

## CONTACT

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# AVAILABLE FOR SALE

577 N Church Street | Spartanburg, SC



# Exceptional Development Opportunity



Every effort has been made to ensure the accuracy of the information contained herein, however the data and information provided should be independently verified.

## Price Subject to Offer

### Property Overview

- ▶ Signalized Intersection with Crosswalk
- ▶  $\pm 1.895$  Acres ( $\pm 82,546$  square feet)
- ▶ 241.00' Frontage on N. Church Street
- ▶ TMS # 7-12-01-249.00
- ▶ Rectangular Lot Dimensions
- ▶ City of Spartanburg
- ▶ Zoned DT-5 (Downtown Transitional 5)
- ▶ All Municipal Utilities



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## WILL DEVELOP

### Incentive Overview

- ▶ Gateway to Northside Redevelopment
- ▶ Qualified Federal Opportunity Zone
- ▶ SC Abandoned Buildings Revitalization Act  
(S.C. Code Section 12-67-100, et seq.)
- ▶ Adjacent to Wofford College
- ▶ Near Spartanburg Regional (540 beds)
- ▶ Vertical Development Opportunity

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# Neighboring Projects and Points of Interest

THE  
*Hub*



16,699 SF Class A Retail (delivered 2023)

BON  HAVEN  
SPARTANBURG



158 Market-rate Apartments (delivered Fall 2021)

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# Neighboring Projects and Points of Interest



Wofford College is a premiere private liberal arts college in Spartanburg, South Carolina founded in 1854. Wofford is nationally known for the strength of its academic program, outstanding faculty, study abroad participation and successful graduates.

There are over 1,800 undergraduates representing 38 states and 19 countries supporting 20 NCAA Division I athletics teams on its 170-acre campus within walking distance to downtown Spartanburg.



Spartanburg Medical Center (SRMC) is a research and teaching hospital licensed for 540 beds with more than 500 physicians on staff serving residents of Western North Carolina and Upstate South Carolina.

Having first opened its doors in 1999, Gibbs Cancer Center & Research Institute is a leading cancer treatment and research facility and division of Spartanburg Regional Health headquartered at SRMC.



# Location Overview

**Facing South to Downtown**



**Facing North to Interstate 85 Business**





# Additional Photos

## Facing The Hub towards Downtown



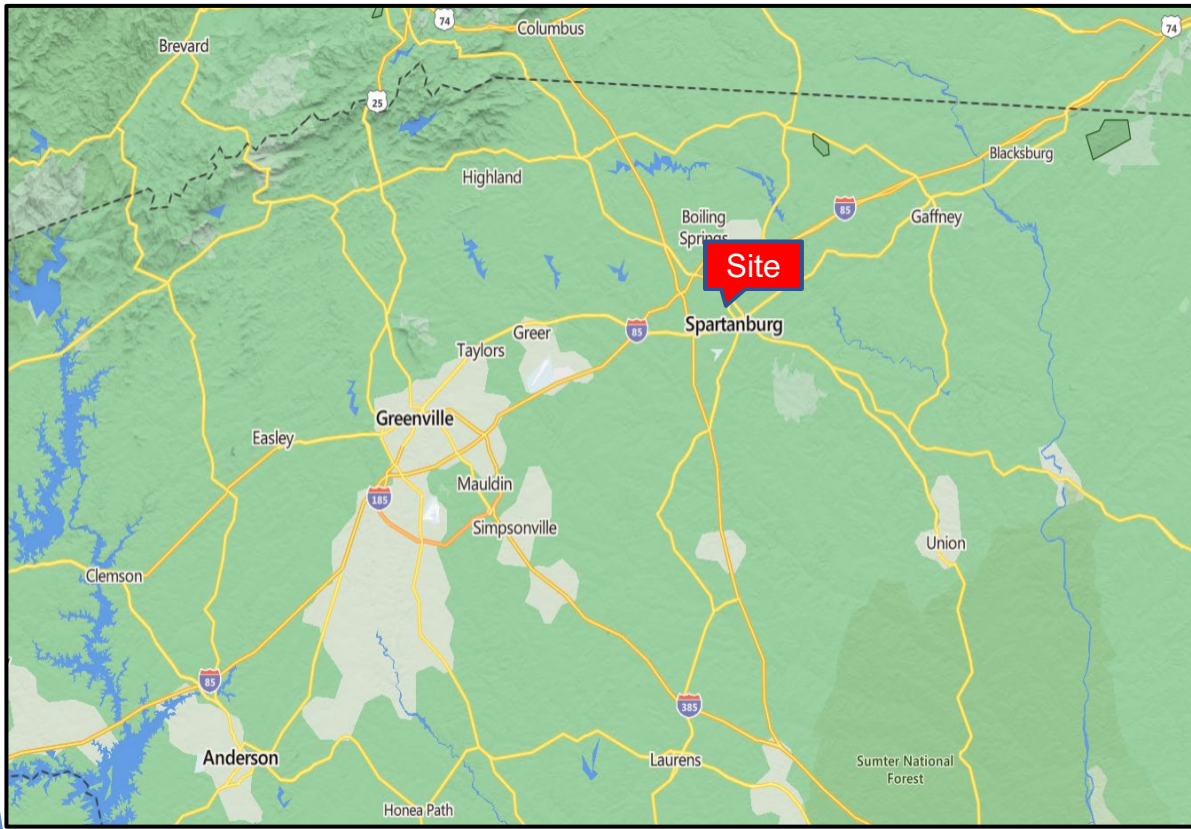
## Downtown Spartanburg to Hwy 221





# Map Location Overview

## Regional Map



## Downtown Spartanburg

