



Sale Price: \$69,500 per acre

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CoStar
POWER BROKER

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.

- 15.21+/- acres located on Phillips Drive in Cowpens.
- 930' road frontage
- Spartanburg County Tax Map # 3-04-00-032.00
- Conveniently located less than 1 mile to I-85.
- Sewer approximately 400' from site
- Adjacent to new 100+/- acre corporate park & new housing development.
- Great site for residential development/multi-family or Industrial.

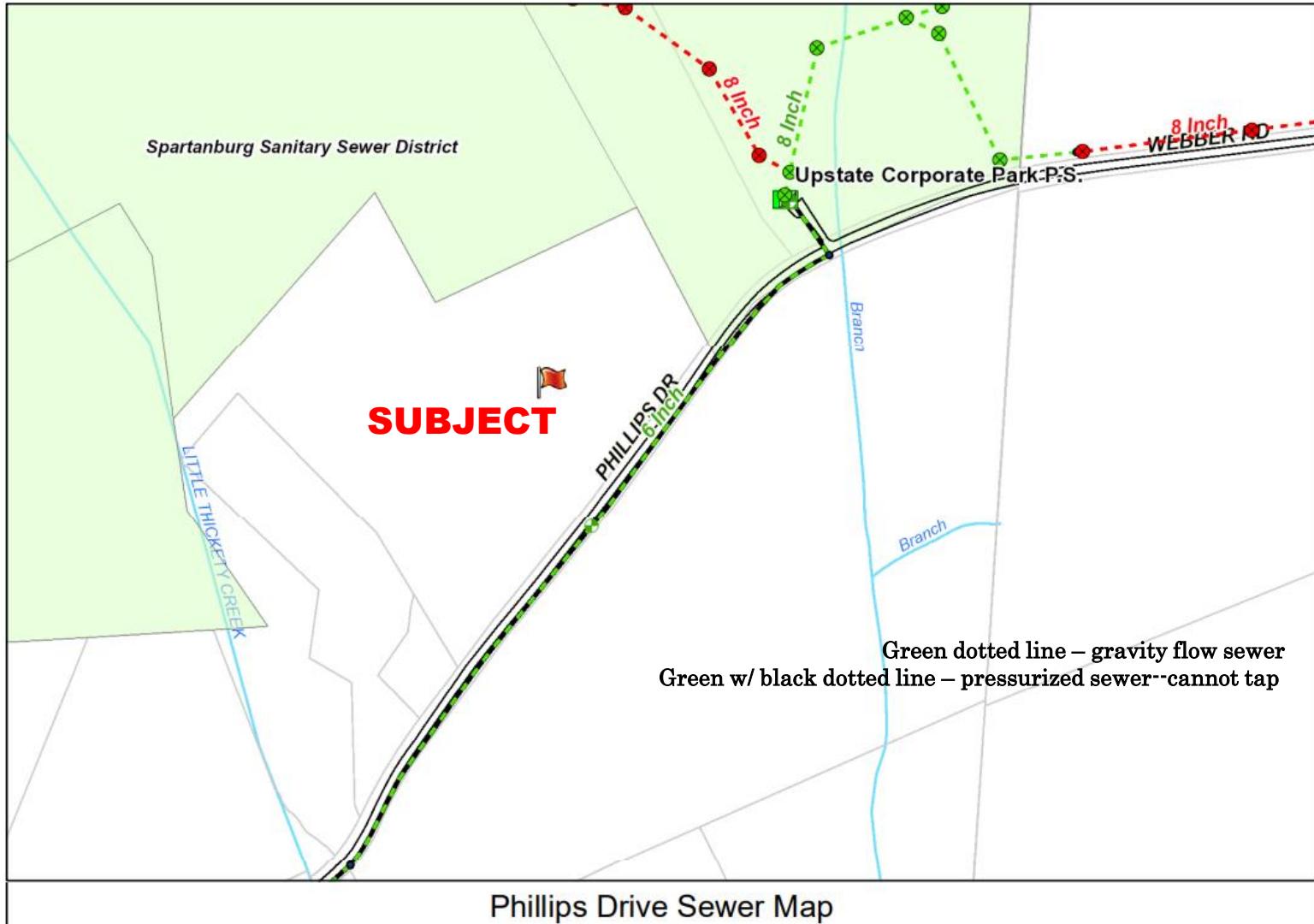


SPENCER/HINES PROPERTIES

LAND

485 Phillips Drive
Cowpens, SC



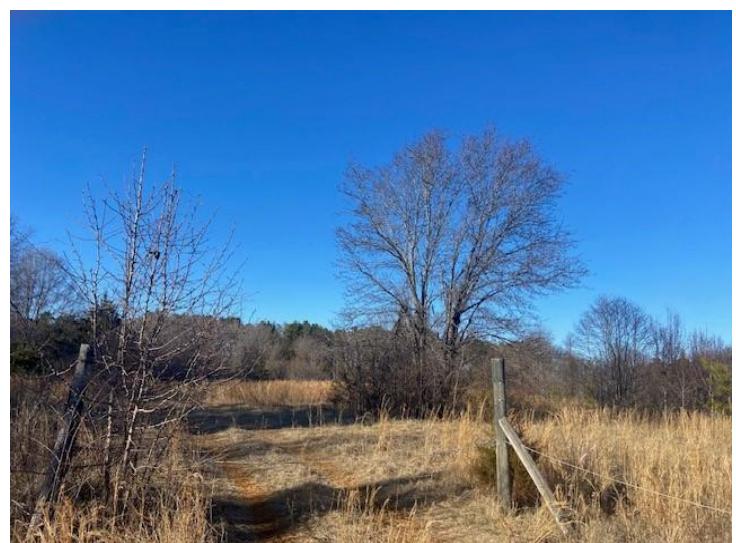


Disclaimer: Neither the Spartanburg Water System-Spartanburg Sanitary Sewer District (collectively known as "Spartanburg Water"), nor any agent, officer, elected official or employee of Spartanburg Water warrants the accuracy, reliability or timeliness of any information provided with the data herein. 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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485 Phillips Drive
Cowpens, SC



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2023 BY THE NUMBERS



onespartanburginc.com

\$1.1 Billion* 
CAPITAL INVESTMENT
55% NEW
45% EXPANSION

Equal to **\$3 million** every single day

24* 
PROJECTS

1,146* 
JOBS

13.5M SQFT
SPEC SPACE 
planned or under construction

117 
PROJECTS AND RFI

PROJECT BREAKDOWN BY INDUSTRY

56% 	14.7% 
Advanced Manufacturing	Advanced Materials
7.8% 	5.1% 
Automotive	Distribution & Logistics
3.5% 	3.5% 
Life Sciences	Office/Shared Services
2.6% 	2.6% 
Aerospace	Agribusiness
1.7% 	2.5% 
Multifamily	Unclassified/Unknown

Spartanburg County's economic development success continued in 2023, with ongoing interest from core sectors like advanced manufacturing and distribution and logistics. As we look toward 2024, our team expects another series of strong project announcements.

KATHERINE O'NEILL
Chief Economic Development Officer
OneSpartanburg, Inc.

Downtown Development

94.5%
OFFICE
OCCUPANCY RATE

97.2%
RETAIL
OCCUPANCY RATE

85.2%*
MULTIFAMILY
OCCUPANCY RATE

3,700+ 
HOUSING UNITS
in the pipeline or under construction within 5 miles of Downtown Spartanburg

42,598 
PEDESTRIANS
on Main Street
every week



\$425M HISTORIC DOWNTOWN INVESTMENT

The biggest investment in Downtown Spartanburg's history includes a Minor League Baseball stadium, to be named *Fifth Third Park*, along with residential, retail, hotel and office space.

Advocacy

55% 

VOTED YES TO
FIX OUR ROADS

577 

ROAD PROJECTS
TO BE COMPLETED
over the next 6 years

\$478M 

CAPITAL PENNY
SALES TAX REVENUE
PROJECTED

\$30M 

STATE FUNDING
SECURED
to enhance Downtown
Spartanburg

Power Up Spartanburg

1,304 

SPARTANBURG
COUNTY
BUSINESSES
ENGAGED

\$1.51M 

FUNDING APPROVED
OR DISBURSED

\$924K Loans | \$590K Grants

79 

JOBS CREATED

30 Employees | 49 Contractors

\$1.63M 

GROSS REVENUE
GROWTH

Self-reporting through
6-month follow up survey

3 

SUPPLY
CONTRACTS
SECURED

500+ 

TOTAL HOURS OF
WORKSHOPS &
MENTORSHIPS SESSIONS

\$6.3M 

H-TAX
SPARTANBURG
COUNTY
November 2023

6% 

INCREASE IN
HOTEL ROOM
DEMAND
compared to 2022

\$95.4M 

ANNUAL HOTEL
REVENUE
11.1% increase 
compared to 2022

7% 

INCREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2022

18

PROPERTIES IN THE PREFERRED
HOTEL PROGRAM

HOSTED

NCAA MENS & WOMENS
DIVISION I CROSS COUNTRY
REGIONAL CHAMPIONSHIPS

40 men's teams

41 women's teams

480+ athletes

AWARDED

RENDEZVOUS SOUTH

First destination to host in S.C.

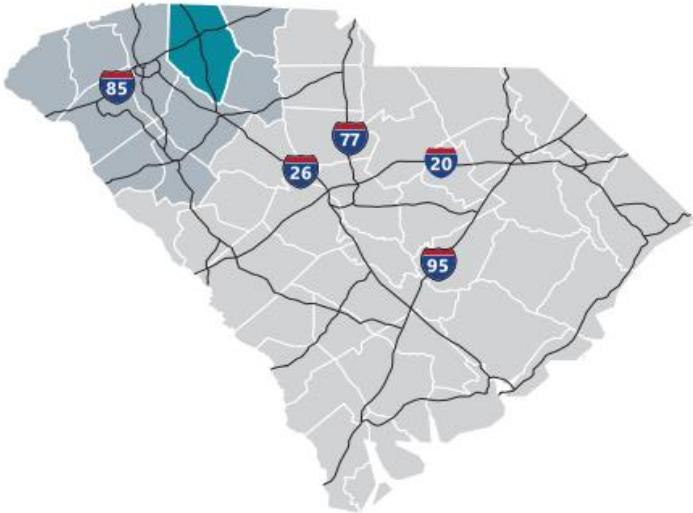
50+ meeting/event planners

50+ southern destination teams



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



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