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[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

215 N. Pine Street, 1<sup>st</sup> floor, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

- 14.4+/- acres located on Sha Lane in Spartanburg.
- 650' road frontage on I-85 frontage road (Sha Lane)
- High interstate visibility - 70,000+/- vehicles per day.
- Located at the I-85 and Gossett Road interchange – Exit 80.
- Spartanburg County Tax Map # 3-08-00-053.00 & 3-08-00-052.01
- Good industrial or business park site

**SALE PRICE:**  
**1,295,000**





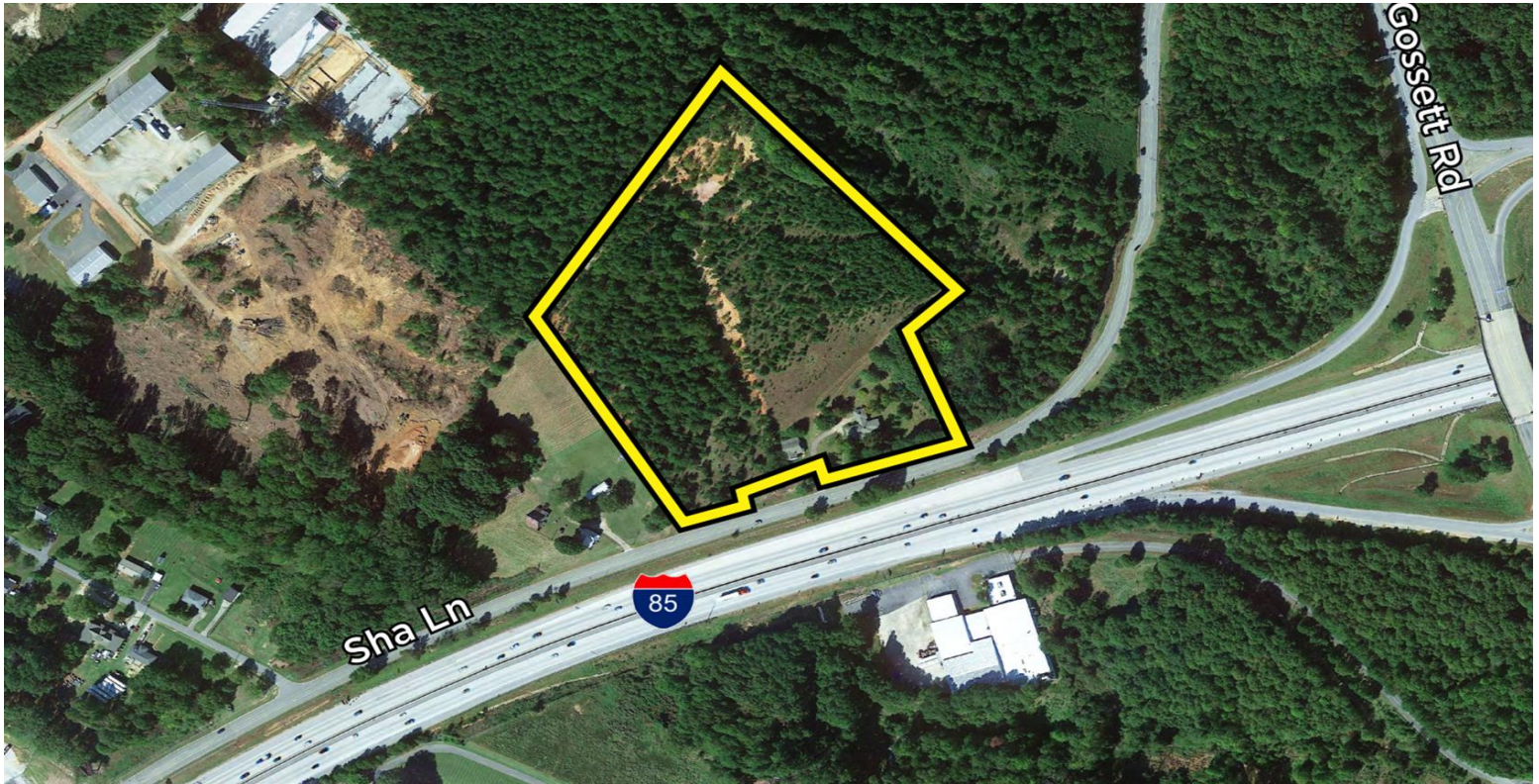




**SPENCER/HINES**  
P R O P E R T I E S

LAND

775 Sha Lane  
Spartanburg, SC





# 2025 BY THE NUMBERS



onespartanburginc.com

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

**\$745M\***

**CAPITAL INVESTMENT**

37%  
NEW  
63%  
EXPANSION

Equal to **\$2.04 million** every single day

**13M** SQ FT

**SPEC SPACE**  
planned or under  
construction



## PROJECT BREAKDOWN BY INDUSTRY

**49.0%**

Advanced  
Manufacturing

**13.3%**

Advanced  
Materials

**5.6%**

Automotive

**5.6%**

Distribution &  
Logistics

**6.7%**

Life Sciences

**2.2%**

Commercial

**4.4%**

Aerospace

**10.0%**

Agribusiness

**2.2%**

Multifamily

**1.0%**

Unclassified/  
Unknown

**23\***

**PROJECTS**

**1,220\***

**JOBS**

**90**

**REQUESTS FOR  
INFORMATION**

*What a great year for existing industry expansion across Spartanburg County. Companies we recruited have found success here, and that success has enabled many of them to reinvest in their facilities, their operations, and ultimately, in our people. It was also an exciting year for several sectors we are heavily courting, including life-sciences and biotechnology, and the soft mobility sector. All indicators are that we have another banner year ahead.*

**KATHERINE O'NEILL**  
Chief Economic Development Officer  
OneSpartanburg, Inc.

## DOWNTOWN DEVELOPMENT

**95.9%**

**OFFICE  
OCCUPANCY RATE**

**91.3%**

**RETAIL  
OCCUPANCY RATE**

**84.9%\***

**MULTIFAMILY  
OCCUPANCY RATE**

**3,700+**

**HOUSING UNITS**  
in the pipeline or under  
construction within 5 miles  
of Downtown Spartanburg

**39,462**

**PEDESTRIANS**  
on Main Street  
every week

**\$611.3** **MILLION IN DEVELOPMENT**

Underway or in the pipeline  
in Downtown Spartanburg,  
including Fifth Third Park, home  
of the Hub City Spartanburgers,  
a Planetarium, and soon, a City-  
County Joint Municipal Complex

\*Occupancy rate reflects several new multifamily projects entering market in 2025



# SPENCER/HINES

## PROPERTIES

6

**LEGISLATIVE PRIORITIES**  
progressed during the 2024  
Legislative Session

4.7%

**UNEMPLOYMENT RATE**  
across Spartanburg County  
through November 2024

57.2%

**LABOR FORCE  
PARTICIPATION RATE**

## POWER UP SPARTANBURG

Power Up Spartanburg, an Initiative of Spartanburg County and OneSpartanburg, Inc., is a movement to transform Spartanburg County into the #1 place in the U.S. to start, run, and grow a small or minority business.

\$136K

**AVERAGE REVENUE  
GROWTH**  
among self-reporting Power  
Up participants in 2024

180

**JOB'S CREATED**  
among self-reporting  
Power Up participants in  
2024

12

**NEW CONTRACTS**  
secured by small businesses  
through Power Up: Securing  
Contracts, valued at a total  
of more than \$1 million.

\$32M

**DIRECT SPENDING**  
from sports events  
and meetings in 2024

85

**SPORTS EVENTS AND  
MEETINGS RECRUITED TO  
SPARTANBURG COUNTY**  
which included  
20 different sports

**HOSTED**

**RENDEZVOUS SOUTH**  
First S.C. Destination to Host  
50+ meeting/event planners  
50+ southern destination teams

**NCAA DIVISION II MEN'S AND WOMEN'S  
CROSS-COUNTRY REGIONALS**

**AWARDED**

**2025 S.C. GOVERNOR'S CONFERENCE  
ON TRAVEL & TOURISM**

**2026 NCAA DIVISION I AND DIVISION II MEN'S  
AND WOMEN'S CROSS-COUNTRY REGIONALS**



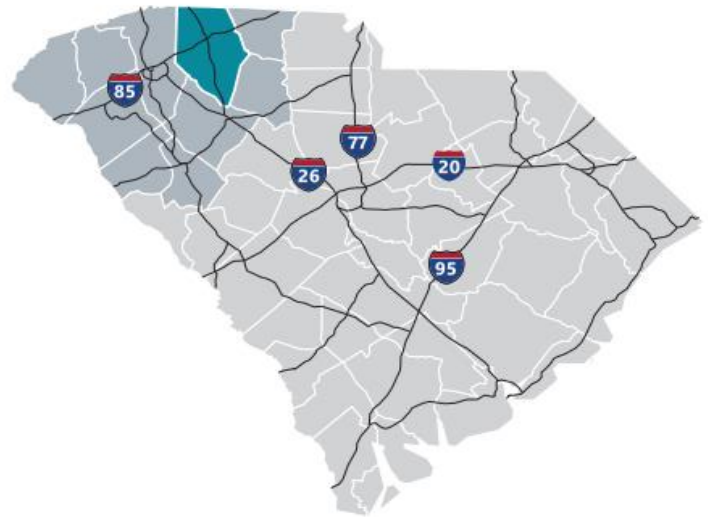
VISIONARY INVESTORS





## Spartanburg County

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to an important, more diversified, manufacturing center. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it at the top of the list for business and personal relocation.



### Total Population

	2010	2020	2025	Growth Rate <sup>1</sup>
<b>Spartanburg County</b>	284,307	332,410	356,350	1.40%
<b>Upstate SC</b>	1,362,073	1,534,241	1,622,166	1.12%
<b>South Carolina</b>	4,625,364	5,282,232	5,629,430	1.28%

<sup>1</sup> Projected Annual Growth Rate 2020-2025





## Upstate SC Region

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	2020	2025	Growth Rate <sup>1</sup>
Upstate SC Region	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%
United States	308,745,538	333,793,107	346,021,282	0.72%

<sup>1</sup>Projected Annual Growth Rate 2020-2025