



**FOR SALE ±2.46 ACRES**

**1035 CROSS ANCHOR RD  
WOODRUFF, SC 29388**





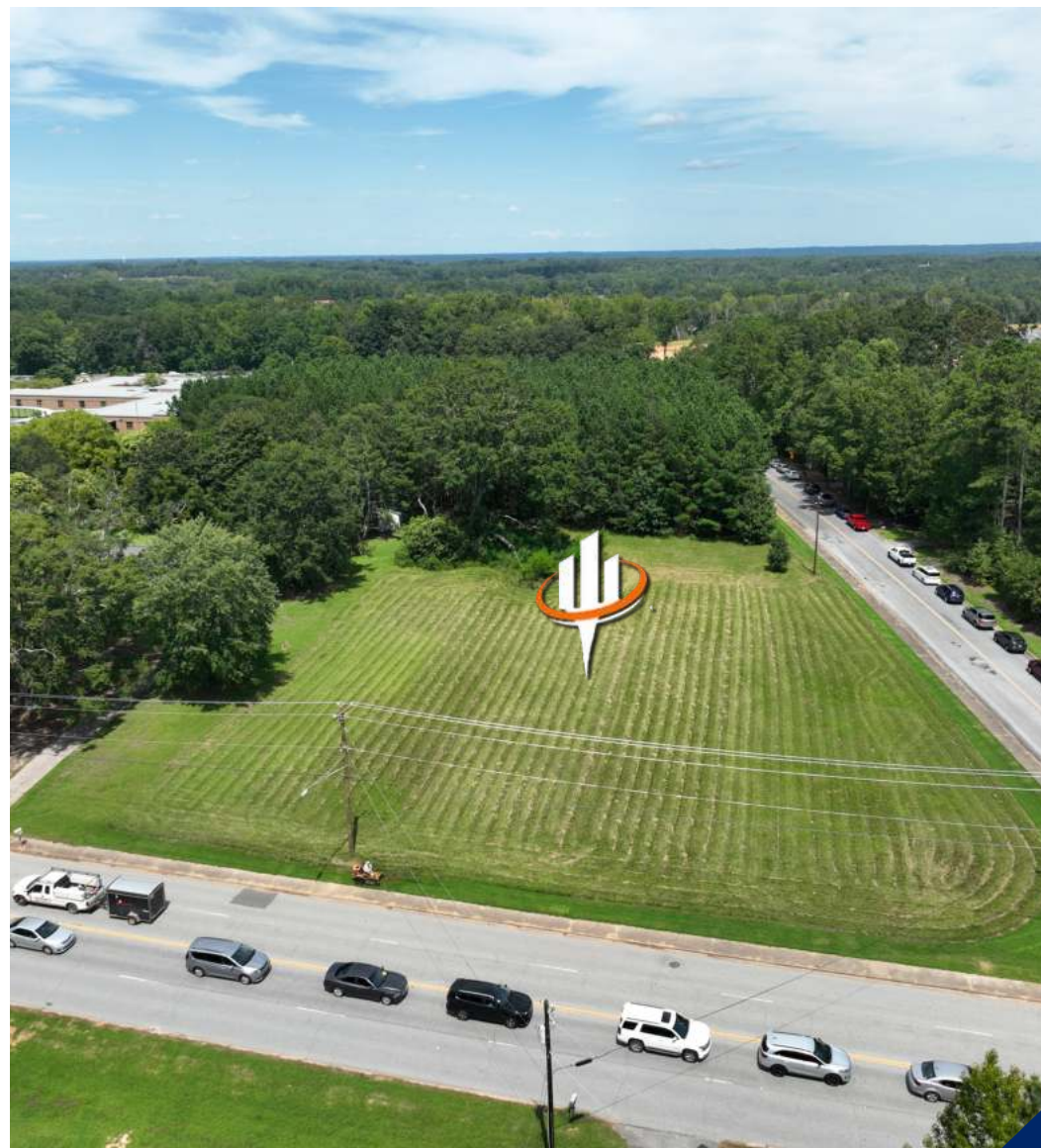
# THE PROPERTY

*1035 Cross Anchor Rd - Woodruff, SC 29388*

Reedy River Retail at SVN Palmetto is pleased to present an exceptional commercial development opportunity in the rapidly expanding city of Woodruff, South Carolina. Located at 1035 Cross Anchor Road, this highly visible  $\pm 2.46$ -acre hard-corner site sits directly between the brand-new Woodruff High School (slated to be one of the most modern educational campuses in the state) and Woodruff Primary School, creating unparalleled daily traffic and visibility. Proposed multi-use greenway or sidepath along site frontage to aid with walkability and connectivity to Woodruff's vibrant downtown

This strategic location offers developers and investors the rare chance to plant a flag in one of the fastest-growing corridors in Spartanburg County. With a hard corner positioning on Cross Anchor Rd and Lucy P Edwards Rd, this site provides excellent ingress and egress options for future users — ideal for quick service restaurants, convenience retail, medical users, or multi-tenant development.

Surrounding this site is a flurry of recent and ongoing development, including new medical offices, national retail users, and residential subdivisions that continue to fuel demand for essential services, restaurants, and daily needs retailers. Woodruff's explosive population and infrastructure growth are being driven by major industrial investment (such as BMW, Scout Motors, and other manufacturing expansions in the region), making this area a magnet for long-term growth.



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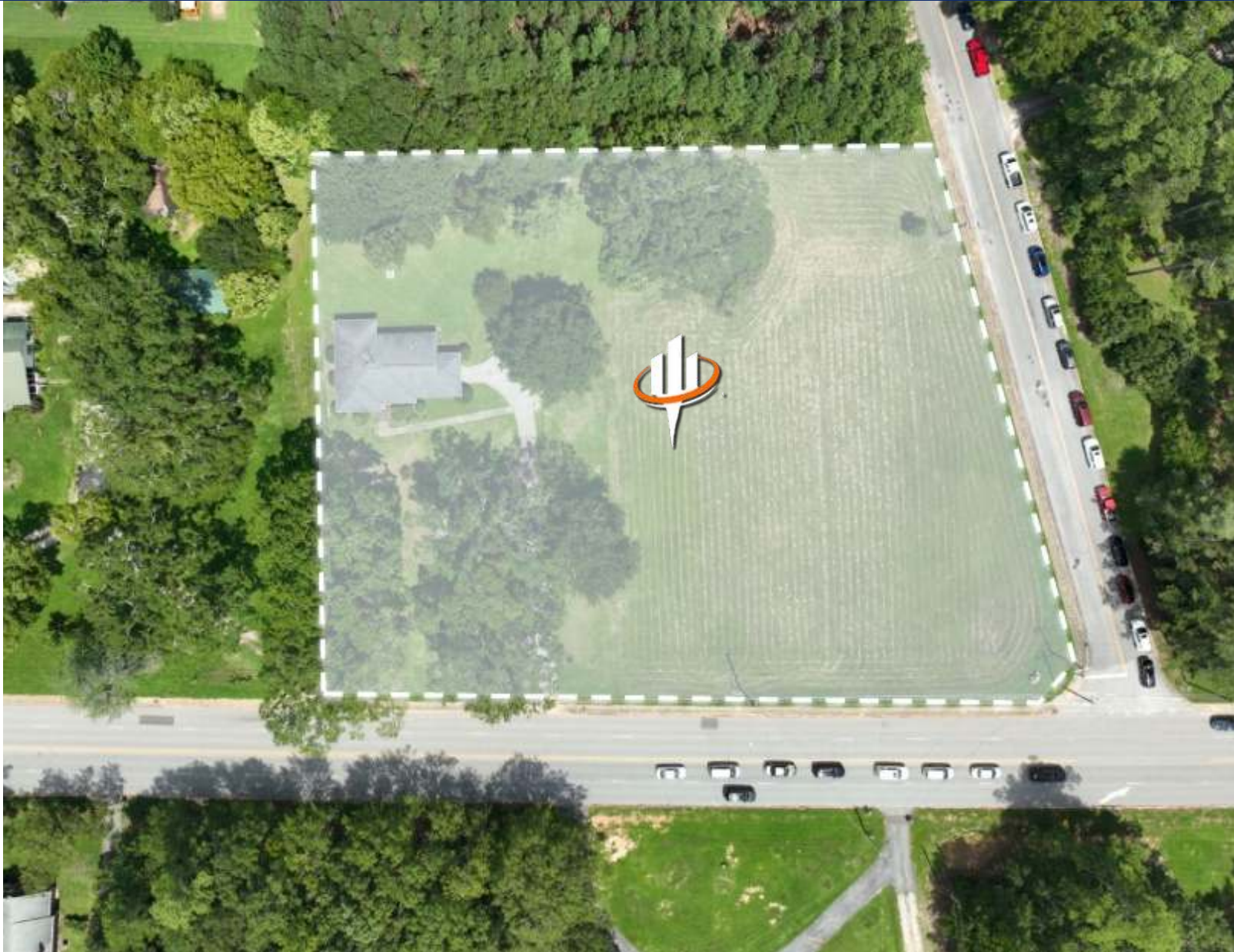
## More Details:

- $\pm 2.46$ -acre corner parcel with exceptional visibility
- Positioned directly between Woodruff High School and Woodruff Primary School
- Hard corner location with strong access and frontage on Cross Anchor Rd and Lucy P Edwards Rd
- Surrounded by new commercial and residential developments, including medical, retail, and QSR users
- Ideal for retail pad development, medical, or national QSR
- All utilities available at site
- Zoned R-1 - Will need to be rezoned
- Proposed multi-use greenway or sidepath along site frontage to aid with walkability and connectivity to Woodruff's vibrant downtown



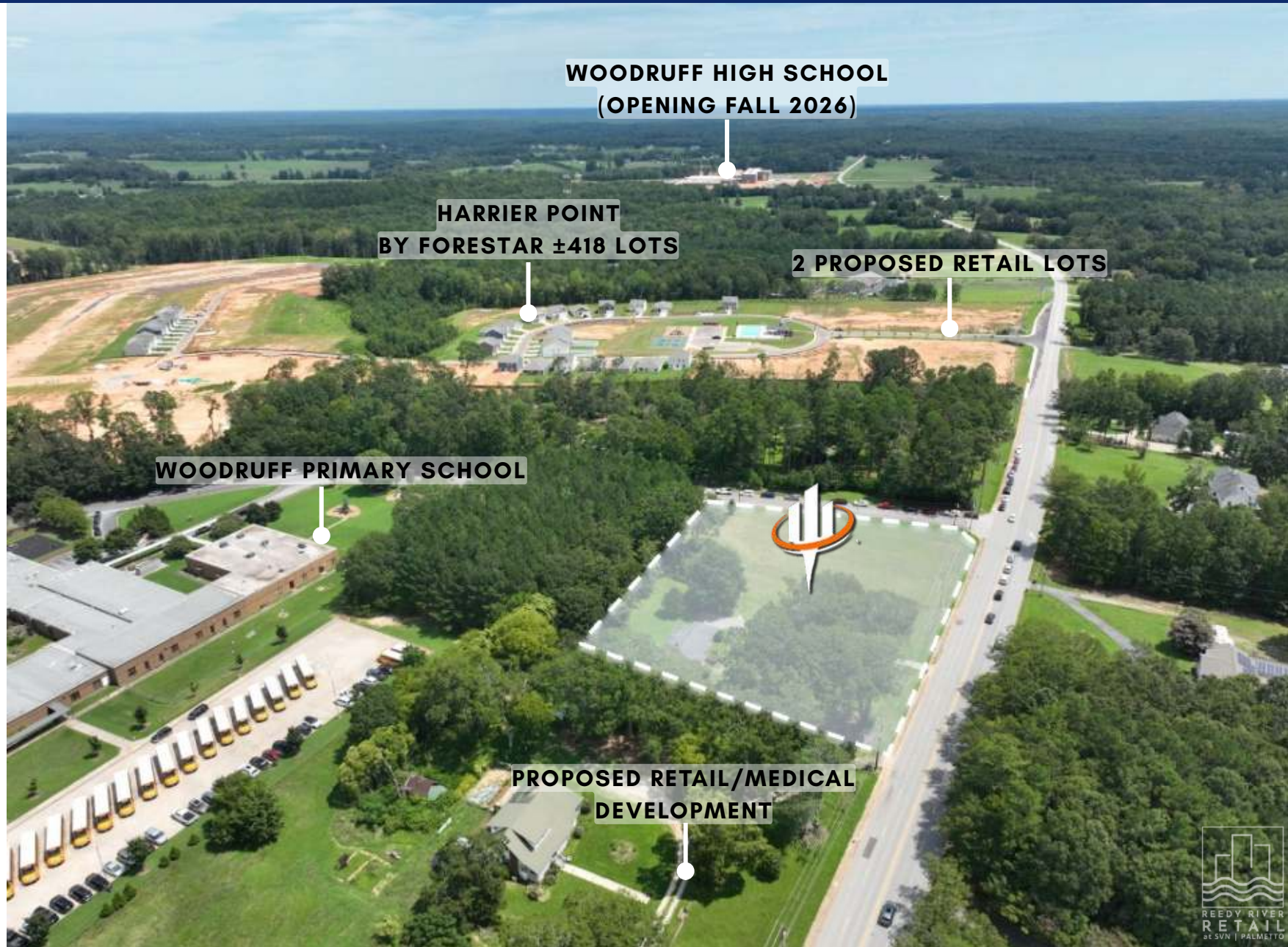


# AERIAL VIEW





# AERIAL MAP



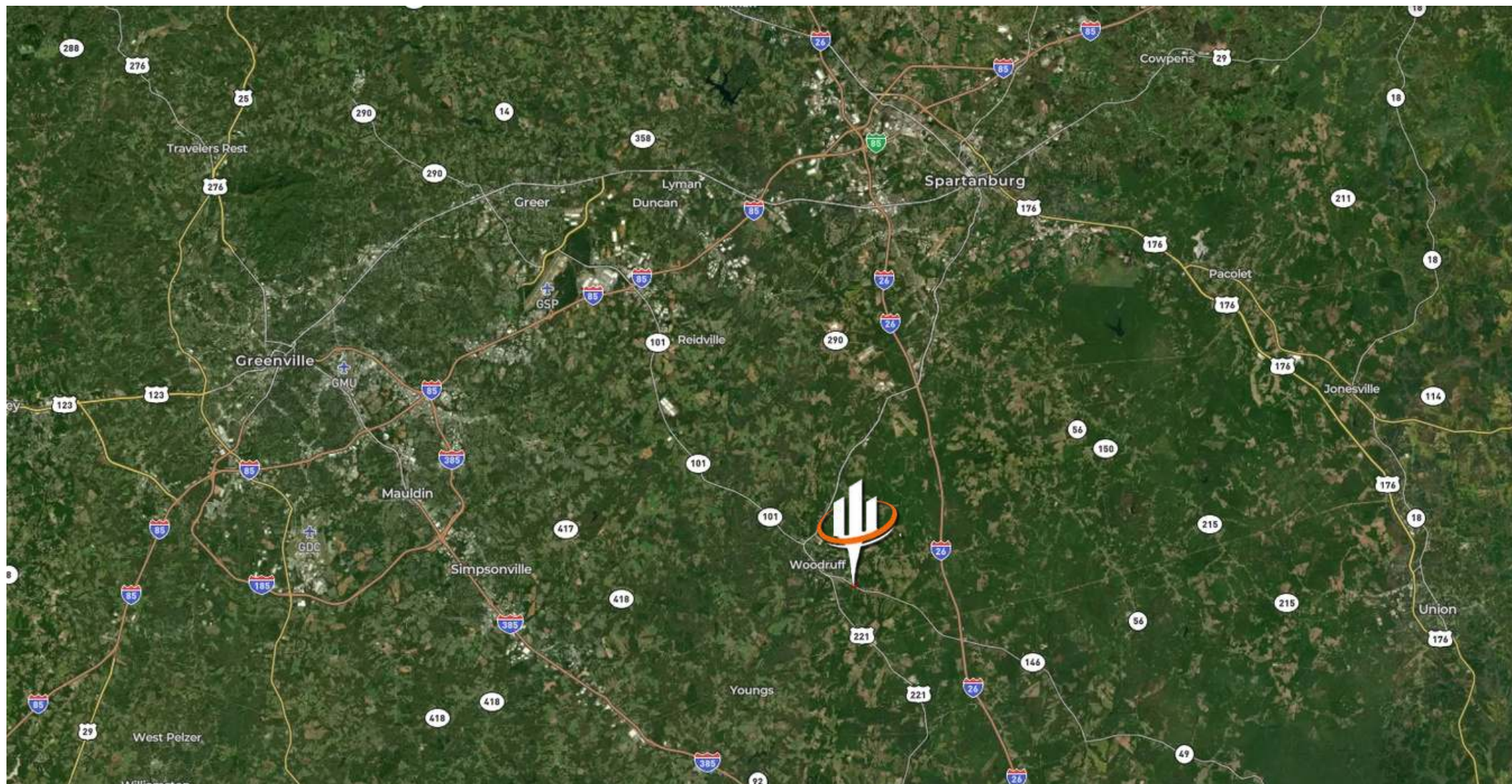


# AERIAL MAP





# LOCATIONAL MAP





# COMPARABLES



Address	Acres	Price Price/AC	Sold Date
1025 Cross Anchor Rd	±3.33	\$690,000 \$209,090/AC	04/2025
1201 Cross Anchor Rd Parcel 1	±1.87	\$748,000 \$400,000/AC	Active
1201 Cross Anchor Rd Parcel 2	±2.35	\$940,000 \$400,000/AC	Active
Average Price/AC:		±\$315,000	

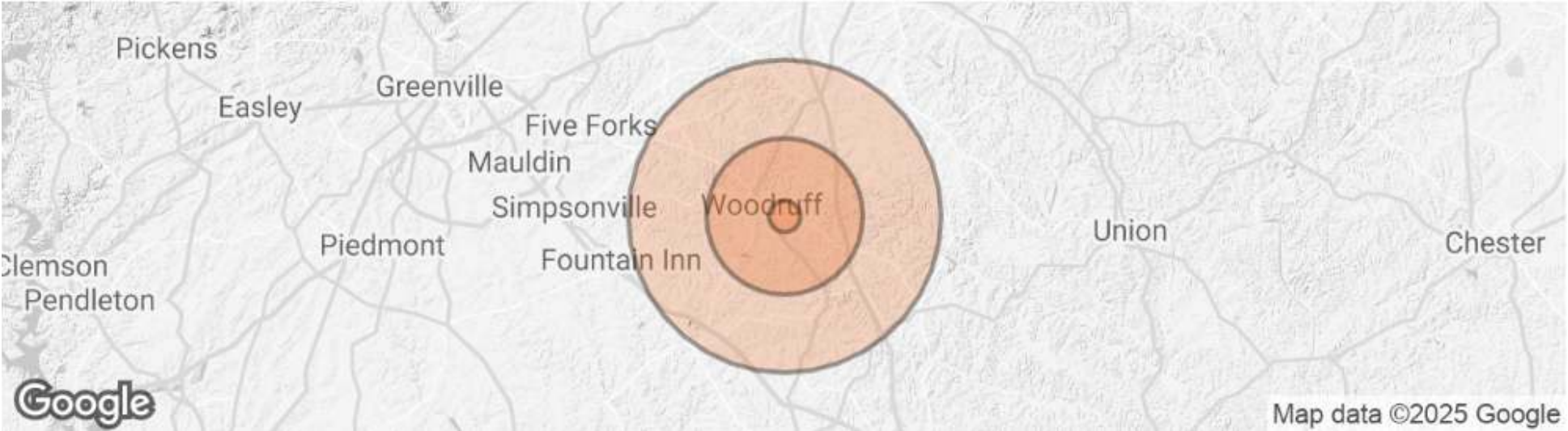


# DEMOGRAPHIC DATA

Woodruff, South Carolina

	1 Mile	5 Miles	10 Miles
Total Population (2024)	±1,370	±13,462	±45,393
Projected Growth (2029)	8%	6.4%	5.6%
Average HH Income	±\$72,025	±\$76,037	±\$87,161
Daytime Employees	±1,119	±10,941	±36,952
Average Age	42.9	42.1	41.7
Median Home Value	\$269,412	\$265,277	\$321,802

Source: Site Seer Retail Data





# MARKET OVERVIEW

## *Woodruff, South Carolina*

### Woodruff, South Carolina

Woodruff is a small but rapidly evolving city in Spartanburg County, part of the Greenville–Spartanburg–Anderson metro. With approximately 4,200 residents in 2020, it has seen notable expansion in recent years. The city's motto—"Time Well Spent"—reflects its high quality of life and growing tick as a regional magnet for investment. Woodruff, SC is no longer just a charming small town—it's a rising star in Upstate South Carolina's economic landscape. Anchors like BMW and AIRSYS bring high-quality jobs and infrastructure momentum; housing demand is climbing; utilities and connectivity upgrades are in place; and education and medical services are expanding to meet the surge. To support swelling growth, the city approved a \$10–11M wastewater treatment expansion, scaling capacity to handle 2.5 million gallons per day—key to unlocking new residential and commercial site readiness

#### BMW Plant Woodruff

BMW's high-voltage battery assembly plant—Plant Woodruff—is under construction on ~315 acres outside the city. Part of a broader \$700M investment (including \$1.0B toward electric vehicles), this mega-facility is expected to generate 300+ permanent jobs, anchoring Woodruff's emergence as a major EV manufacturing hub

#### Housing & Development Trends

In June 2025, 24 homes sold with a median sale price of \$287K, representing a +12.9% YoY price increase. Inventory turnover accelerated, with average days on market dropping slightly to 74 days

Zillow reports an average home value around \$285K, up ~1% YoY, consistent with a stable upward trend in residential valuation even amidst market shifts

Rocket and Bankrate sources show median prices between \$285K–\$265K, with few homes available—indicating stock tightening and buyer competition despite perhaps seasonal softness

The city issued 80 building permits in May 2025, signaling robust single-family and mixed-use construction activity



# REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A  
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT



# REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



## WHAT OUR CLIENTS ARE SAYING...

*"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients."*

- David Simmons, Franchisee of Voodoo Brewery

*"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!"*

- Nauman Panjwani, VP of SNS Properties

## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST







**Brett Mitchell**  
Associate Advisor  
[brett.mitchell@svn.com](mailto:brett.mitchell@svn.com)  
864.498.3664



**Dustin Tenney**  
SVP of Retail Services  
[dustin.tenney@svn.com](mailto:dustin.tenney@svn.com)  
864.905.7226

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