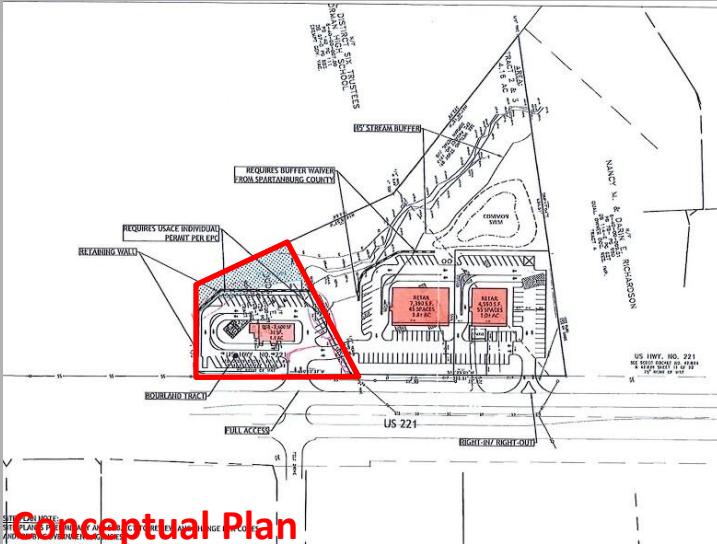




BOUNDARY LINES ARE APPROXIMATE

**PROPERTY FEATURES**

- 1.15+/- Acres
- Excellent Development Potential
- Located Near the Intersection of Highway 221 & I-26
- Highway 221 – 16,781+/- CPD
- I-26 - 30,700+/- CPD
- Gas, Power & Water Available to Site / Sewer Available
- Dorman High School had an Enrollment of Approximately 3,925 in the 2023-2024 School Year
- Spartanburg County TMS# 6-40-00-011.00



**Conceptual Plan**

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.

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001

**SALE PRICE:**  
**\$450,000**

 **POWER BROKER**