

SALE PRICE:
\$695,000

CONTACT

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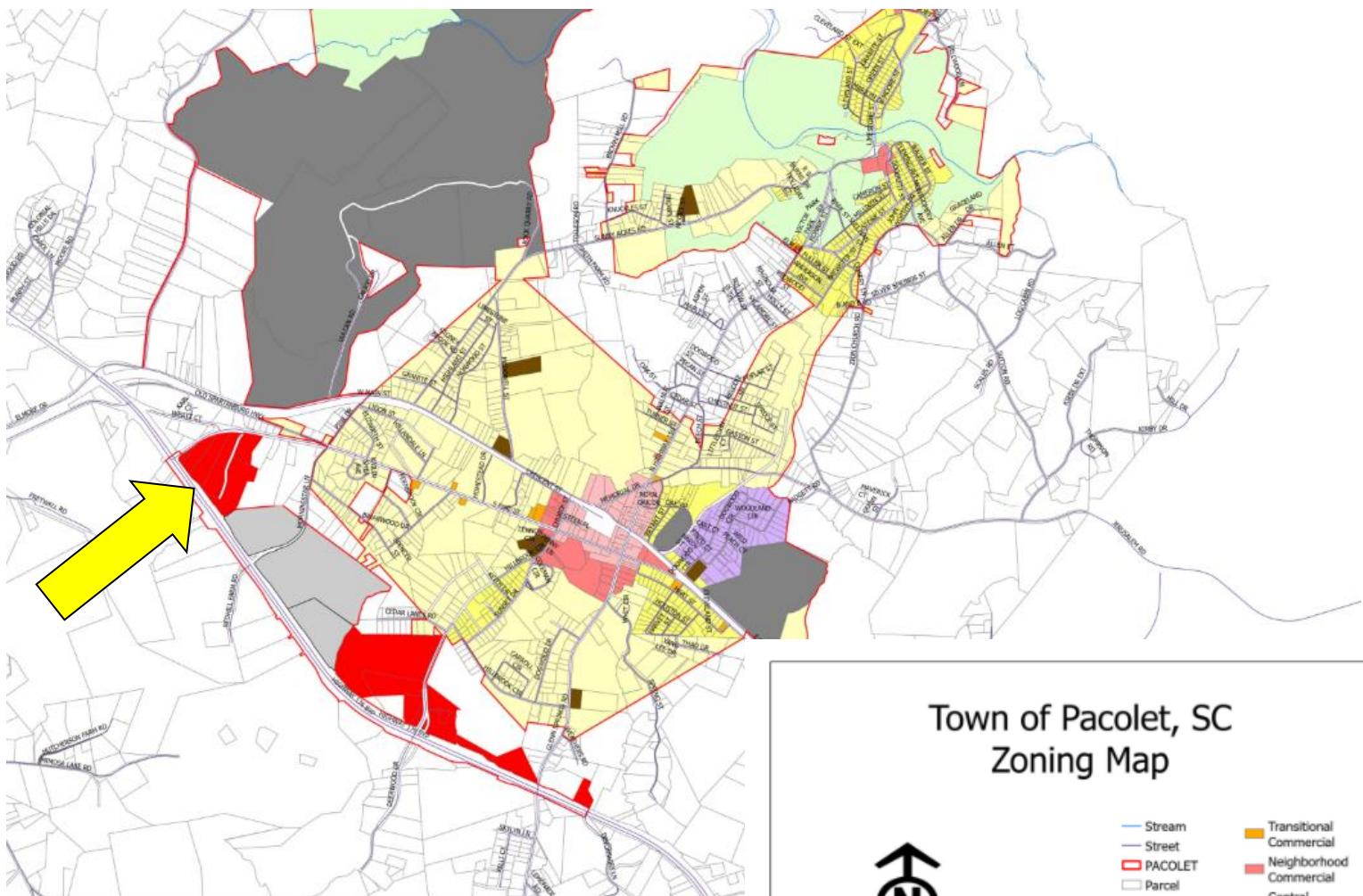
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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

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.

- 13.35± acres on Highway 176 Bypass in Pacolet
- 758' +/- road frontage
- Spartanburg County Tax Map # 3-28-00-145.09 & 3-28-00-159.00
- Highly visible with good exposure on Hwy 176.
- 11,500 Vehicles Per Day
- Good topo
- Zoned C4 -General Commercial
- Approximately 1 mile to Historic Pacolet



**Town of Pacolet, SC
Zoning Map**



0 0.13 0.25 0.5 Miles

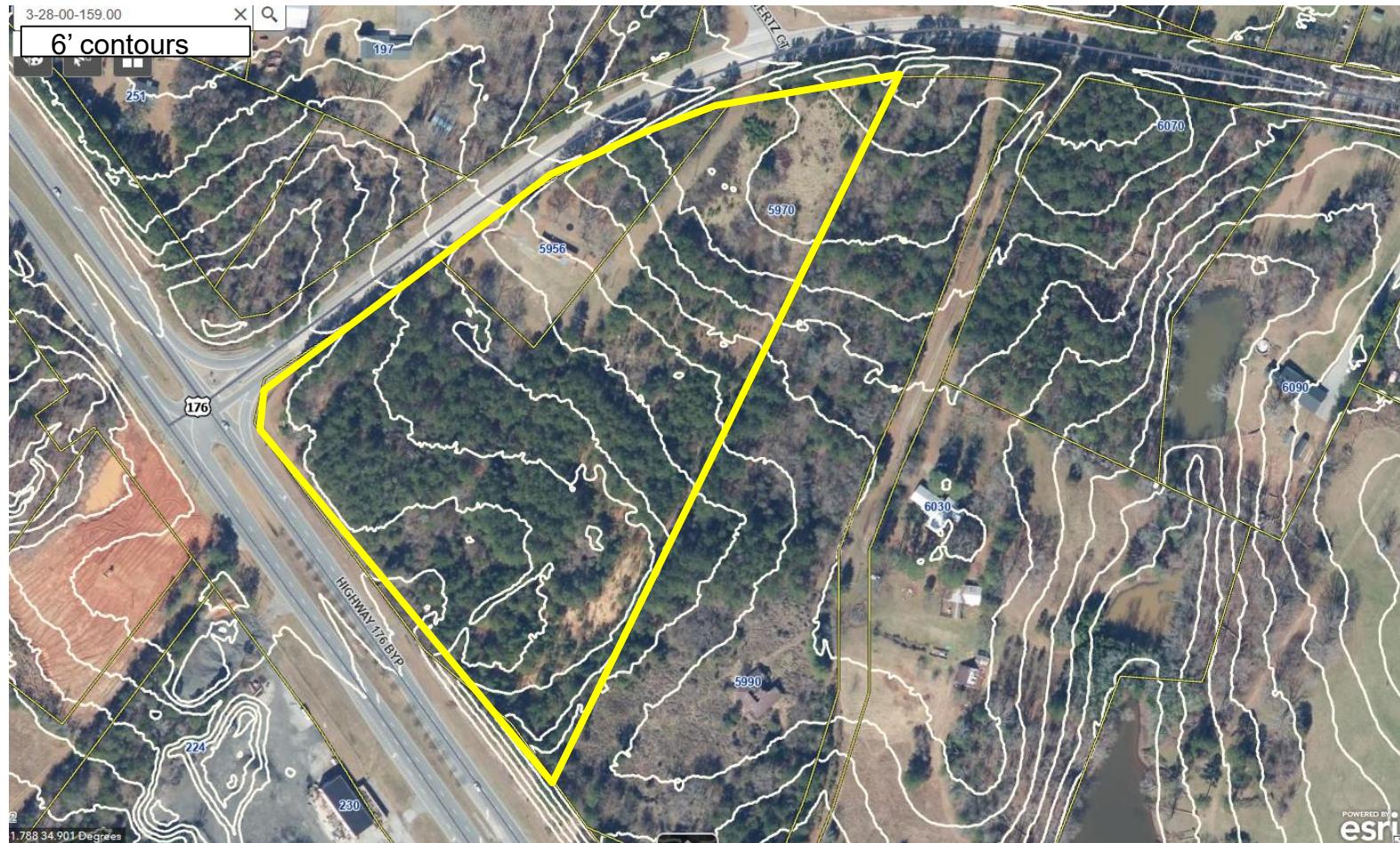
- Stream
- Street
- PACOLET
- Parcel
- Zoning - May 2025
- Zoning Districts
- R-10 Single Family
- R-20 Single Family
- Multi-Family Residential
- Residential, Manufactured Housing
- Transitional Commercial
- Neighborhood Commercial
- Central Business District
- General Commercial
- Light Industrial
- Heavy Industrial
- Outdoor Recreation

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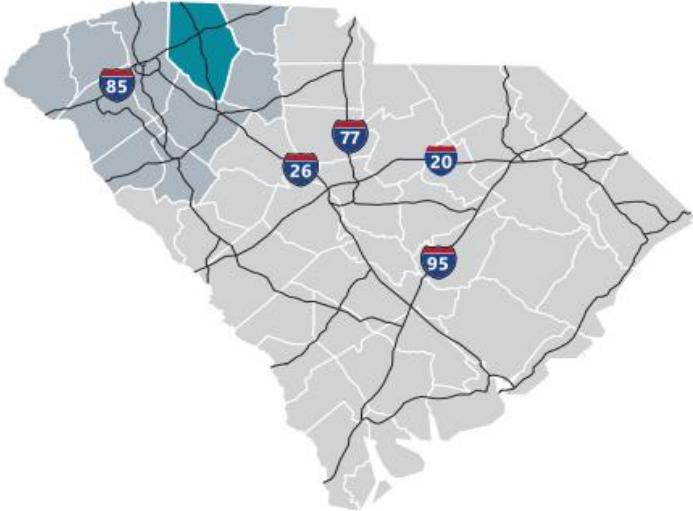
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Spartanburg County

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%

¹Projected Annual Growth Rate 2020-2025