

Exchange Village

205

EXCHANGE VILLAGE DRIVE SPARTANBURG, SC 29301

- 19 Acres Available -Corner Commercial with Traffic Light
- Mixed-Use Master Plan Project with Available Parcels
- 7 Acres Available (Fully Permitted for 70 Townhomes - 20-24 Ft. Wide Units)
- 3.5 Acres Available (Commercial Visible Frontage)

13 ACRES UNDER CONTRACT
145,000 SF Flex Warehouse
COMING SOON

7 ACRES AVAILABLE
Fully Permitted for 70
Townhomes

**19 ACRES TRAFFIC LIGHT
CORNER AVAILABLE**
(Perfect for retail anchor, out parcels,
flex warehouse, or multifamily)

3.5 ACRES AVAILABLE
Cleared Off Site Retention
(Perfect for Hotel, Self Storage,
Medical or Auto Use)

ST FranklinStreet
LAND ADVISORY GROUP

Franklin Street Real Estate Services, LLC - A Licensed South Carolina Broker: 19725

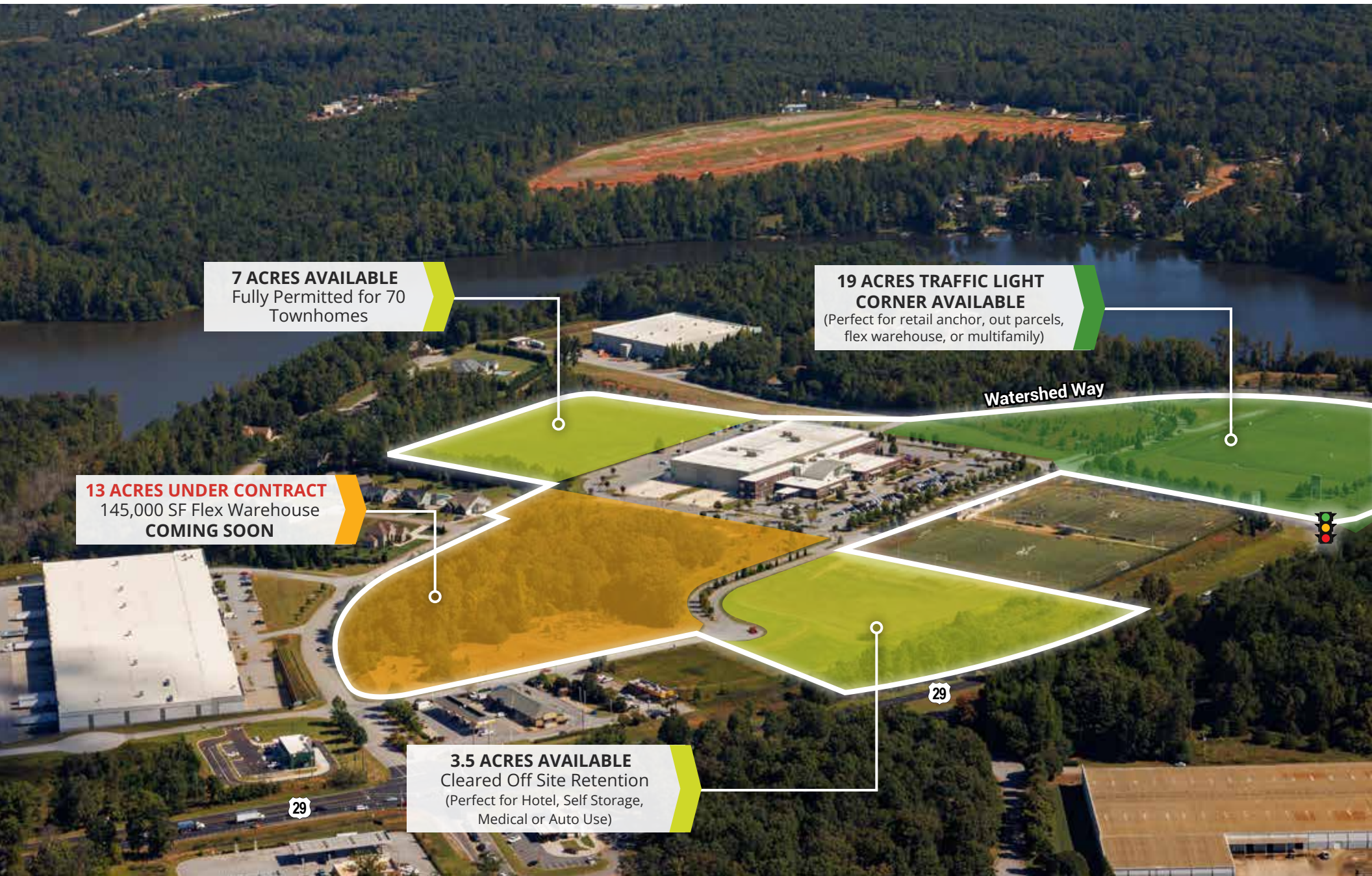


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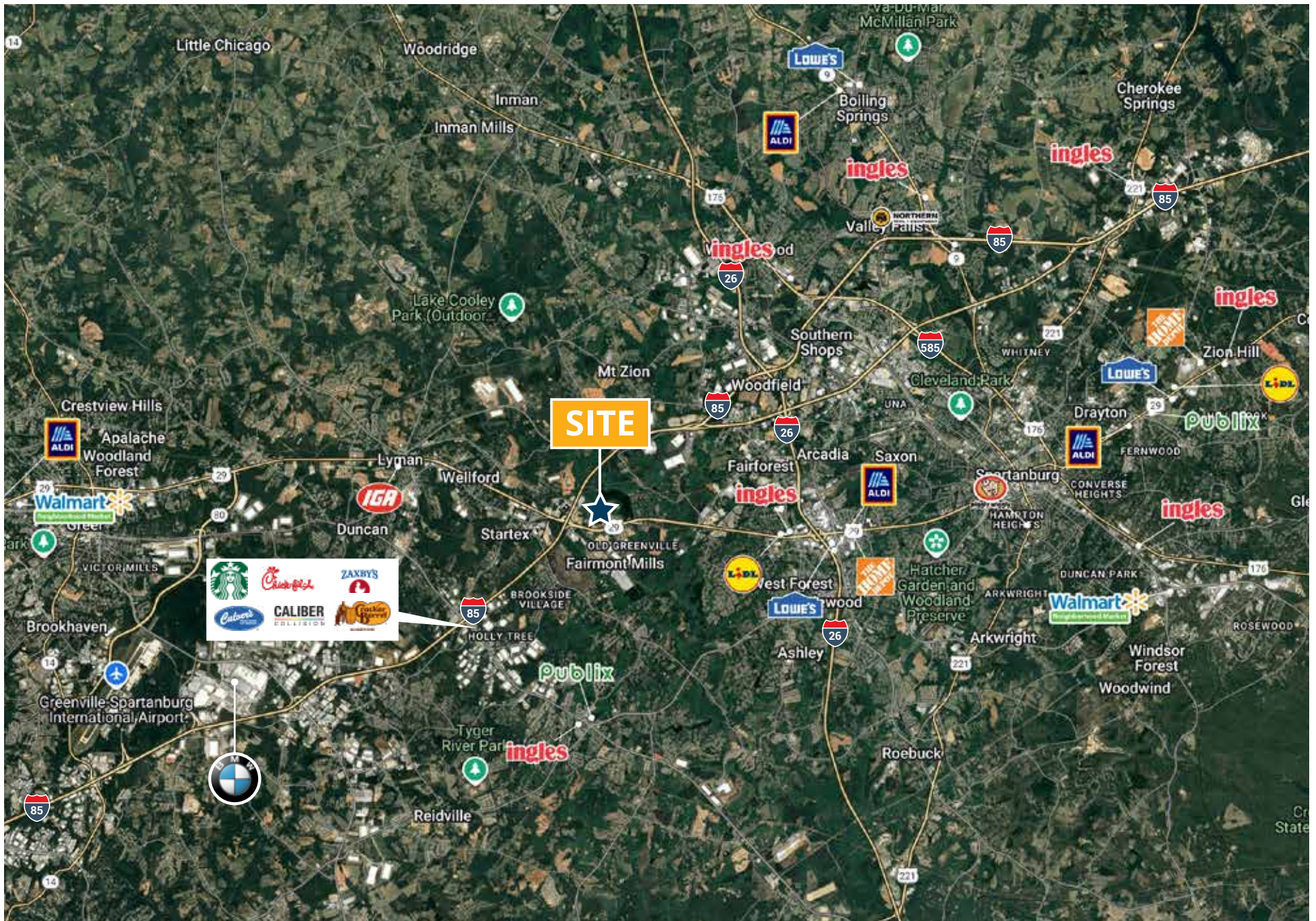
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PROPERTY **AERIAL**





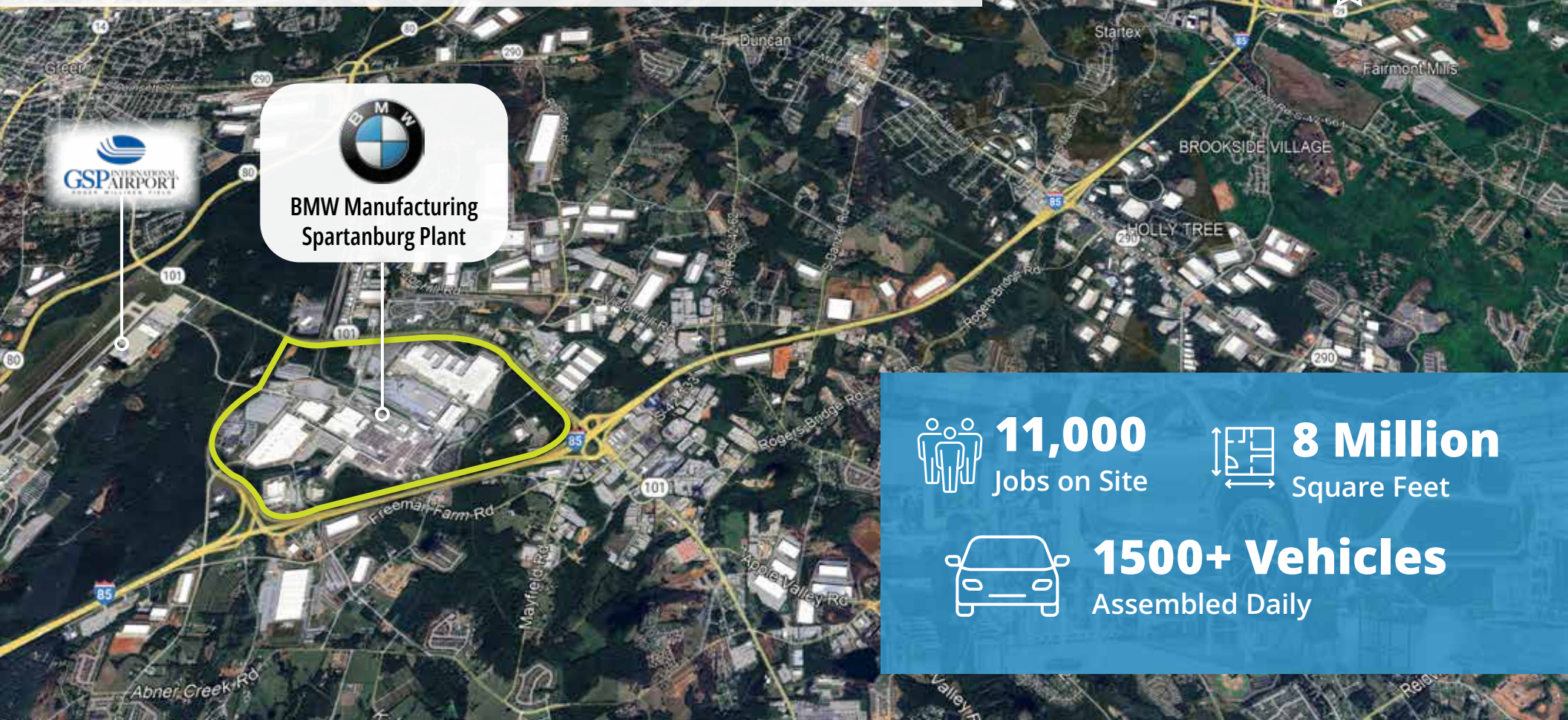
RETAIL MACRO



BMW HEADQUARTERS / DEVELOPMENT NEARBY

BMW Group Plan Spartanburg

BMW Manufacturing employs 11,000 people at its eight million square-foot campus. The Spartanburg plant assembles the BMW X3, X4, X5, X6, X7, and XM Sports Activity Vehicles and Coupes and their variants. For 30 years, our associates have been proud to assemble more than 6.5 million safe, premium-quality BMWs for our customers around the world. According to the U.S. Department of Commerce, the BMW Group is one of the largest automotive exporters by value from the U.S. with a total export value of about \$10.1 Billion in 2023.



11,000
Jobs on Site

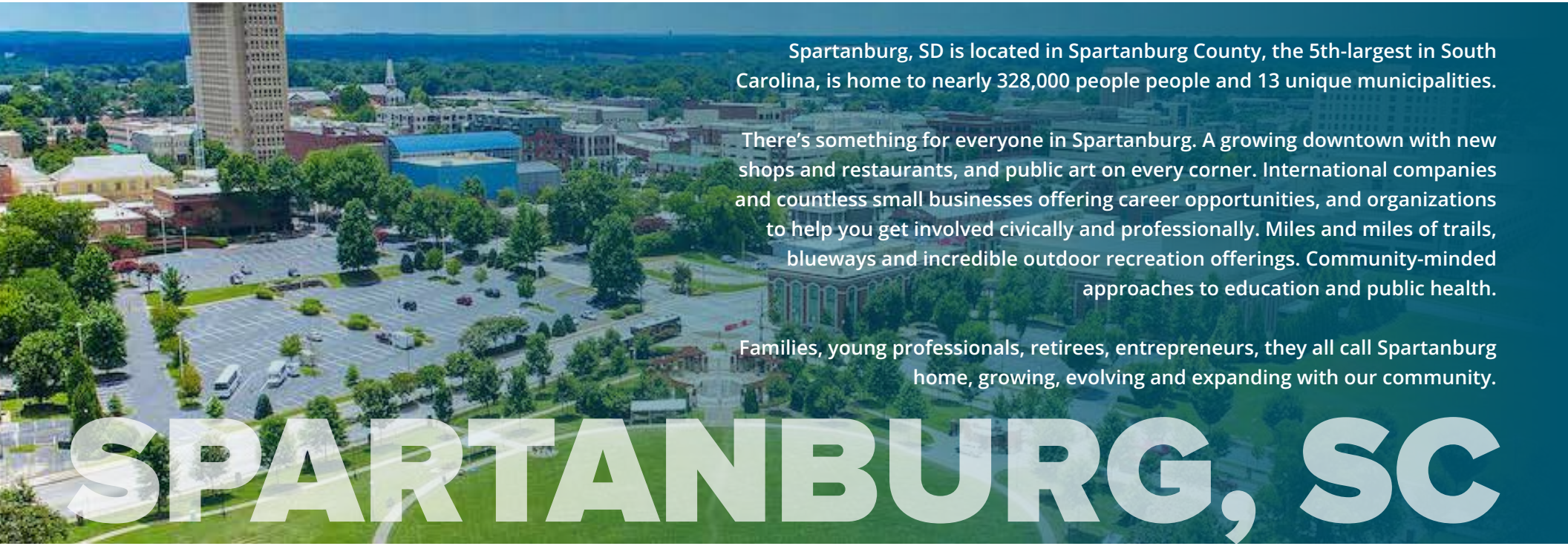


8 Million
Square Feet



1500+ Vehicles
Assembled Daily

AREA DEMOGRAPHICS

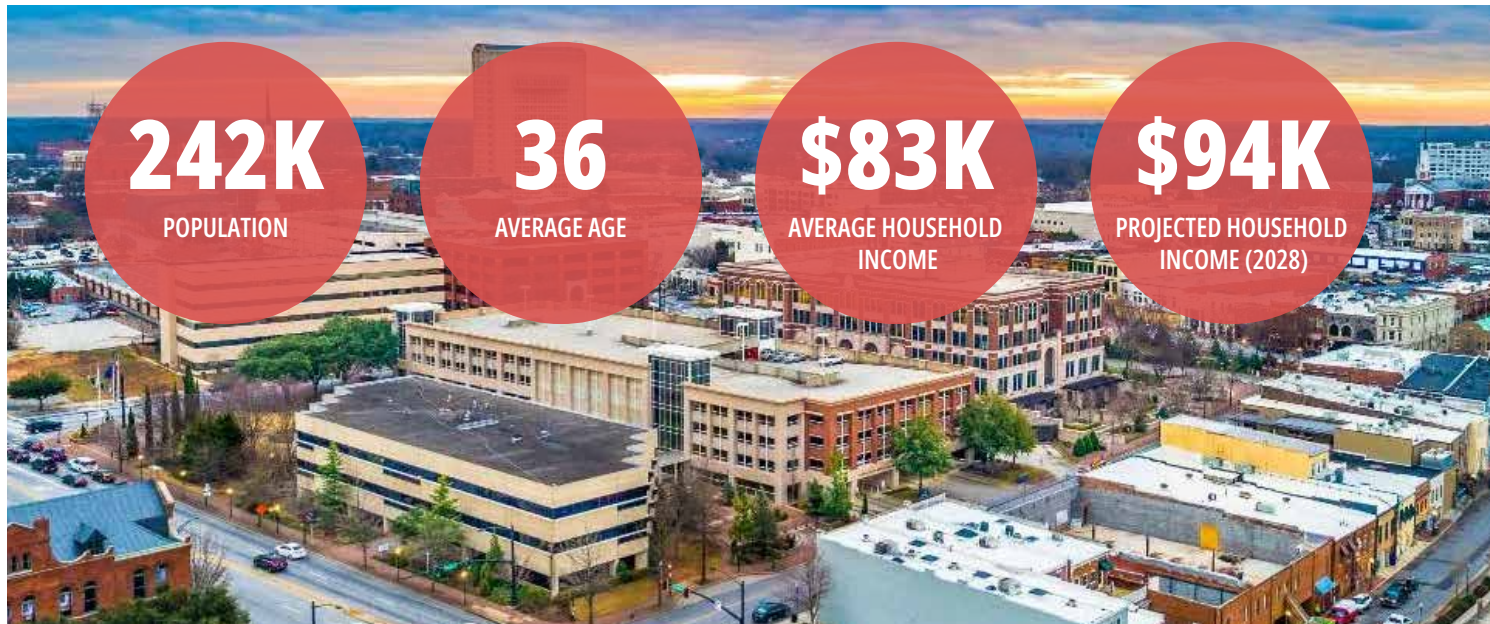


Spartanburg, SD is located in Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 people people and 13 unique municipalities.

There's something for everyone in Spartanburg. A growing downtown with new shops and restaurants, and public art on every corner. International companies and countless small businesses offering career opportunities, and organizations to help you get involved civically and professionally. Miles and miles of trails, blueways and incredible outdoor recreation offerings. Community-minded approaches to education and public health.

Families, young professionals, retirees, entrepreneurs, they all call Spartanburg home, growing, evolving and expanding with our community.

SPARTANBURG, SC



SITE PLAN

T.O.C. SUMMARY

DEVELOPED B1

* USED MINIMUM TIME OF CONCENTRATION OF 0.1 HOURS OR 6 MIN.

DEVELOPED B2

- 1) 150' OF SHEET FLOW (N=0.24) @ 1.0%
- 2) 124' OF SHALLOW CONCENTRATED FLOW (UNPAVED) @ 1.0%
- 3) 541' OF CHANNEL FLOW @ 0.55% (DITCH)
- 4) 239' OF CHANNEL FLOW @ 5.23% (24" RCP)

DEVELOPED C1

- 1) 150' OF SHEET FLOW (N=0.24) @ 1.0%
- 2) 991' OF CHANNEL FLOW @ 5.07% (24" RCP)

DEVELOPED D1

- 1) 150' OF SHEET FLOW (N=0.24) @ 1.0%
- 2) 65' OF SHALLOW CONCENTRATED FLOW (UNPAVED) @ 1.0%
- 3) 1,071' OF CHANNEL FLOW @ 2.75% (24" RCP)
- 4) 1,074' OF CHANNEL FLOW @ 3.20% (DITCH)

DEVELOPED E1

- 1) 150' OF SHEET FLOW (N=0.24) @ 6.33%
- 2) 70' OF SHALLOW CONCENTRATED FLOW (UNPAVED) @ 7.86%
- 3) 67' OF SHALLOW CONCENTRATED FLOW (PAVED) @ 5.67
- 4) 437' OF CHANNEL FLOW @ 5.58% (18" RCP)

DEVELOPED B1
AREA: 19.44 AC.
CN = 92
T.O.C. = 6.0 MIN.

EXISTING AREA
DRAINING TO EXISTING
OFF-SITE POND:
AREA: 13.34 AC.
CN = 92

EXISTING DETENTION POND (OFF-SITE), PREVIOUSLY
DESIGNED BY BLACKWOOD & ASSOCIATES. PER
BLACKWOOD DRAINAGE MAPS, THIS POND RECEIVES
APPROXIMATELY 13.34 ACRES OF STORMWATER
RUNOFF. THIS POND WAS PREVIOUSLY DESIGN,
PERMITTED, AND APPROVED THROUGH SPARTANBURG
COUNTY.

T.O.C.
FLOW PATH

POND 1

DEVELOPED B2
AREA: 7.98 AC.
CN = 61
T.O.C. = 25.5 MIN.

DEVELOPED E1
AREA: 7.28 AC.
CN = 64
T.O.C. = 11.5 MIN.

T.O.C.
FLOW PATH

DEVELOPED C1
AREA: 17.24 AC.
CN = 72
T.O.C. = 23.0 MIN.

T.O.C.
FLOW PATH

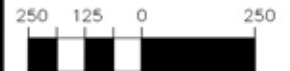
POND 2

T.O.C.
FLOW PATH

DEVELOPED D1
AREA: 15.77 AC.
CN = 63
T.O.C. = 25.8 MIN.

blueWATER
civil design

bluewater civil design, p.l.l.c.
19 Worthington Park, Suite 100 • Greer, SC 29615
www.bluewatercivil.com • info@bluewatercivil.com



scale: 1" = 250'

UPWARD
SPARTANBURG
COUNTY, SC

DEVELOPED
CONDITIONS

A2

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Watershed Way

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