



PROPERTY FEATURES

Acreage:	+/- 15 Acres
Parcel ID:	4-24-00-062.00
Zoning:	Industrial (Spartanburg County)
Utilities:	Water and sewer with easements; electricity available
Price:	\$185,000/per acre



Caine Halter, CCIM

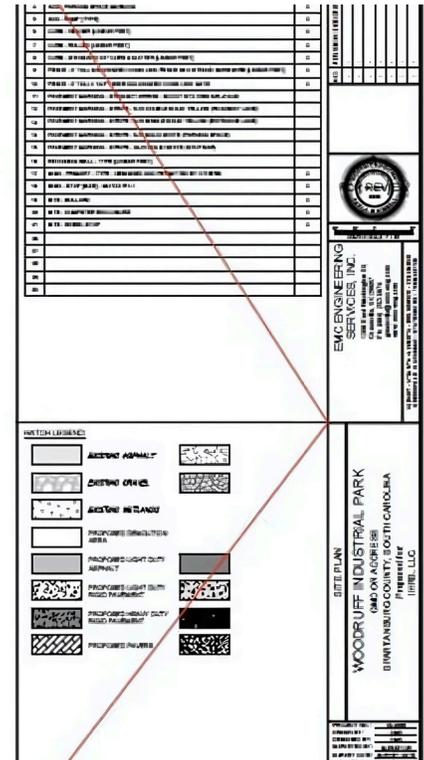
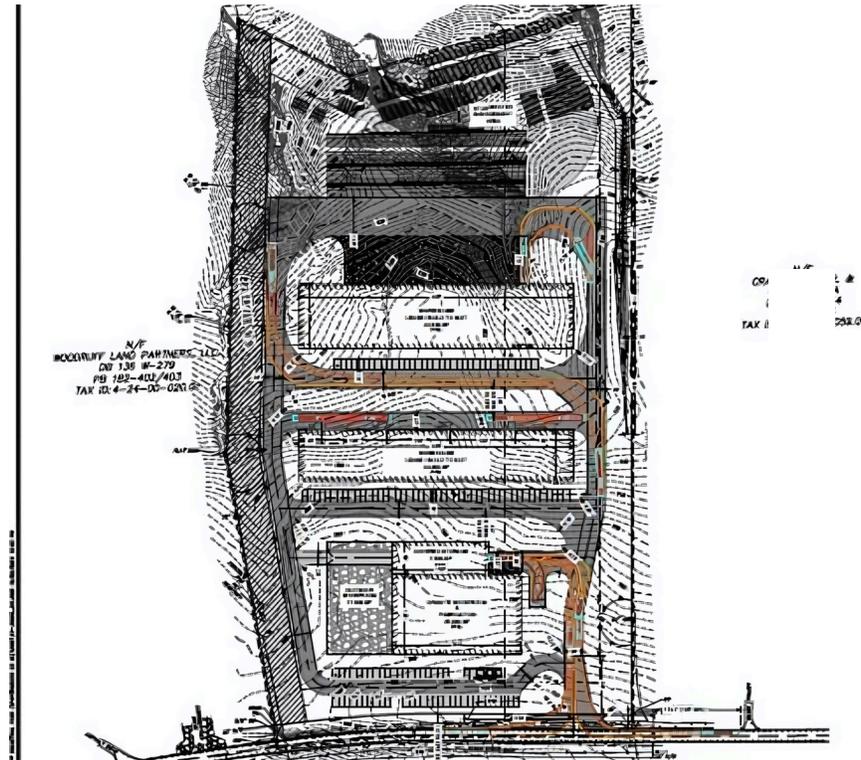
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CONCEPTUAL SITE PLAN



PROPERTY ATTRIBUTES:

Prime Location in Growth Corridor:

Situated in a rapidly developing area of Woodruff, SC, which has become a hub for industrial and residential development.

Proximity to major projects such as BMW's EV \$700M battery plant, AIRSYS headquarters, and other industrial investments.

Infrastructure & Access:

Public utilities available, including water and electricity; sewer is nearby, reducing utility extension costs.

548 feet of road frontage on a paved two-lane road.

Zoning & Use:

Zoned IN (Industrial District) - allows for a wide range of light industrial and warehouse uses.

Highest and best use supports build-to-suit or owner-occupied light industrial development.



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PROPERTY ATTRIBUTES:

Demographic & Market Trends:

Spartanburg County is seeing strong population and job growth.

Demand for small to mid-size industrial sites remains high, with low vacancy (<3.5%) for sub 50,000 SF industrial buildings.



PROPERTY ATTRIBUTES:

Economic Development Support:

Woodruff has demonstrated commitment to growth through infrastructure investment, downtown revitalization, and incentives for commercial development.

Radius	3 Mile	5 Mile
Population		
2029 Projection	8,852	15,654
2024 Estimate	7,743	13,851
Growth 2024 - 2029	14.32%	13.02%
Growth 2020 - 2024	14.93%	12.89%
Household Income		
2024 Avg Household Income	\$73,240	\$74,319



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