

FOR SALE ±225 ACRES

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PRICE REDUCED



Frontage Road Gaston, South Carolina

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PROPERTY Features

Industrial Drive

LOCATION: The property is located along Frontage Road (State Road 424), near mile marker 124 along I-26, in Calhoun County. The current access to the property is from Exit 119 via Access Road, which changes to Frontage Road after crossing Savory daHunt Creek Road. Future plans may provide access to Old Sandy Run Road at Exit 125 along I-26.

UTILITIES: Sewer: Calhoun County 8" Force Main
Water: Calhoun County 12" Main
Power: Tri-County Electric Cooperative
Gas: Dominion (Not currently available at site but in close proximity)

SITE SIZE: ±225 acres

DEMOGRAPHICS:	<u>20 minutes</u>	<u>30 minutes</u>	<u>40 minutes</u>
Population:	387,591	461,546	703,656
Households:	38,039	196,455	291,381
Average Household Income:	\$76,659	\$85,127	\$92,727

TRAFFIC COUNTS (2023): I-26: 63,700

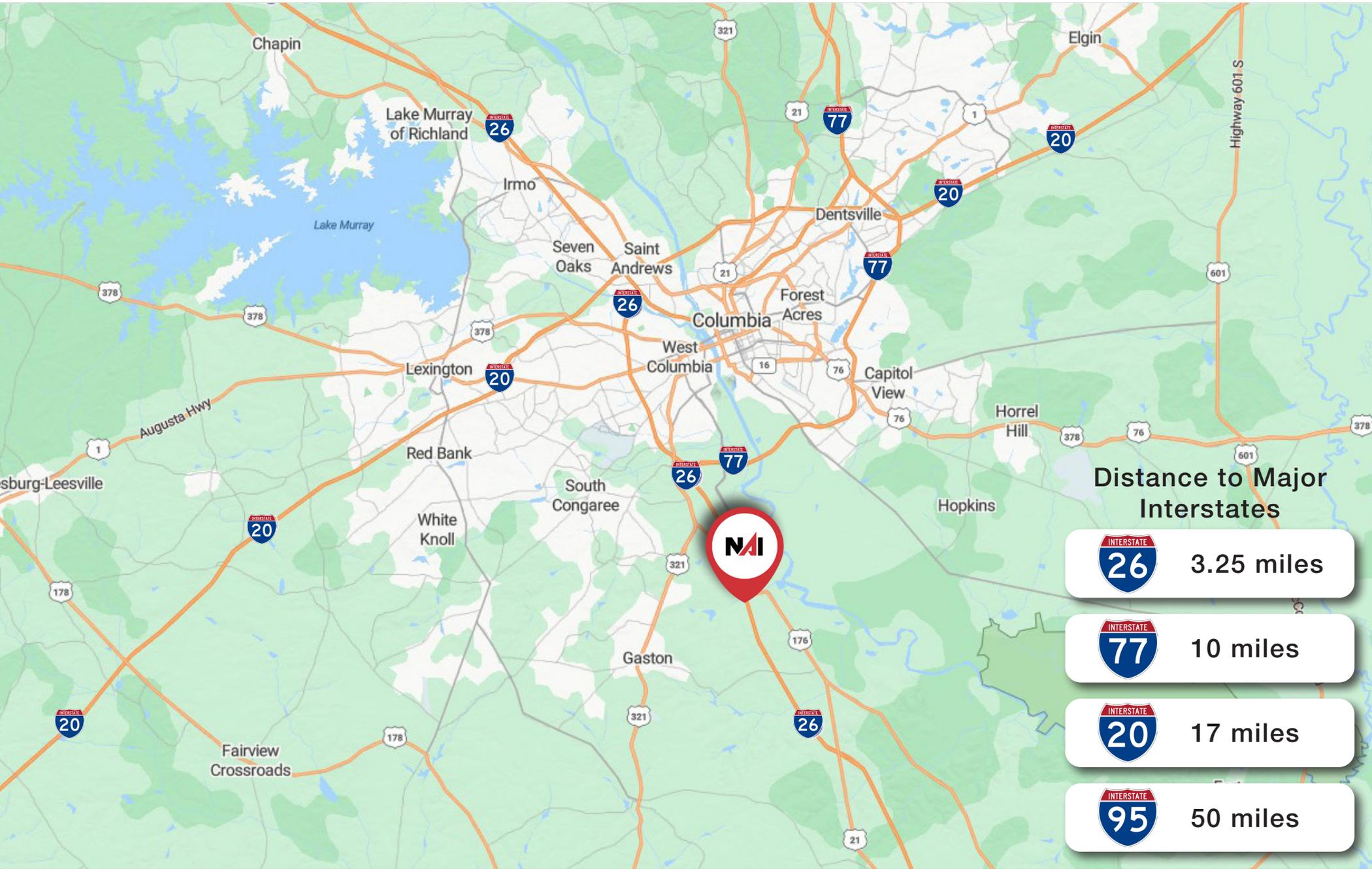
ZONING: Industrial Sandy Run

PROPERTY DESCRIPTION: The property has excellent visibility from I-26 and sits at a higher elevation than I-26 which allows for prominent signage opportunities. The property is well suited for large scale industrial uses with convenient access to all major SC interstates (I-26, I-77, I-20, and I-95).

SALES PRICE: \$39,900 per acre

LOCATION Map

Industrial Drive



POINTS OF INTEREST Aerial

Industrial Drive



DRIVE TIME Aerial

Industrial Drive

Demographics

(within 5 hours)

±30 million People

±11 million households

Median age

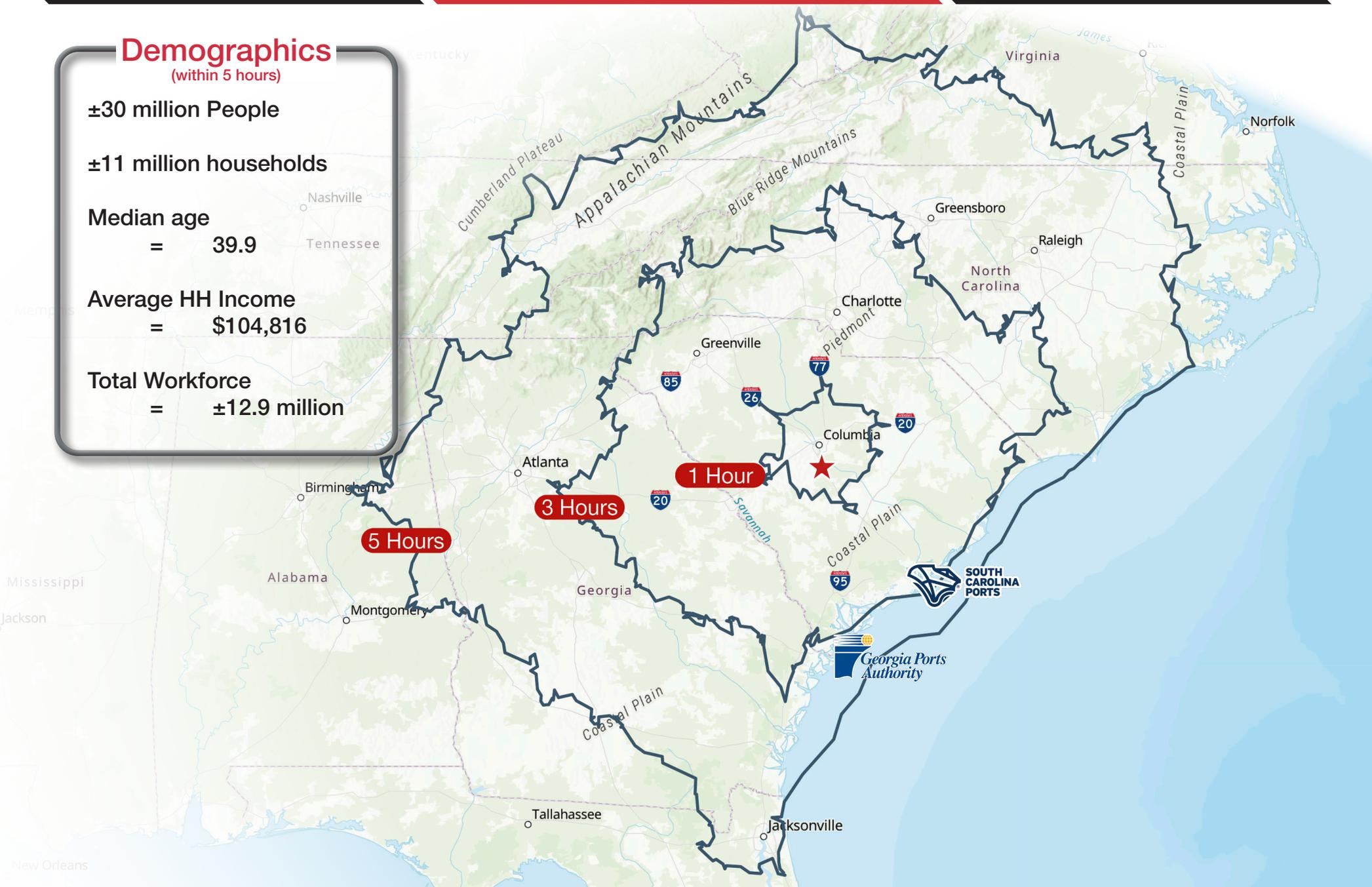
= 39.9

Average HH Income

= \$104,816

Total Workforce

= ±12.9 million



CAPITAL Investments

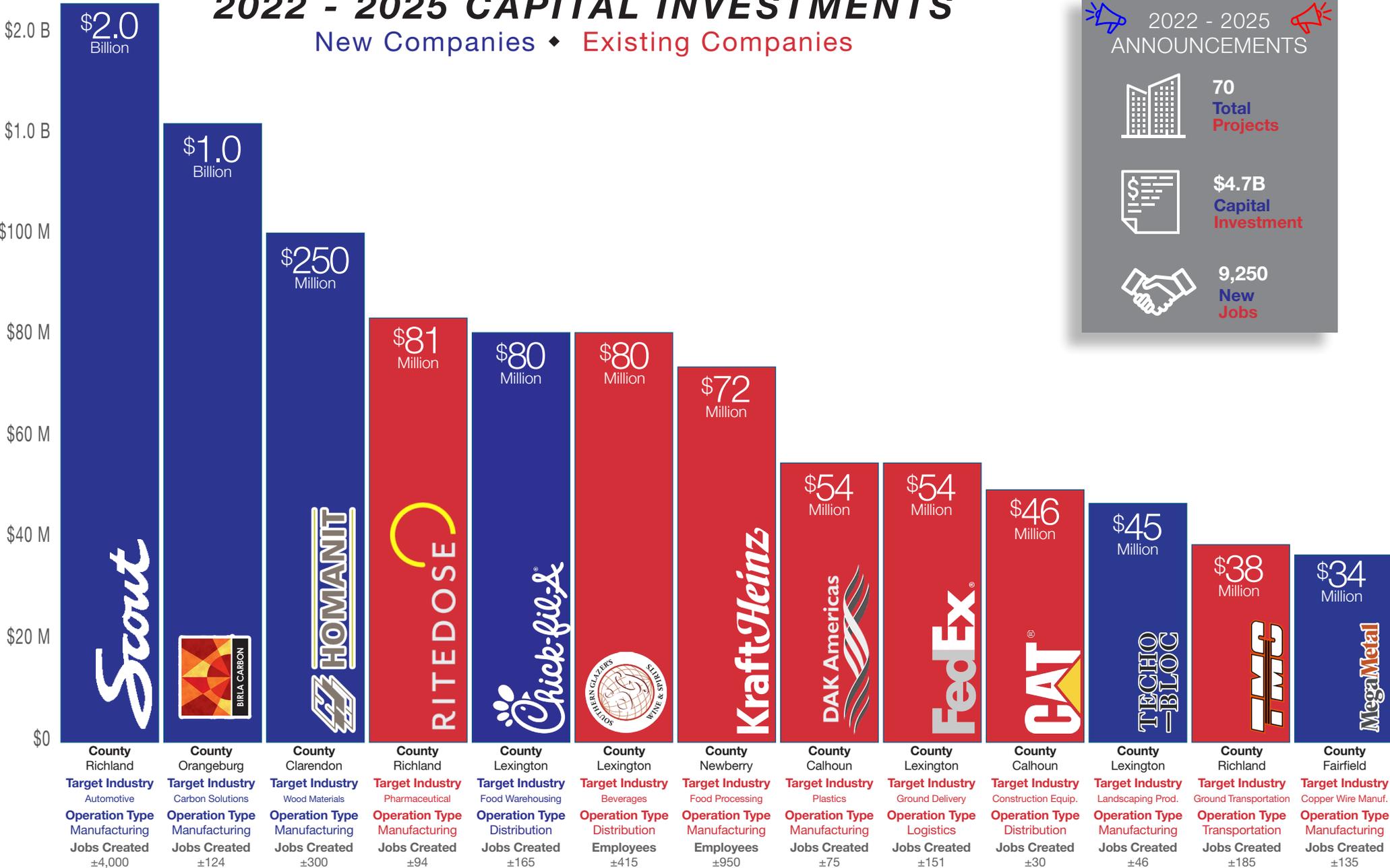
Industrial Drive

2022 - 2025 CAPITAL INVESTMENTS

New Companies ♦ Existing Companies

2022 - 2025 ANNOUNCEMENTS

- 70 Total Projects
- \$4.7B Capital Investment
- 9,250 New Jobs



Source: Central SC Alliance



DEMAND AND DRIVERS

Industrial Drive

What made all of these companies choose South Carolina?



Key Market Drivers

Home to the largest air cargo operation in South Carolina

Consistently ranked among top states for business incentives

Competitive Advantages

2/3 of the U.S. population accessible within a day's drive

Quality labor/workforce

- ◆ Trainable
- ◆ Affordable
- ◆ Right-to-work state

Industry Eco-Systems & Clusters

- ◆ Automotive
- ◆ Advanced Materials
- ◆ Aerospace
- ◆ Logistics/Distribution
 - 2 Class I Railroads
 - Interstates
 - Port Access & Intermodal
 - Within one day of 130M customers



DEMOGRAPHIC Profile

Industrial Drive

20
MINUTE
DRIVETIME

Summary

	2025	2030
Population	87,591	91,428
Households	38,039	40,337
Families	21,347	22,365
Average Household Size	2.27	2.24
Owner Occupied Housing Units	25,145	27,327
Renter Occupied Housing Units	12,894	13,010
Median Age	38.7	39.9
Average Household Income	\$76,659	\$85,172

30
MINUTE
DRIVETIME

Summary

	2025	2030
Population	461,546	475,435
Households	196,455	206,432
Families	107,968	112,248
Average Household Size	2.21	2.17
Owner Occupied Housing Units	120,322	130,159
Renter Occupied Housing Units	76,133	76,272
Median Age	37.0	38.3
Average Household Income	\$85,127	95,243

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MINUTE
DRIVETIME

Summary

	2025	2030
Population	703,656	725,404
Households	291,381	306,370
Families	173,831	181,115
Average Household Size	2.30	2.26
Owner Occupied Housing Units	196,115	211,463
Renter Occupied Housing Units	95,266	94,907
Median Age	38.1	39.2
Average Household Income	\$92,727	\$104,080