



MULTI-FAMILY DEVELOPMENT PROJECT - READY TO MOVE DIRT

165 Old John Dodd Road, Spartanburg, SC 29316



PROPERTY OVERVIEW

200 units Fully Engineered, Zoned and Entitled Best School District in Spartanburg County

PROPERTY HIGHLIGHTS

- Fully Approved and Permitted - Spartanburg County
Spartanburg Planning Commission
SCDHEC/Spartanburg County Stormwater Plan
SCDHEC Wastewater Permit approved until 4/2021
SCDHEC Water Permit approved until 4/2021
Jurisdictional Water Assessment - no further permitting
- GeoTech, Environmental and Traffic Impact reports on file
- Proximal to Interstates
 - 1 mile to I-26
 - 3 miles to I-85
- Local Universities
 - 3 miles to Sherman College of Straight Chiropractic
 - 4 miles to USC - Upstate
 - 7 miles to Wofford College
 - 7 miles to Converse College
 - 7 miles to Virginia College of Osteopathic Medicine
- Downtown Spartanburg only 8 miles away
 - New AC Hotel, Cambria Hotel, FR8yard outdoor biergarten
 - New Community Center, Bowling Alley and Event Center

Sale Price:	\$1,152,000
Per Door Price:	\$5,760
Lot Size:	20.9 Acres
Units :	200
Class:	B
Cross Streets:	Old John Dodd and Asheville Highway (Hwy 176)

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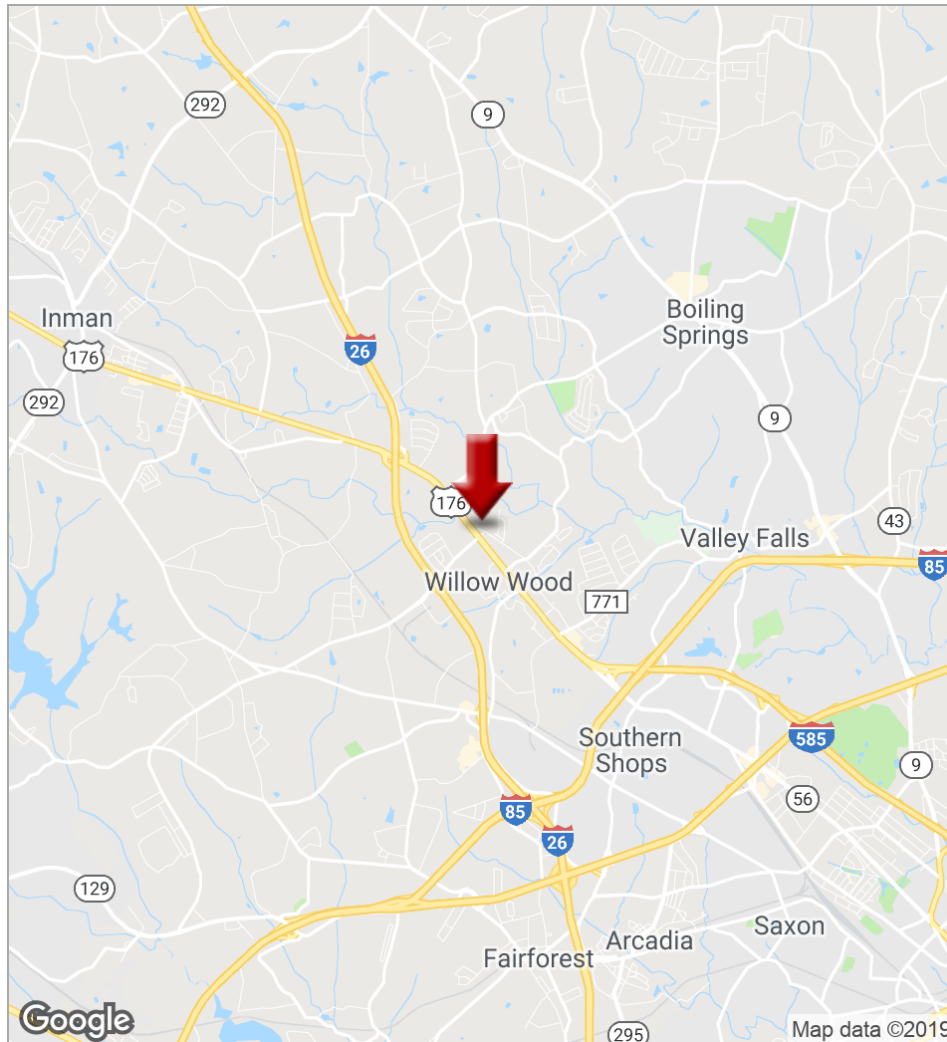
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LAND FOR SALE



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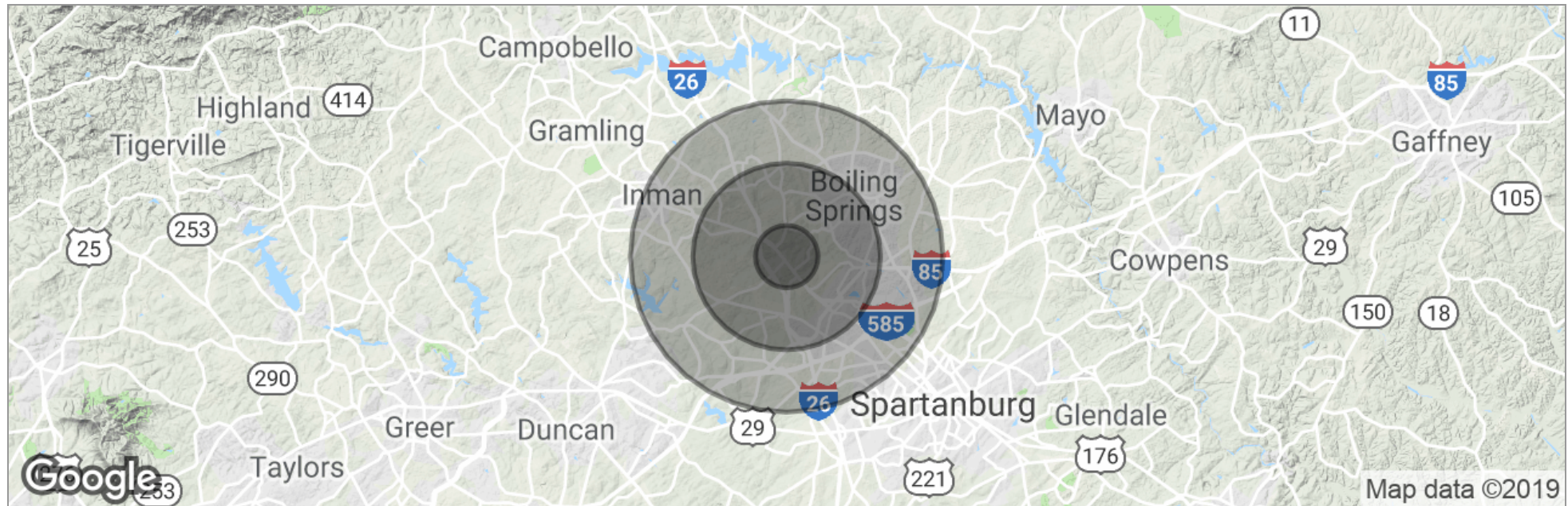
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	1 Mile	3 Miles	5 Miles
Total Population	2,494	19,373	53,038
Population Density	794	685	675
Median Age	33.7	33.6	33.2
Median Age (Male)	33.1	33.3	32.7
Median Age (Female)	33.0	33.2	33.6
Total Households	922	7,178	19,315
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$53,252	\$54,670	\$52,502
Average House Value	\$136,210	\$136,652	\$140,452

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