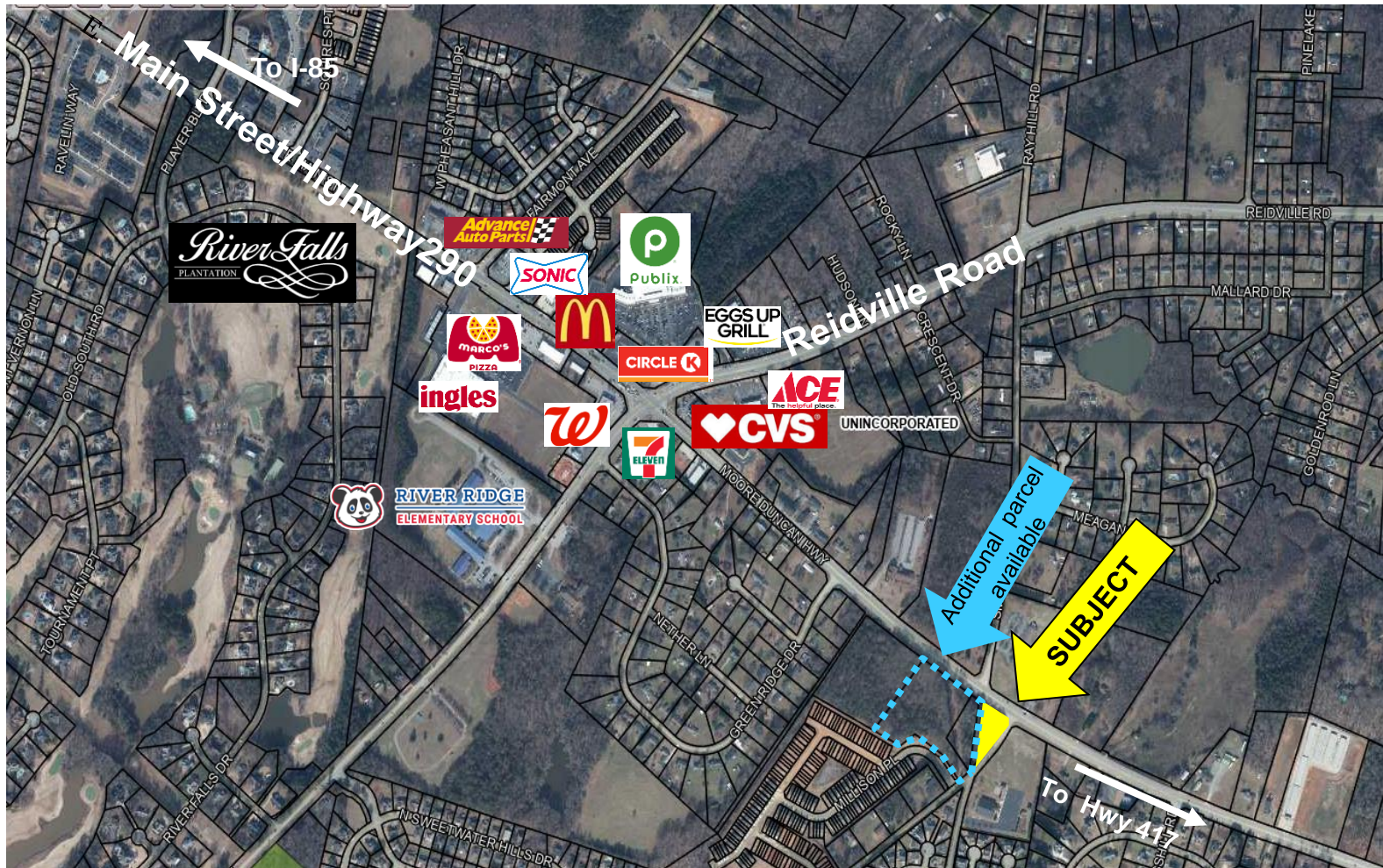




SALE PRICE:
\$275,000

CONTACT

Andy Hayes 864-706-0189
ahayes@spencerhines.com



Ben Hines 864-542-4777
benhines@spencerhines.com



WWW.SPENCERHINES.COM

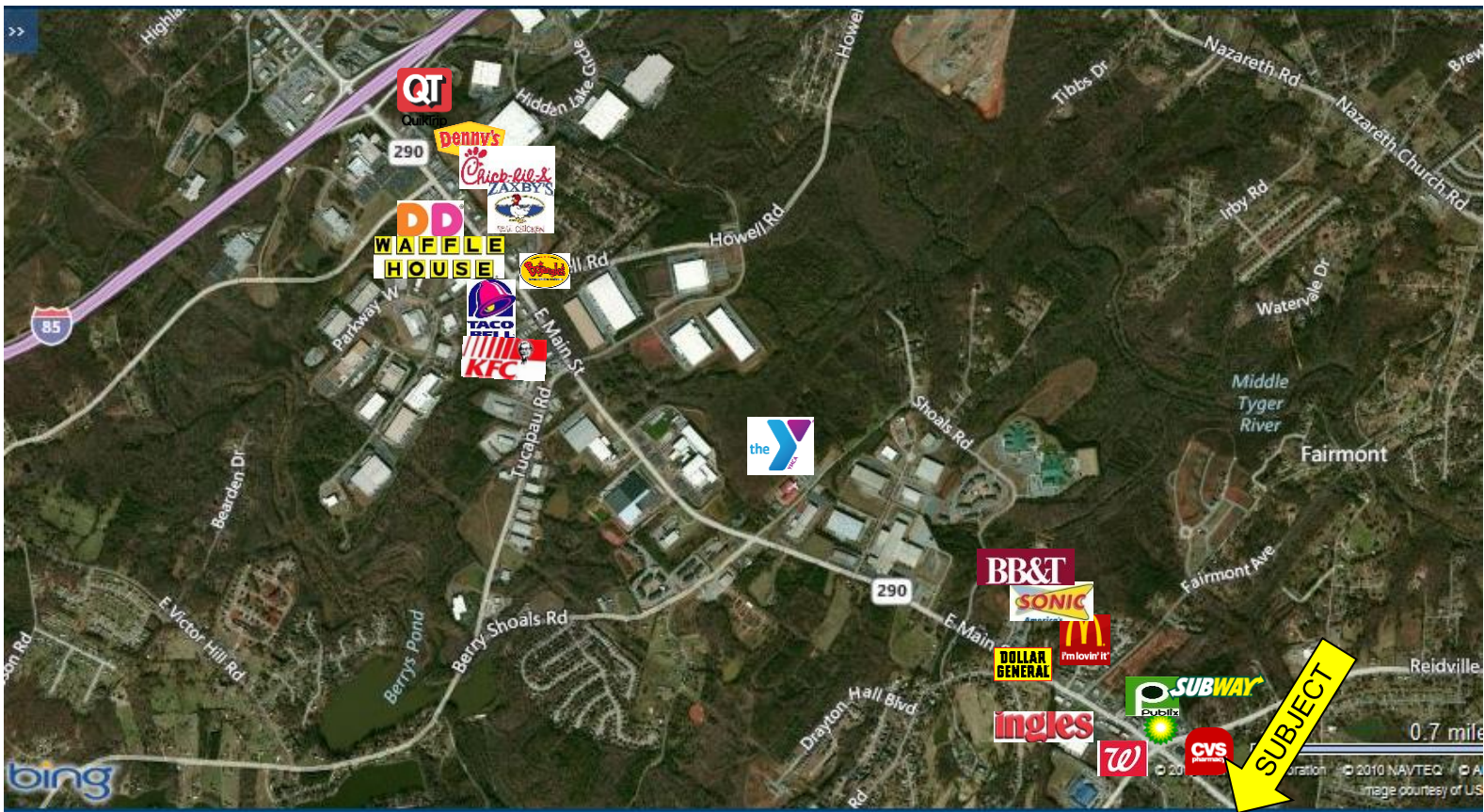
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

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.

- .9± acre corner parcel on Moore-Duncan Hwy at West Road (Pedro Pearson Road).
- Approximately ½ mile to Reidville Road and the dynamic Highway 290 corridor of retail, restaurants and shopping
- Less than a mile to Highway 417
- Considerable residential back-up. Surrounded by existing and planned developments.
- Spartanburg County Tax Map # 5-32-00-030.02
- Sewer in rear on adjacent property
- Approximately 140' road frontage.
- Adjacent parcel - 6.04±ac. also available.
- Highly visible with over 14,000 Vehicles Per Day.



Moore-Duncan Highway@ Pedro Pearson Road
Moore, SC

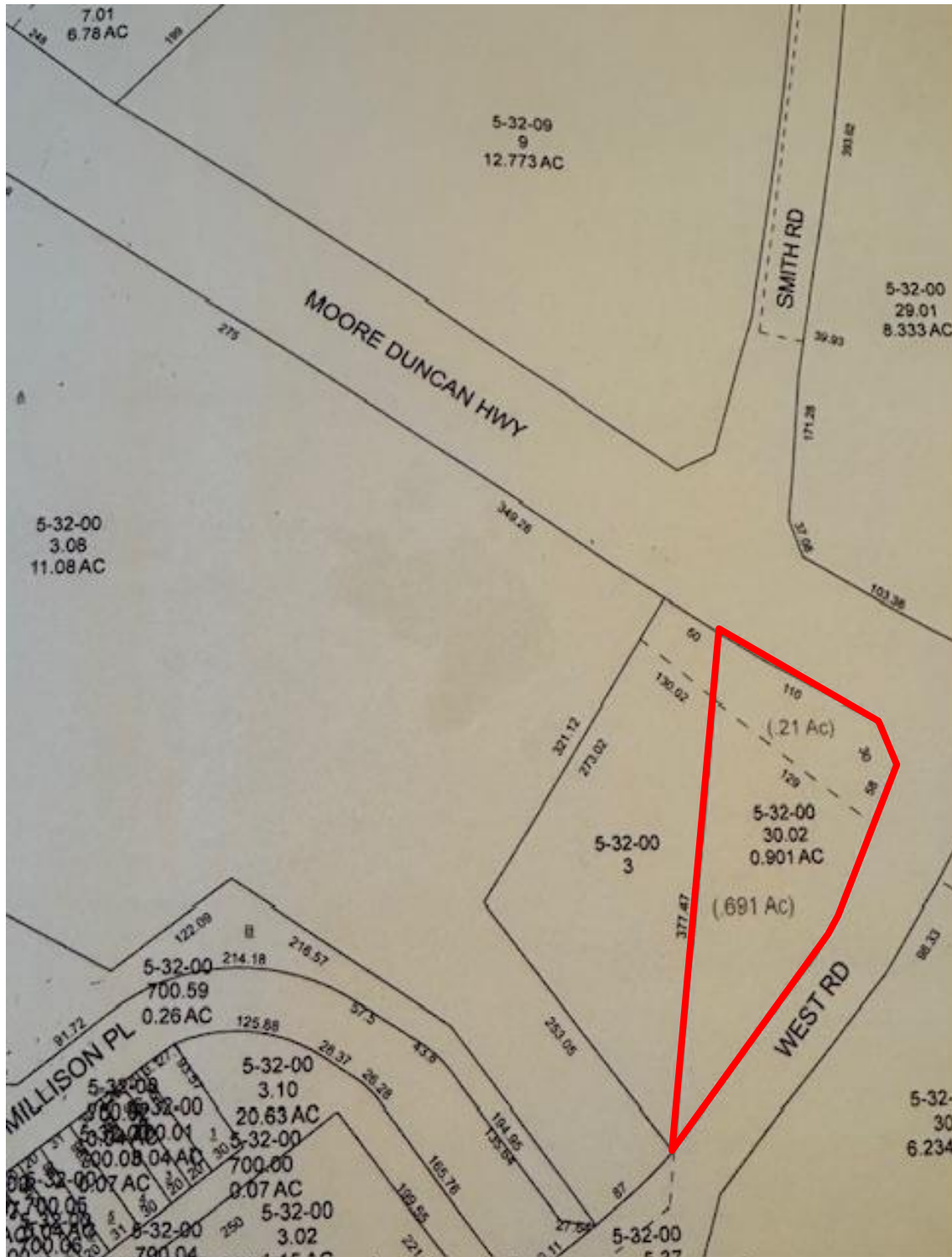


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380 S. Pine Street, Spartanburg, SC - 864.583.1001

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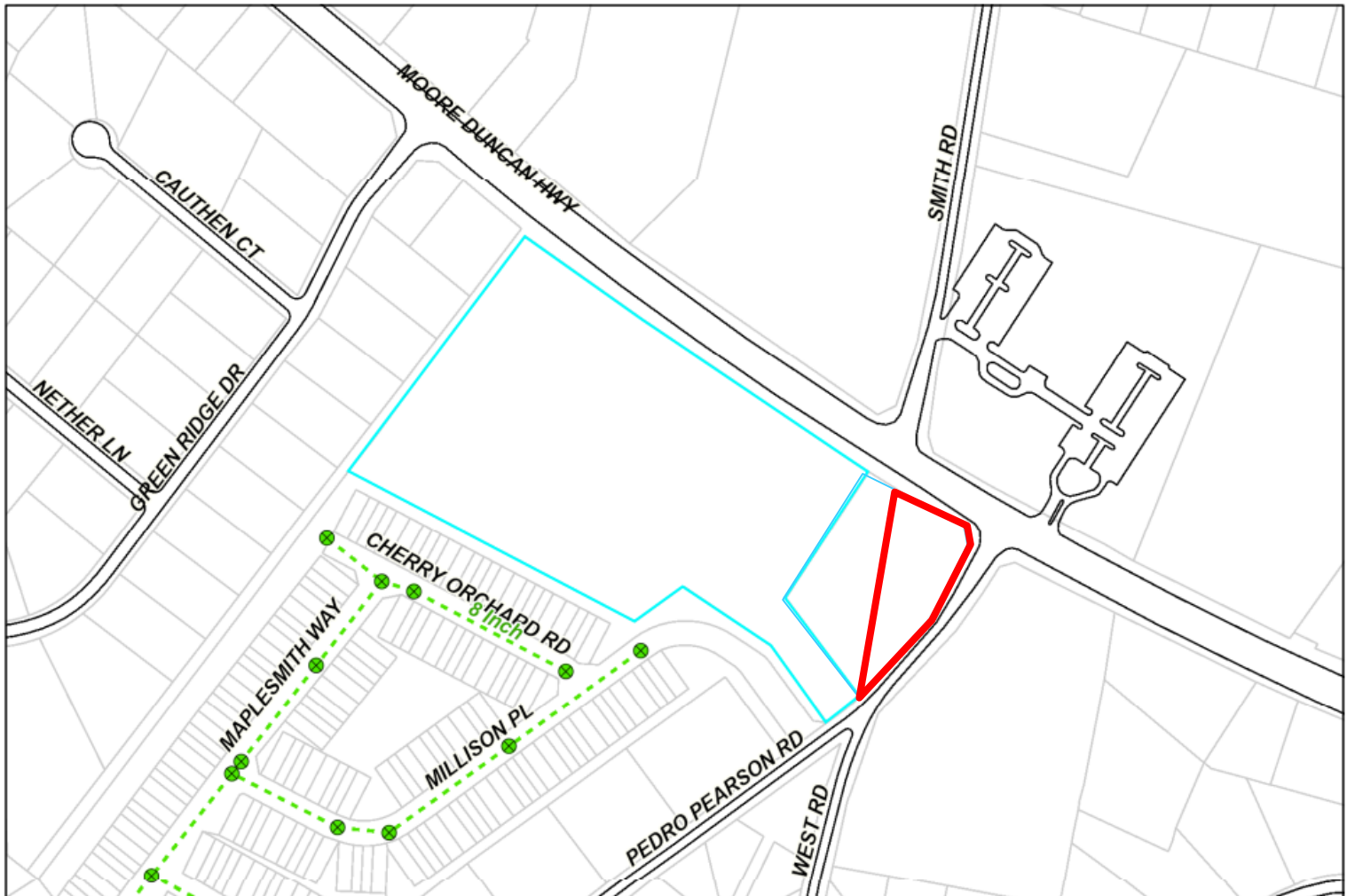
Moore-Duncan Highway @ Pedro Pearson Road
Moore, SC



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Moore Duncan Hwy Sewer

Disclaimer: Neither the Spartanburg Water System-Spartanburg Sanitary Sewer District (collectively known as "Spartanburg Water"), nor any agent, officer, elected official or employee of Spartanburg Water warrants the accuracy, reliability or timeliness of any information provided with the data herein. Spartanburg Water shall not be liable for any losses caused by such reliance on the accuracy, reliability or timeliness of such information, including but not limited to, incidental damages. This data is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose or non-infringement. Spartanburg Water maintains all immunities as provided in the South Carolina Tort Claims Act.



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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



23*

PROJECTS

1,220*

JOB

90

**REQUESTS FOR
INFORMATION**

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

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**

\$32M

DIRECT SPENDING
from sports events
and meetings in 2024

85

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

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

JOBS 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.

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

TOP 10 MAJOR EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
BMW Manufacturing Corporation	Automobile manufacturing	5,000+
Spartanburg Regional Healthcare System	Healthcare	5,000+
Spartanburg County School Districts	Public education (K-12)	5,000+
State of SC	State government	1,001 to 2,500
US Government	Federal government	1,001 to 2,500
Foundever	Customer care provider	1,001 to 2,500
Spartanburg County	County government	1,001 to 2,500
Adidas America, Inc.	Distribution	1,001 to 2,500
Michelin North America, Inc.	Tire manufacturing	1,001 to 2,500
Plastic Omnium LLC (SC) - Greer	Plastic injection molded automotive exteriors	1,001 to 2,500

AIRPORT



GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 50 non-stop daily departures
- 24 major cities & 27 airports
- 2.6 million passengers flown in 2023
- 78,715 tons of air cargo moved in 2023

allegiant

American Airlines

avelo

Breeze

DELTA

Southwest

UNITED

SPARTANBURG DOWNTOWN MEMORIAL AIRPORT

PORT



INLAND PORT GREER

- 21 miles from the City of Spartanburg
- 175,873 rail lifts in 2023

PORT OF CHARLESTON

- 205 miles from the City of Spartanburg
- 2.5 million TEUs handled in 2023

HIGHWAY



INTERSTATES



HIGHWAYS



RAIL



MAJOR PROVIDERS

[CSX]

NORFOLK SOUTHERN

SHORT-LINE PROVIDERS

Carolina Piedmont

ADDITIONAL RESOURCES



UpstateSCAlliance

Upstate SC Alliance

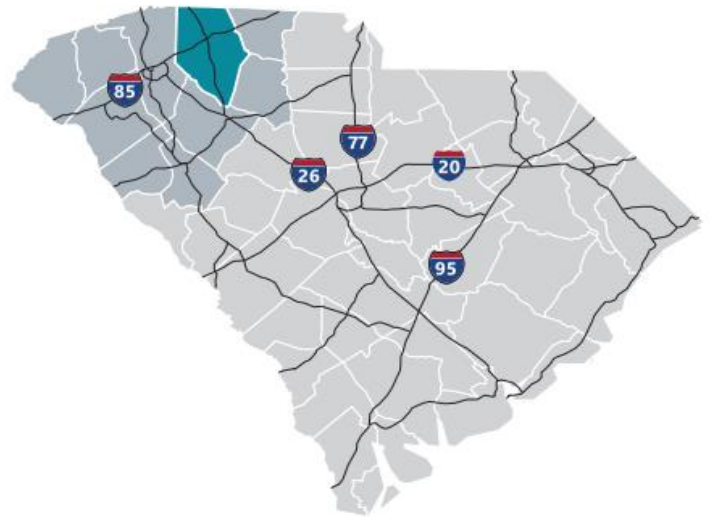
John Lummus, President / CEO

864.283.2300 • upstateSCAlliance.com



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 ¹
Spartanburg County	284,307	332,410	356,350	1.40%
Upstate SC	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%

¹ 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 ¹
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%

¹Projected Annual Growth Rate 2020-2025