



**SPENCER/HINES**  
P R O P E R T I E S

**LAND**

I-85 Business & Boiling Springs Road

840 Hospitality Drive  
Spartanburg, SC



**SALE PRICE: \$750,000**

**CONTACT** | Andy Hayes 864-706-0189  
ahayes@spencerhines.com

[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
215 N. Pine Street, 1<sup>st</sup> 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.

- 3.6± acres on I-85 Business Frontage Road (Hospitality Drive)
- Situated at I-85 Business & Exit 6 (Boiling Springs Road).
- Full access to both I-85 Business and Boiling Springs Road (Hwy 9)
- Traffic Counts: 26,000± on I-85 Business & 21,000± on Boiling Springs Road
- Spartanburg County Tax Map # 7-04-00-005.01 & 7-04-00-005.02
- Approximately 460' road frontage on I-85 Business
- Great site for C-store or other retail



**SPENCER/HINES**  
P R O P E R T I E S

**LAND**

I-85 Business & Boiling Springs Road

840 Hospitality Drive  
Spartanburg SC





# SPENCER/HINES PROPERTIES

# 2025

# BY THE NUMBERS



onespartanburginc.com

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

## \$745M\*

CAPITAL INVESTMENT

37%  
NEW  
63%  
EXPANSION

Equal to **\$2.04 million** every single day

## 13M SQ FT

SPEC SPACE  
planned or under  
construction



## 23\*

PROJECTS

## 1,220\*

JOBS

## 90

REQUESTS FOR  
INFORMATION

*What a great year for existing industry expansion across Spartanburg County. Companies we recruited have found success here, and that success has enabled many of them to reinvest in their facilities, their operations, and ultimately, in our people. It was also an exciting year for several sectors we are heavily courting, including life-sciences and biotechnology, and the soft mobility sector. All indicators are that we have another banner year ahead.*

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

### PROJECT BREAKDOWN BY INDUSTRY

49.0% Advanced  
Manufacturing

13.3% Advanced  
Materials

5.6% Automotive

5.6% Distribution &  
Logistics

6.7% Life Sciences

2.2% Commercial

4.4% Aerospace

10.0% Agribusiness

2.2% Multifamily

1.0% Unclassified/  
Unknown

### DOWNTOWN DEVELOPMENT

95.9%  
OFFICE  
OCCUPANCY RATE

91.3%  
RETAIL  
OCCUPANCY RATE

84.9%\*  
MULTIFAMILY  
OCCUPANCY RATE

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

39,462   
PEDESTRIANS  
on Main Street  
every week

\*Occupancy rate reflects several new multifamily projects entering market in 2025.



## \$611.3 MILLION IN DEVELOPMENT

Underway or in the pipeline  
in Downtown Spartanburg,  
including Fifth Third Park, home  
of the Hub City Spartanburgers,  
a Planetarium, and soon, a City-  
County Joint Municipal Complex



# SPENCER/HINES P R O P E R T I E S

6

**LEGISLATIVE PRIORITIES**  
progressed during the 2024  
Legislative Session

4.7%

**UNEMPLOYMENT RATE**  
across Spartanburg County  
through November 2024

57.2%

**LABOR FORCE  
PARTICIPATION RATE**

\$32M

**DIRECT SPENDING**  
from sports events  
and meetings in 2024

85

**SPORTS EVENTS AND  
MEETINGS RECRUITED TO  
SPARTANBURG COUNTY**  
which included  
20 different sports

## POWER UP SPARTANBURG

Power Up Spartanburg, an Initiative of Spartanburg County and OneSpartanburg, Inc., is a movement to transform Spartanburg County into the #1 place in the U.S. to start, run, and grow a small or minority business.

\$136K

**AVERAGE REVENUE  
GROWTH**  
among self-reporting Power  
Up participants in 2024

180

**JOBS CREATED**  
among self-reporting  
Power Up participants in  
2024

12

**NEW CONTRACTS**  
secured by small businesses  
through Power Up: Securing  
Contracts, valued at a total  
of more than \$1 million.

HOSTED   
**RENDEZVOUS SOUTH**

First S.C. Destination to Host  
50+ meeting/event planners  
50+ southern destination teams

**NCAA DIVISION II MEN'S AND WOMEN'S  
CROSS-COUNTRY REGIONALS**

AWARDED

**2025 S.C. GOVERNOR'S CONFERENCE  
ON TRAVEL & TOURISM**

**2026 NCAA DIVISION I AND DIVISION II MEN'S  
AND WOMEN'S CROSS-COUNTRY REGIONALS**



# VISIONARY INVESTORS



**SPENCER/HINES**  
P R O P E R T I E S



## 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.

