

# 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

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

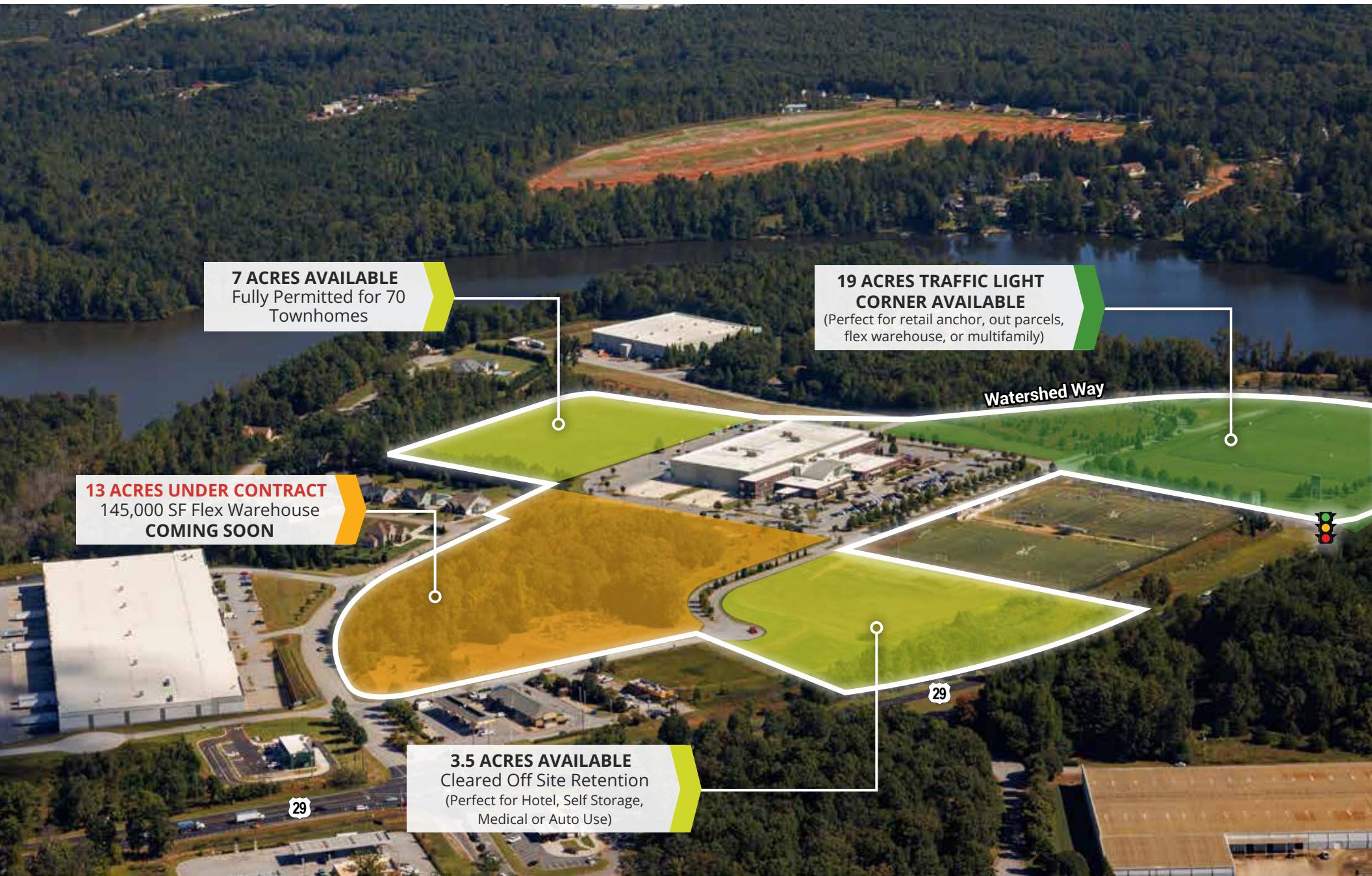
19 ACRES TRAFFIC LIGHT  
CORNER AVAILABLE  
(Perfect for retail anchor, out parcels,  
flex warehouse, or multifamily)

**ST** FranklinStreet  
LAND ADVISORY GROUP

# PROPERTY AERIAL



# PROPERTY AERIAL



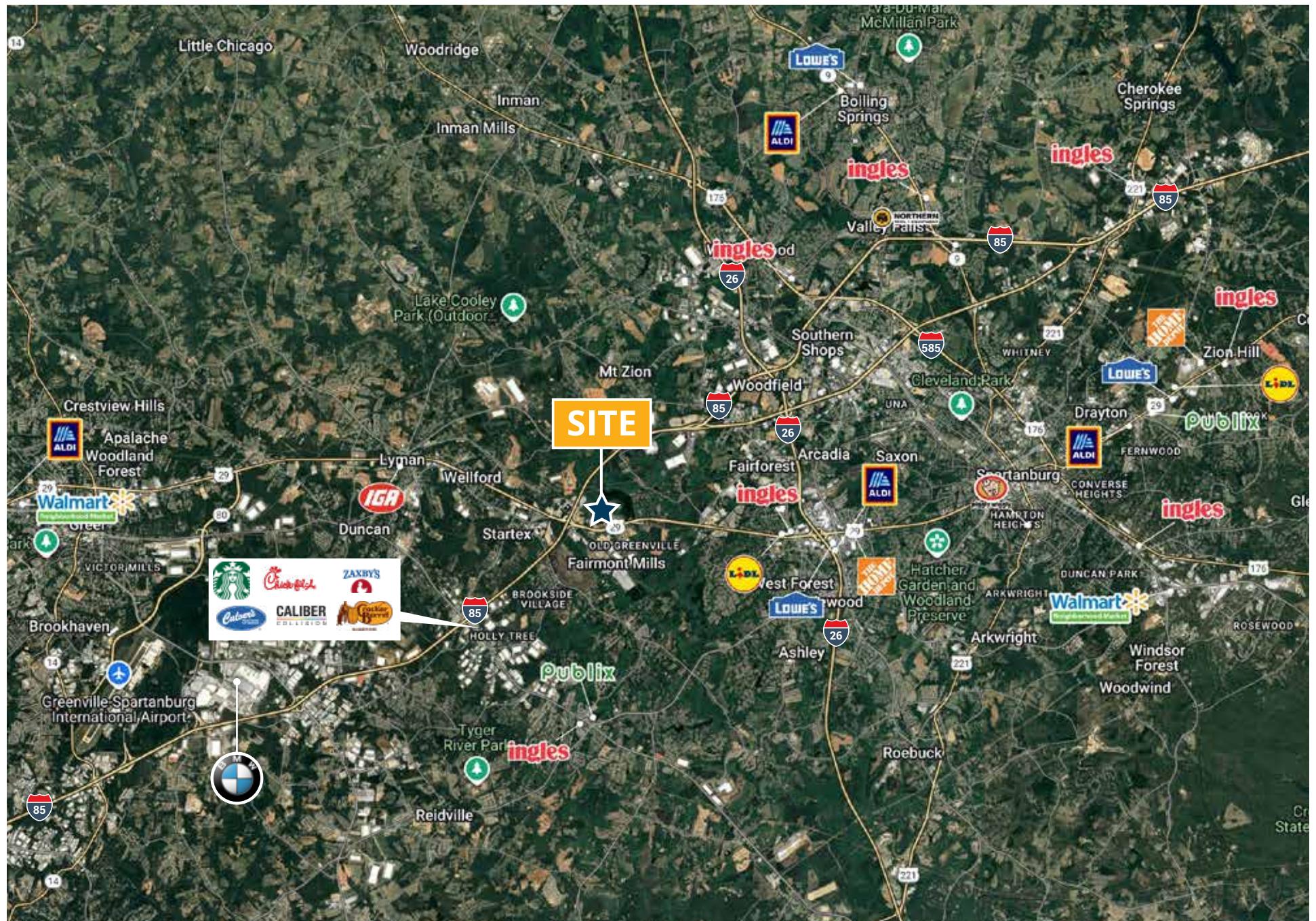
# PROPERTY AERIAL



# RETAIL MICRO



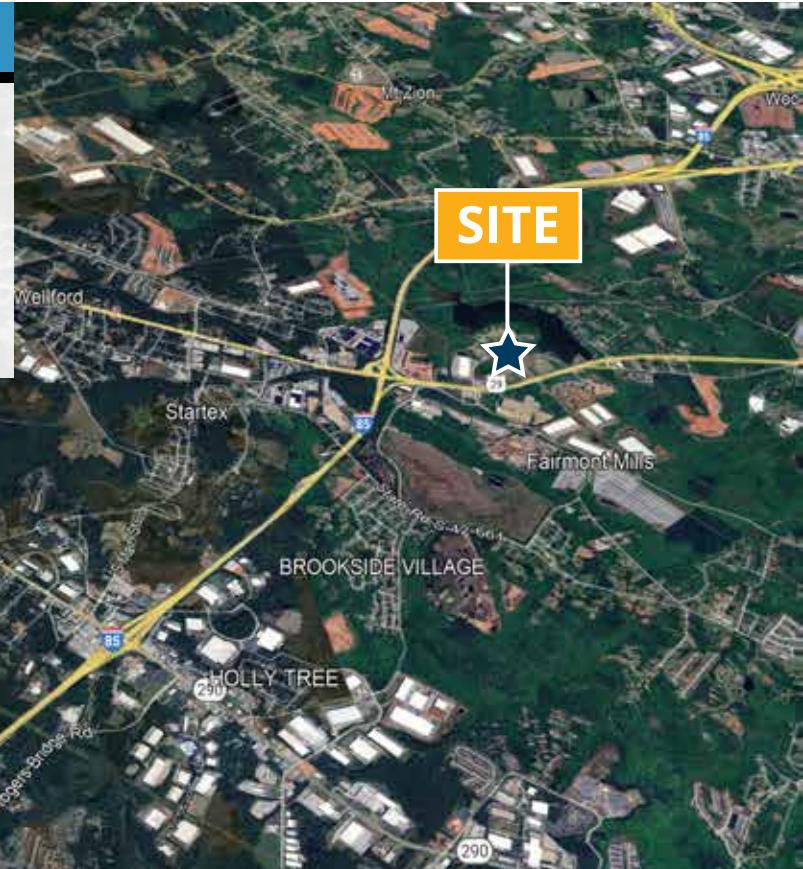
# RETAIL MACRO



# 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

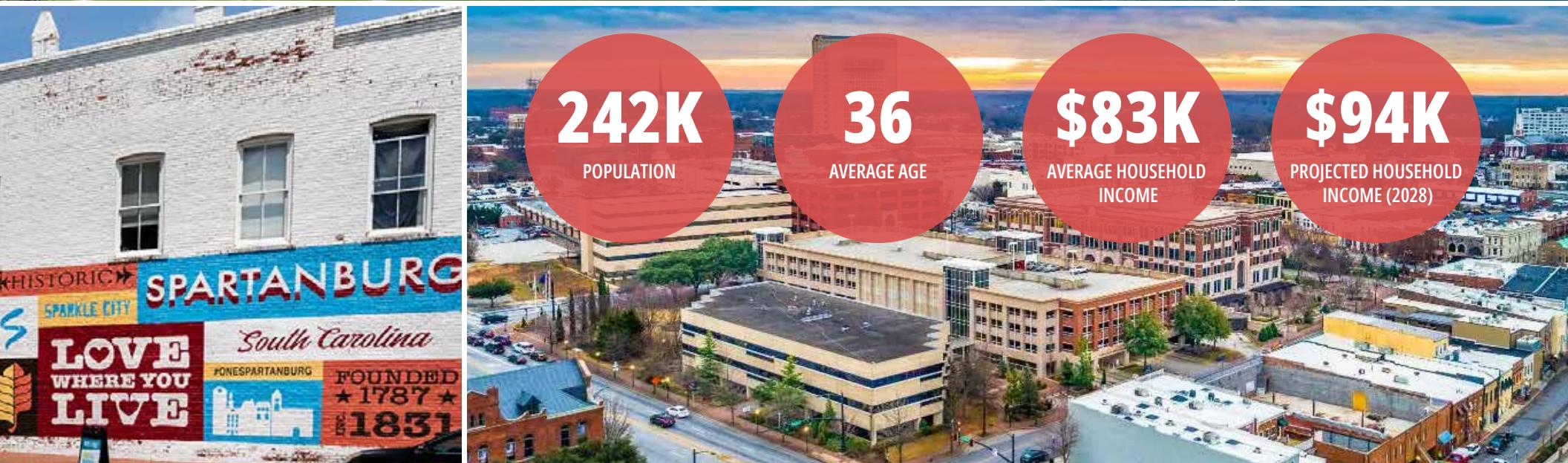


Spartanburg, SD is located in Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 people people and 13 unique municipalities.

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

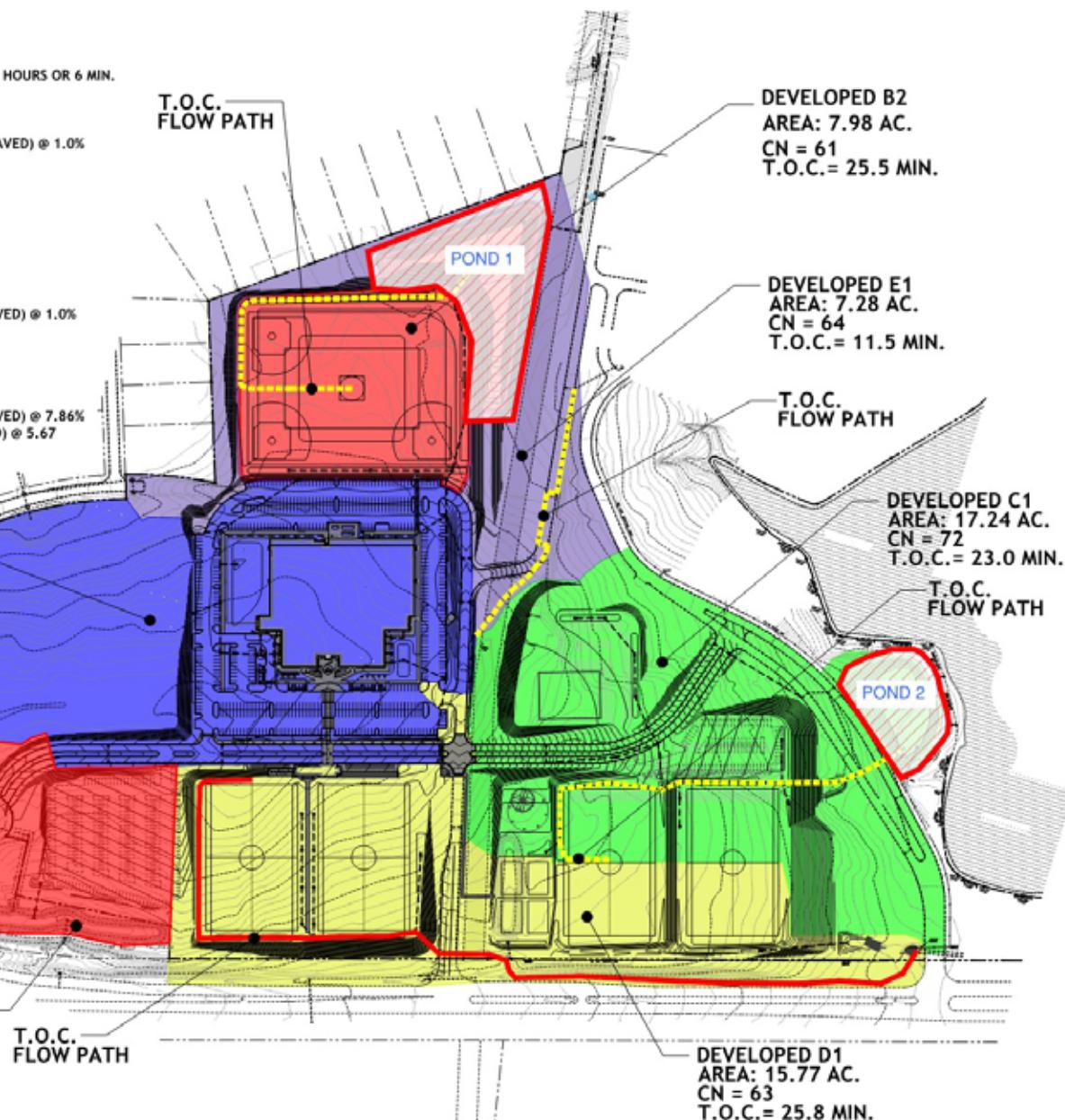
- 1) 150' OF SHEET FLOW (N=0.24) @ 6.33%
- 2) 70' OF SHALLOW CONCENTRATED FLOW (UNPAVED) @ 7.86%
- 3) 67' OF SHALLOW CONCENTRATED FLOW (PAVED) @ 5.67%
- 3) 437' OF CHANNEL FLOW @ 5.58% (18" RCP)

### 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.



**blueWATER**  
civil design

bluewater civil design, pllc  
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www.bluewatercivil.com • info@bluewatercivil.com



250 125 0 250

scale: 1" = 250'

UPWARD  
SPARTANBURG  
COUNTY, SC

DEVELOPED  
CONDITIONS

A2

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**FranklinStreet**  
LAND ADVISORY GROUP