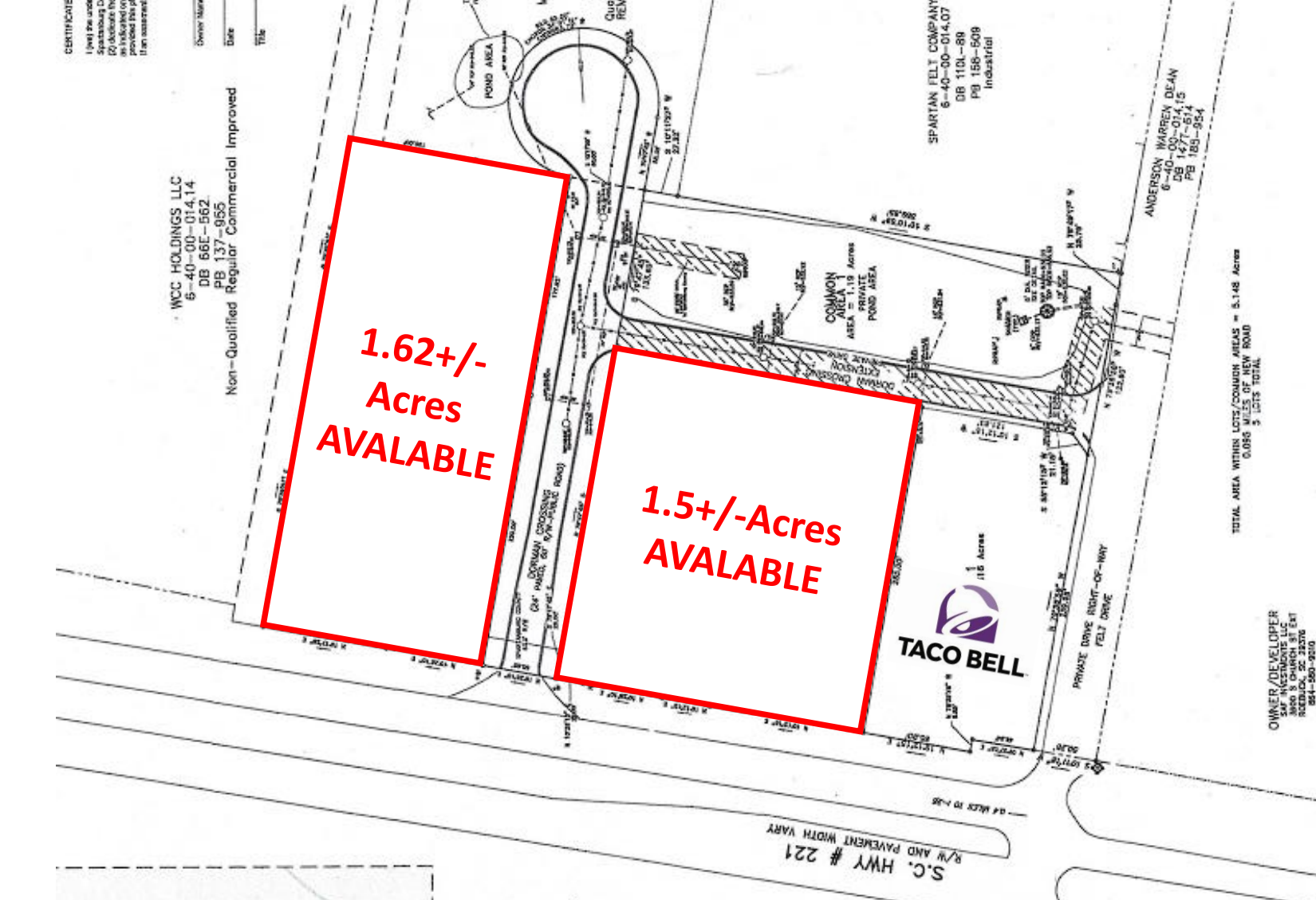


Development Opportunity Available For Ground Lease



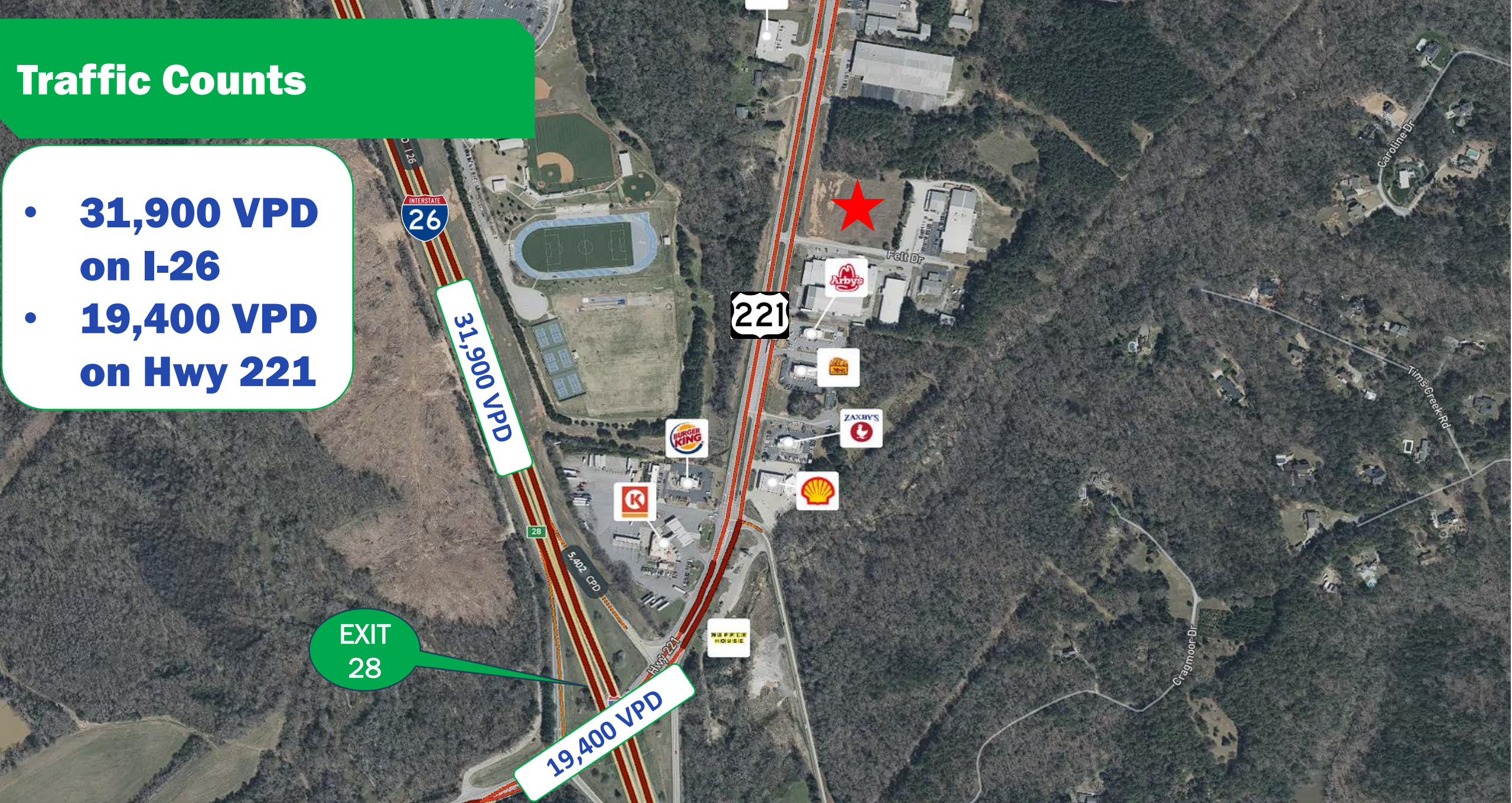
Dorman Crossing, Roebuck, SC 29376
Offering Memorandum

Conceptual Site Plan



Traffic Counts

- **31,900 VPD**
on I-26
- **19,400 VPD**
on Hwy 221



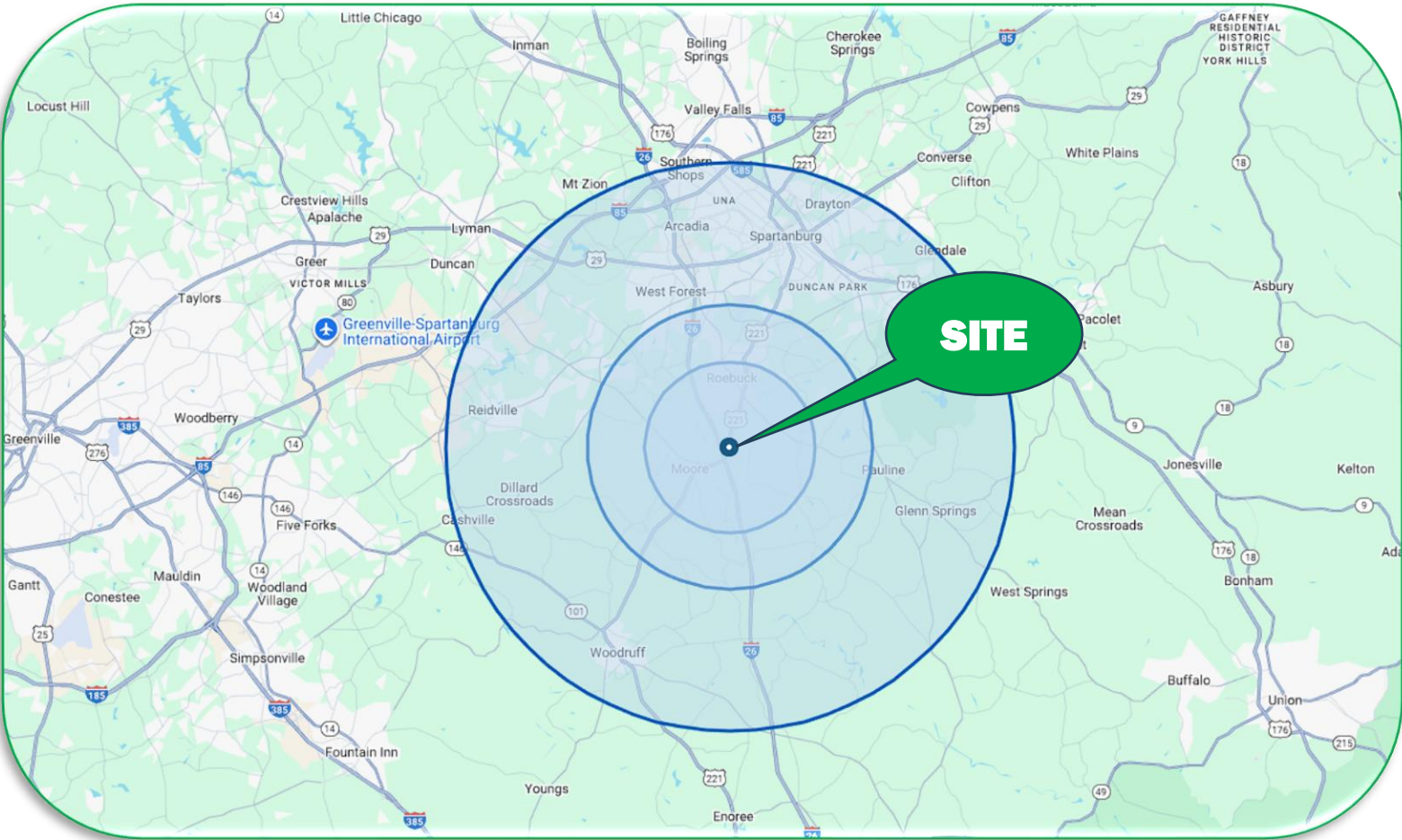
Development Opportunity Available For Ground Lease

2024 SUMMARY

	3 Miles	5 Miles	10 Miles
Population:	6,176	28,288	165,034
Households:	2,353	10,848	64,145
Average Household Size:	2.5	2.6	2.4
Owner Occupied Housing Units:	2,181	9,334	46,211
Renter Occupied Housing Units:	446	2,764	25,508
Median Age:	42.1	40.2	38.3
Median Household Income:	\$70,407	\$67,866	\$61,554
Average Household Income:	\$89,504	\$90,490	\$82,869

2029 PROJECTION

	3 Miles	5 Miles	10 Miles
Population:	6,900	31,544	184,275
Households:	2,627	12,099	71,719
Average Household Size:	2.5	2.6	2.5
Median Age:	4.1	42	39.7
Median Household Income:	\$105,156	\$80,160	69,522
Average Household Income:	\$117,715	\$112,385	\$100,707



Area Overview

The **Spartanburg-Roeback** area is a high-growth commercial zone fundamentally driven by its role as a leading Advanced Manufacturing and Logistics Hub. Strategic location near the I-26 and I-85 junction fuels massive industrial investment, including large-scale developments such as Park 290 and Tyger River Industrial Park, both of which ensure a growing daytime employment base. This economic power supports a rapidly expanding consumer base as new residential communities proliferate across the Roeback submarket. Commercial properties along arteries like Highway 221 and the W.O. Ezell Boulevard corridor benefit from high traffic counts, strong demographics, and the stable, significant daily volume generated by local institutions like Dorman High School, making this area a premier investment choice in the Upstate.



Property Overview

COMMERCIAL DEVELOPMENT OPPORTUNITY in the high-growth Dorman Crossing Subdivision. Strategically located in Spartanburg County's robust commercial corridor on Highway 221 in Roebuck, SC. This commercial site is validated by the commitment of national retail, as evidenced by Taco Bell's build on Lot 1, guaranteeing strong commercial synergy and consistent traffic directly to the subdivision. The property benefits from exceptional access and visibility, sitting just under one mile from Interstate 26 and immediately adjacent to the high-traffic draw of Dorman High School – the largest high school in South Carolina, with 3,713 students, which provides a reliable daily population. The location is suitable for retail, Quick Service Restaurant (QSR), or professional services. The lot features modern infrastructure, including public water, sewer, and underground utilities, and is situated in an area with a strong consumer base, significant population density, and average household incomes exceeding \$90,000.



Contact Information

Spencer Hines Properties is honored to present this leasing opportunity at Dorman Crossing in Roebuck, South Carolina. If you are interested in the property pricing as well as any additional information, please contact Guy Harris at Spencer Hines Properties.

Guy W. Harris
Principal/Executive V.P.
Commercial Sales & Development
Spencer/Hines Properties
215 N. Pine St.
Spartanburg, SC 29302
Office: 864-583-1001
Fax: 864-585-6188
Mobile: 864-316-1318
E-mail: guyharris@spencerhines.com

Guy W. Harris Jr.
Commercial Agent
Commercial Sales & Development
Spencer/Hines Properties
215 N. Pine St.
Spartanburg, SC 29302
Office: 864-583-1001
Fax: 864-585-6188
Mobile: 864-415-9995
E-mail: Harrisguyjr@spencerhines.com

Jonathan Harris
Commercial Agent
Commercial Sales & Development
Spencer/Hines Properties
215 N. Pine St.
Spartanburg, SC 29302
Office: 864-583-1001
Fax: 864-585-6188
Mobile: 864-680-4612
E-mail: jharris@spencerhines.com

