

**6-7 ACRES**  
North Townhome Area  
**UNDER CONTRACT**

**9-10 ACRES**  
West Townhome Area  
**UNDER CONTRACT**

**2-3 ACRES AVAILABLE**  
Hotel / Medical / Self Storage  
Asking \$475K per Acre



**18-19 ACRES**  
Retail Development Coming Soon  
**UNDER CONTRACT**

**3-3.5 ACRES AVAILABLE**  
Hotel / Medical / Self Storage  
Asking \$450K per Acre

WAFFLE HOUSE

Exxon

ZAXBY'S

Tyger Lake Rd

Warren Abernathy Hwy 29,200 VPD

# 205 Exchange Village Dr E Spartanburg, SC, 29301

**Master Plan Out Parcels Land Opportunity**  
**0.50 to 3.5 Acres Available (Pink and Green Areas)**  
**Just off I-85**



# INVESTMENT SUMMARY



## INVESTMENT HIGHLIGHTS



Just Off I-85 (1,800 feet away) with over 68,300 VPD



Most areas provided cleared and graded.



Frontage Warren H. Abernathy (I-29) with 29,300 VPD



Over 1,000 Multifamily units recently delivered/under construction nearby



2x Traffic Light access points



Over 1M SF of industrial recently delivered/under construction nearby



1,200 Ft of frontage



Anchor Charter school & Sports Complex already open



Mixed use zoning allows for high dense residential and intense commercial throughout



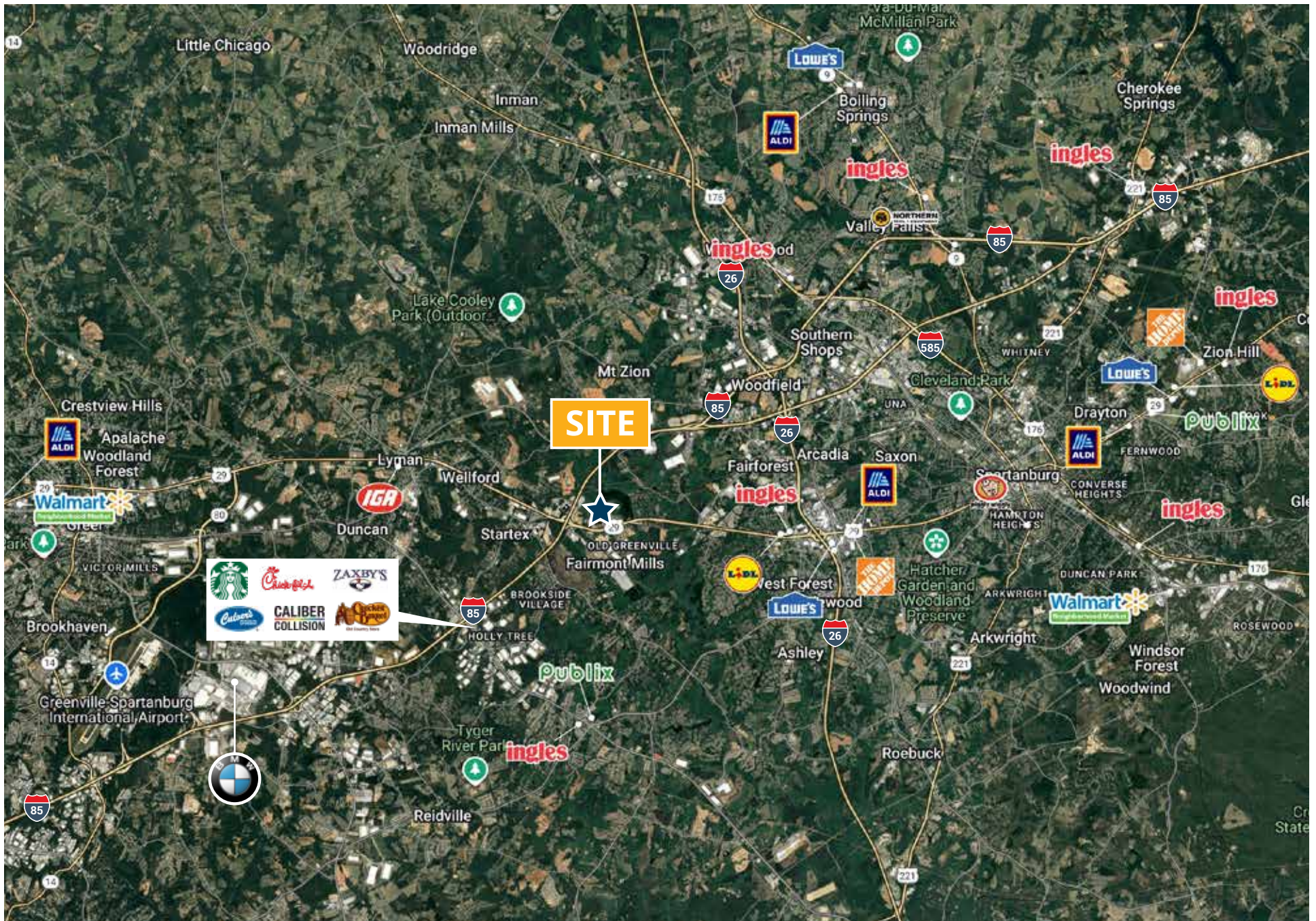
All areas shown can be adjusted, subdivided, customized, etc







# RETAIL MACRO





PROPERTY **AERIAL**





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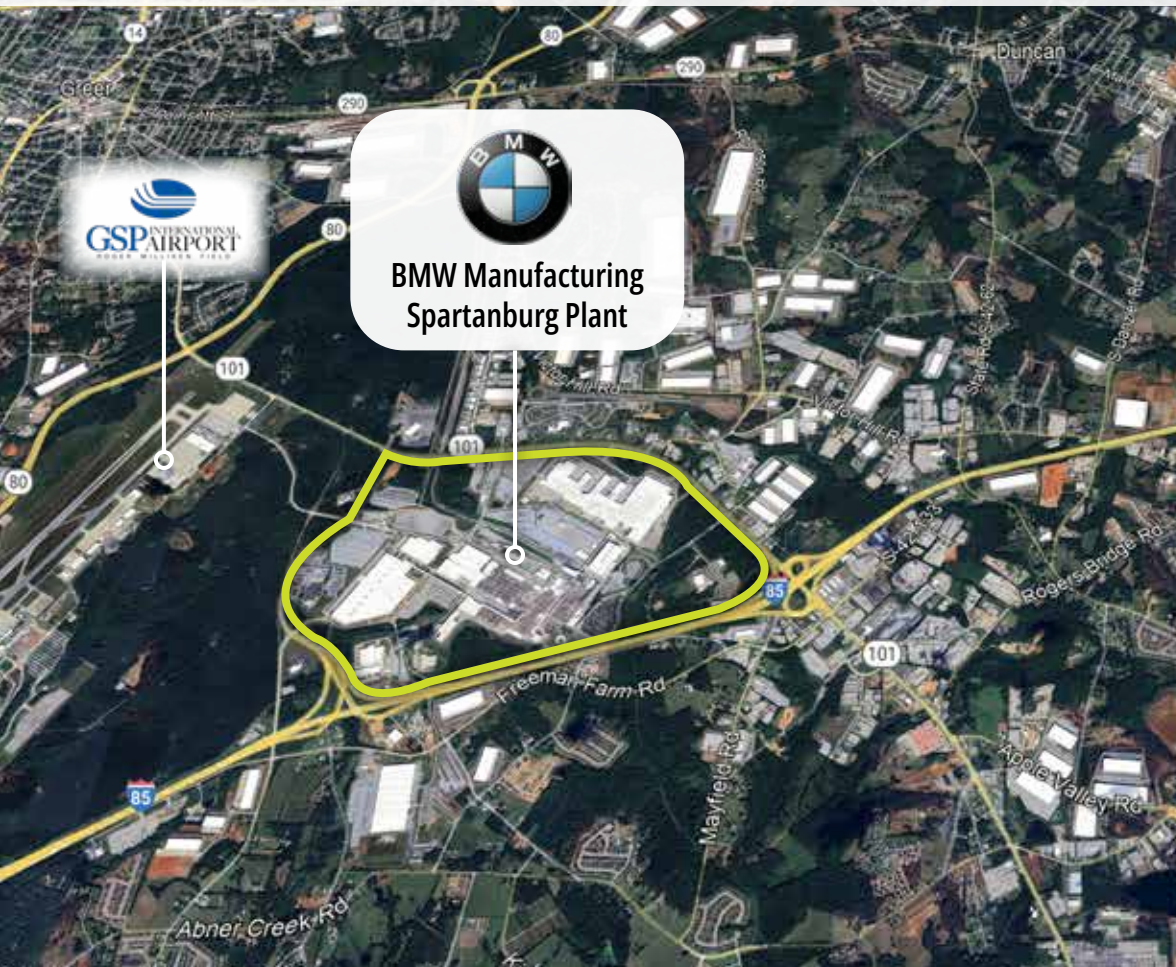
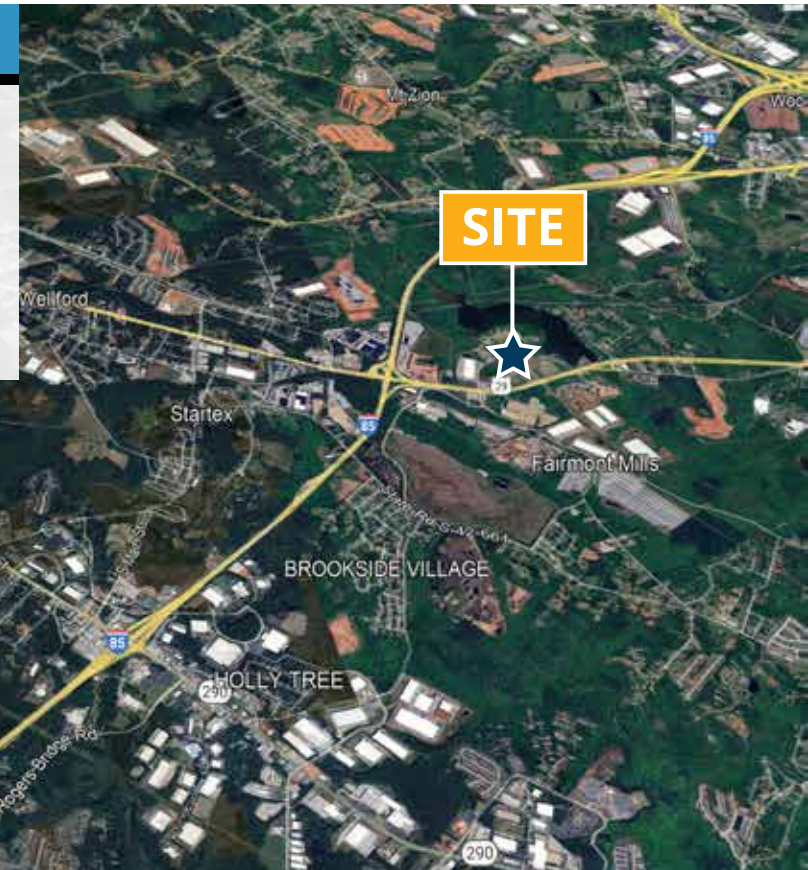




# BMW HEADQUARTERS / DEVELOPMENT NEARBY

## BMW Group Plan Spartanburg

BMW Manufacturing employs 11,000 people at its eight million square-foot campus. The Spartanburg plant assembles the BMW X3, X4, X5, X6, X7, and XM Sports Activity Vehicles and Coupes and their variants. For 30 years, our associates have been proud to assemble more than 6.5 million safe, premium-quality BMWs for our customers around the world. According to the U.S. Department of Commerce, the BMW Group is one of the largest automotive exporters by value from the U.S. with a total export value of about \$10.1 Billion in 2023.



**11,000**  
Jobs on Site



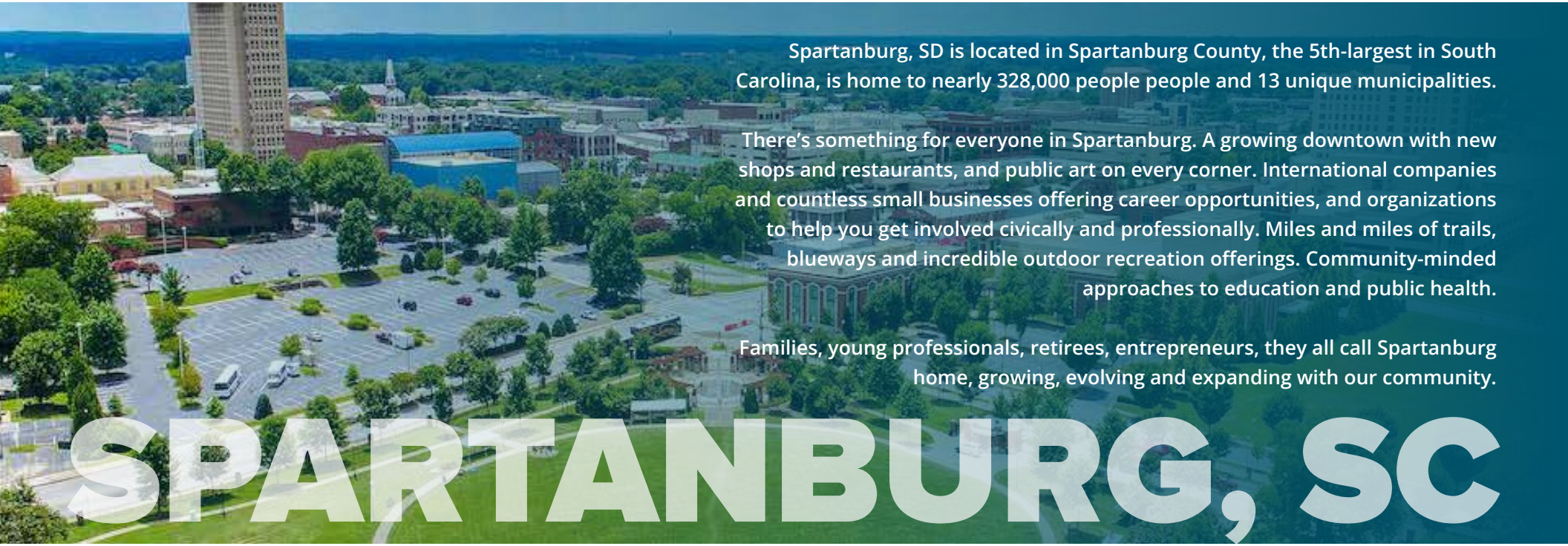
**8 Million**  
Square Feet



**1500+ Vehicles**  
Assembled Daily



# AREA DEMOGRAPHICS

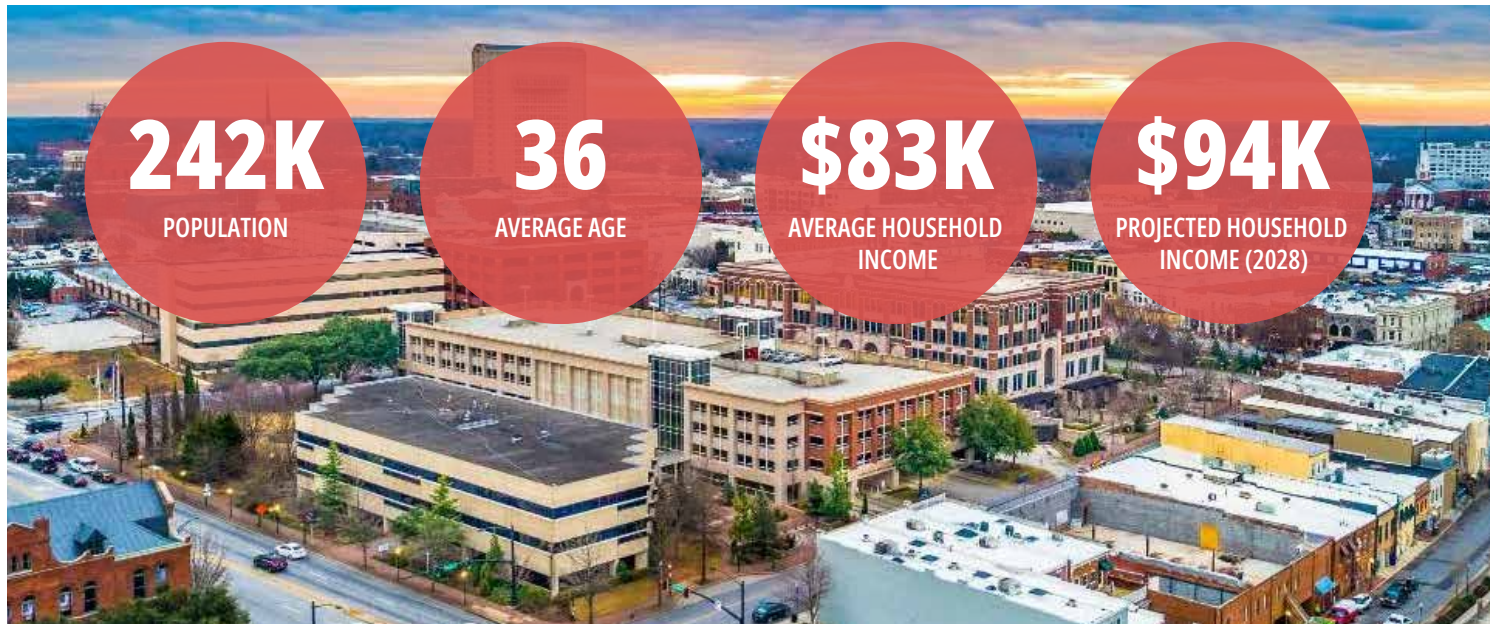


Spartanburg, SD is located in Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 people people and 13 unique municipalities.

There's something for everyone in Spartanburg. A growing downtown with new shops and restaurants, and public art on every corner. International companies and countless small businesses offering career opportunities, and organizations to help you get involved civically and professionally. Miles and miles of trails, blueways and incredible outdoor recreation offerings. Community-minded approaches to education and public health.

Families, young professionals, retirees, entrepreneurs, they all call Spartanburg home, growing, evolving and expanding with our community.

# SPARTANBURG, SC





# SITE PLAN

## T.O.C. SUMMARY

### DEVELOPED B1

\* USED MINIMUM TIME OF CONCENTRATION OF 0.1 HOURS OR 6 MIN.

### DEVELOPED B2

- 1) 150' OF SHEET FLOW (N=0.24) @ 1.0%
- 2) 124' OF SHALLOW CONCENTRATED FLOW (UNPAVED) @ 1.0%
- 3) 541' OF CHANNEL FLOW @ 0.55% (DITCH)
- 4) 239' OF CHANNEL FLOW @ 5.23% (24" RCP)

### DEVELOPED C1

- 1) 150' OF SHEET FLOW (N=0.24) @ 1.0%
- 2) 991' OF CHANNEL FLOW @ 5.07% (24" RCP)

### DEVELOPED D1

- 1) 150' OF SHEET FLOW (N=0.24) @ 1.0%
- 2) 65' OF SHALLOW CONCENTRATED FLOW (UNPAVED) @ 1.0%
- 3) 1,071' OF CHANNEL FLOW @ 2.75% (24" RCP)
- 4) 1,074' OF CHANNEL FLOW @ 3.20% (DITCH)

### DEVELOPED E1

- 1) 150' OF SHEET FLOW (N=0.24) @ 6.33%
- 2) 70' OF SHALLOW CONCENTRATED FLOW (UNPAVED) @ 7.86%
- 3) 67' OF SHALLOW CONCENTRATED FLOW (PAVED) @ 5.67
- 4) 437' OF CHANNEL FLOW @ 5.58% (18" RCP)

DEVELOPED B1  
AREA: 19.44 AC.  
CN = 92  
T.O.C. = 6.0 MIN.

EXISTING AREA  
DRAINING TO EXISTING  
OFF-SITE POND:  
AREA: 13.34 AC.  
CN = 92

EXISTING DETENTION POND (OFF-SITE), PREVIOUSLY  
DESIGNED BY BLACKWOOD & ASSOCIATES. PER  
BLACKWOOD DRAINAGE MAPS, THIS POND RECEIVES  
APPROXIMATELY 13.34 ACRES OF STORMWATER  
RUNOFF. THIS POND WAS PREVIOUSLY DESIGN,  
PERMITTED, AND APPROVED THROUGH SPARTANBURG  
COUNTY.

T.O.C.  
FLOW PATH

POND 1

DEVELOPED B2  
AREA: 7.98 AC.  
CN = 61  
T.O.C. = 25.5 MIN.

DEVELOPED E1  
AREA: 7.28 AC.  
CN = 64  
T.O.C. = 11.5 MIN.

T.O.C.  
FLOW PATH

DEVELOPED C1  
AREA: 17.24 AC.  
CN = 72  
T.O.C. = 23.0 MIN.

T.O.C.  
FLOW PATH

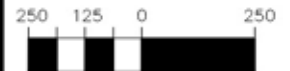
POND 2

T.O.C.  
FLOW PATH

DEVELOPED D1  
AREA: 15.77 AC.  
CN = 63  
T.O.C. = 25.8 MIN.

**blueWATER**  
civil design

bluewatercivil.com  
19 Worthington Road, Suite 100 • Greer, SC 29615  
www.bluewatercivil.com • info@bluewatercivil.com



scale: 1" = 250'

UPWARD  
SPARTANBURG  
COUNTY, SC

DEVELOPED  
CONDITIONS

A2

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# 205 Exchange Village Dr E Spartanburg, SC, 29301

- Master Plan Out Parcels Land Opportunity
- Trace out each portion like the attached visuals
- 0.50 acre carve-outs to combined 19 acres
- Just off I85

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