Short line providers <ul style="list-style-type: none"> Greenville & Western Pickens Carolina Piedmont

Additional Resources

www.investabbevillecounty.com
www.andersoncountysc.org/econ-dev
www.cherokeecountydevelopmentboard.com
www.gogadc.com
www.greenwoodcounty-sc.gov

www.growlaurenscounty.com
www.investoconeesc.com
www.alliancepickens.com
www.economicfuturesgroup.com
www.uniondevelopmentboard.com

www.scacog.org
www.catawbacog.org
www.uppersavannah.com
www.southcarolinaparks.com
www.sciway.net



UpstateSCAlliance

Upstate SC Alliance
 3 Research Drive, Suite 230, Greenville, SC 29607
 864.283.2300 | www.upstatescalliance.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2019); Commuting Patterns; US Census of Economic and Financial Data; Manufacturing News Association Council of Governments; Upstate

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
 SALES • LEASING • DEVELOPMENT
 CORFAC INTERNATIONAL