



Lockhart Ln

Hampshire Dr



FOR LEASE

HAMPSHIRE DRIVE

Gaffney, South Carolina

±23.1 ACRES FOR BUILD-TO-SUIT OR LAND LEASE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- 23.1 acres fronting I-85 available for land lease or build to suit.
- Two entrances possible off of Lockhart Ln and Hampshire Dr
- Located along the exploding I-85 corridor between Greenville/Spartanburg and Charlotte.
- Easy access to major roadways and destinations including I-85, Clemson University, the Inland Port of Greer, and the Greenville-Spartanburg International Airport (GSP).
- I-85 Frontage
- Perfect for any user or developer of residential or commercial property

SNAPSHOT

Address: Hampshire Dr & Lockhart Ln
Gaffney, SC 29341
(Cherokee County)

Tax ID: 098-00-00-011.000,
098-00-00-021.001,
098-00-00-020.000

Size: ± 23.1 Acres

Lease Rate: Call for Rate

Bobby Lyons, SIOR, CCIM

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Luke Lyons

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PROPERTY SPECS

Address: Hampshire Drive & Lockhart Lane
Gaffney, SC 29341

County: Cherokee

Tax Map ID & Info: 098-00-00-011.000 (21.6 Acres Raw Land)
098-00-00-021.001 (1.00 Acre Raw Land)
098-00-00-020.000 (.50 Acres Raw Land)

Property Type: Raw Land for Build to Suit or Land Lease

Size: ± 23.1 acres (Subdividable)

Zoned: None

Electricity: Duke Power

Water: Gaffney BPW

Sewer: Gaffney BPW

Gas: No Natural gas on Site



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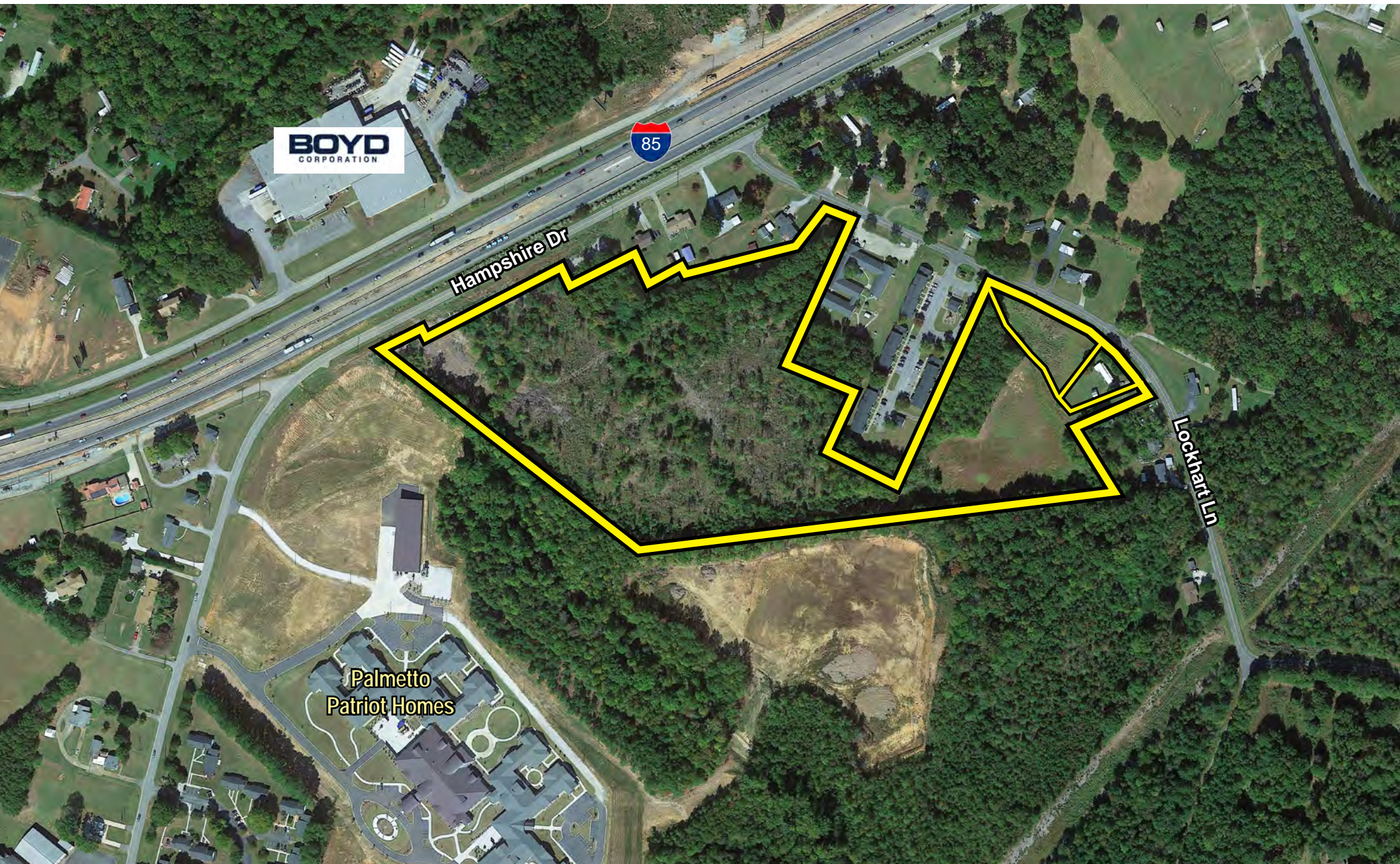
SURROUNDING PROPERTIES



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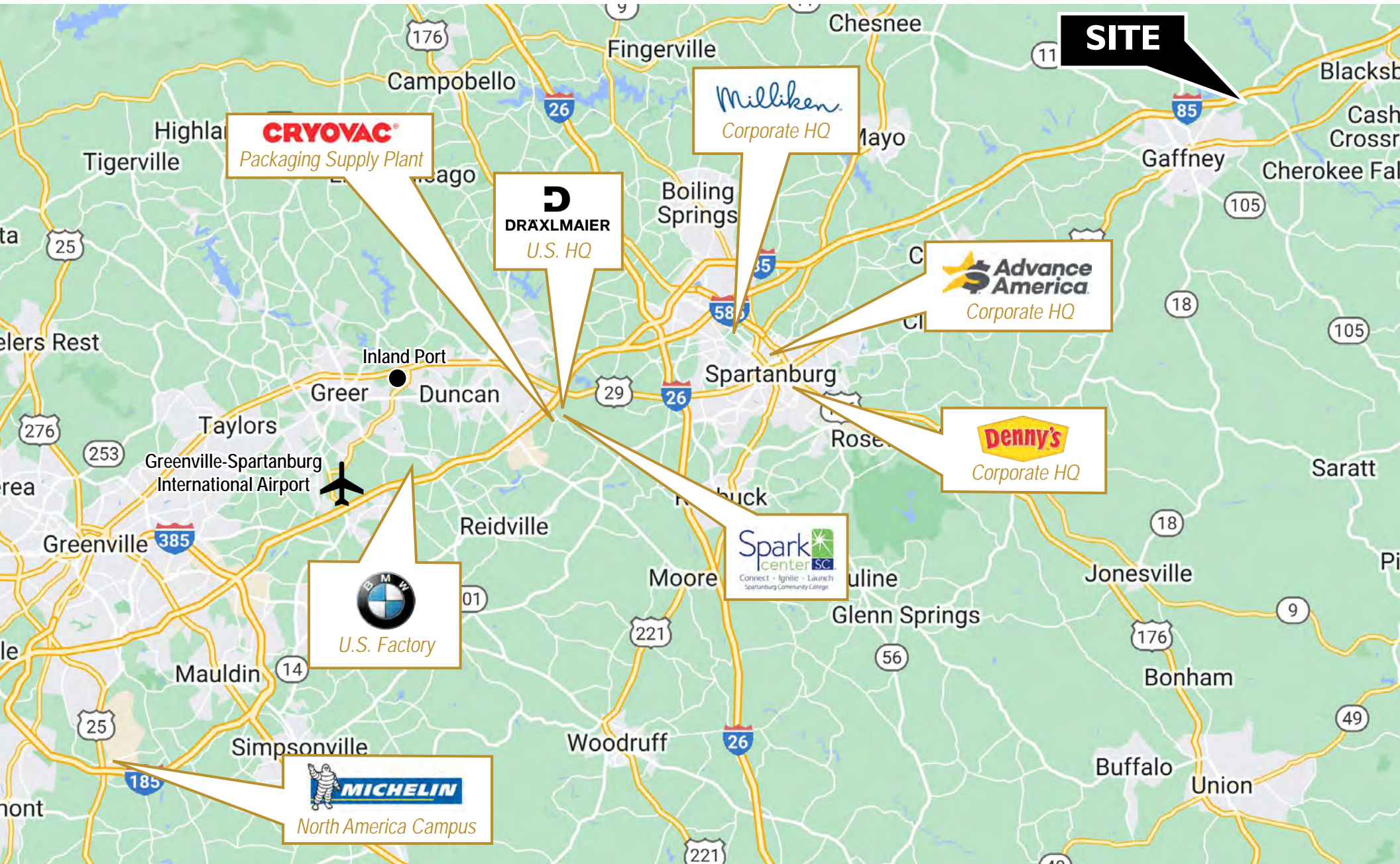




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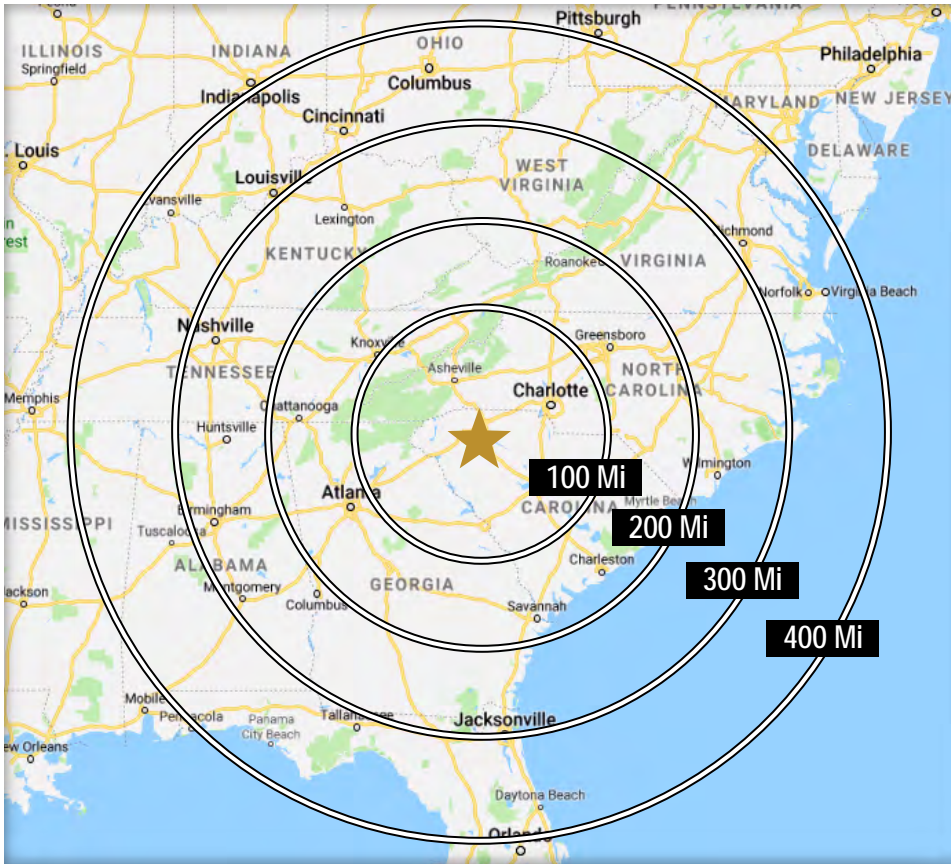
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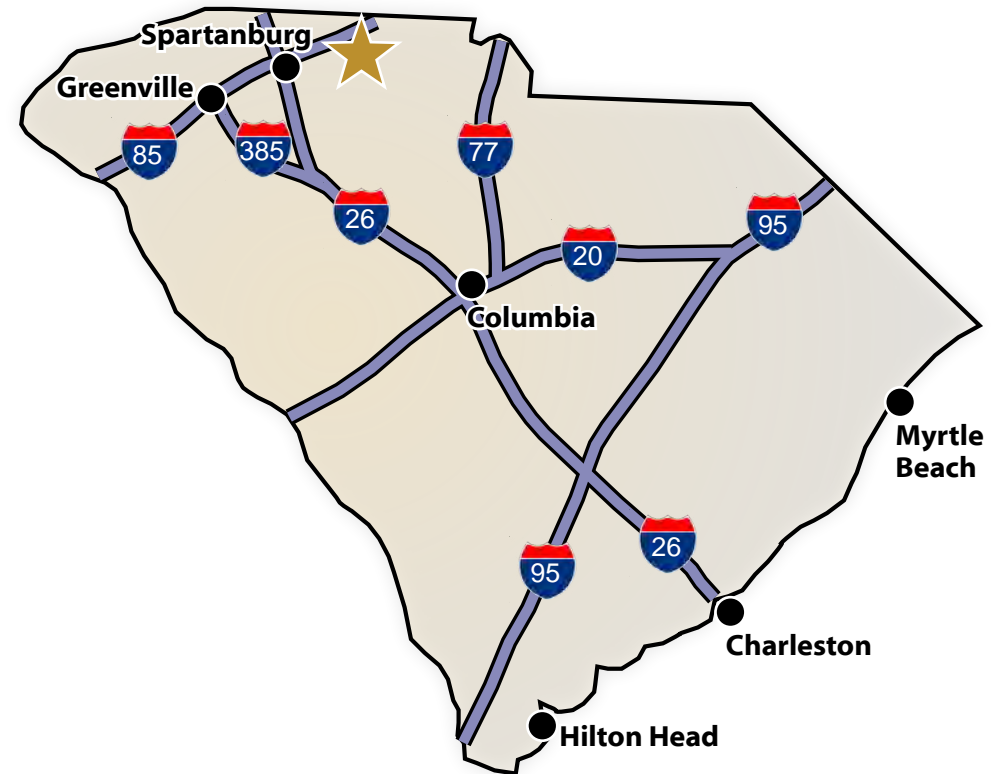
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DRIVE TIMES IN SOUTH CAROLINA

I-85	2 Min	Spartanburg	42 Min
I-26	28 Min	Greenville	52 Min
I-385	45 Min	Columbia	1 Hr 51 Min
I-77	54 Min	Charleston	3 Hr 33 Min
I-20	1 Hr 45 Min	Hilton Head	4 Hr 10 Min
I-95	2 Hr 36 Min	Myrtle Beach	4 Hr 17 Min



DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	55 Min	Cincinnati, OH	6 Hr 46 Min
Atlanta, GA	3 Hr 15 Min	Washington DC	6 Hr 48 Min
Raleigh, NC	3 Hr 19 Min	Columbus, OH	7 Hr 43 Min
Richmond, VA	5 Hr 15 Min	Mobile, AL	7 Hr 56 Min
Nashville, TN	5 Hr 48 min	Orlando, FL	7 Hr 58 Min
Jacksonville, FL	5 Hr 55 Min	Pittsburgh, PA	8 Hr 5 Min
Louisville, KY	6 Hr 45 Min	Indianapolis, IN	8 Hr 26 Min

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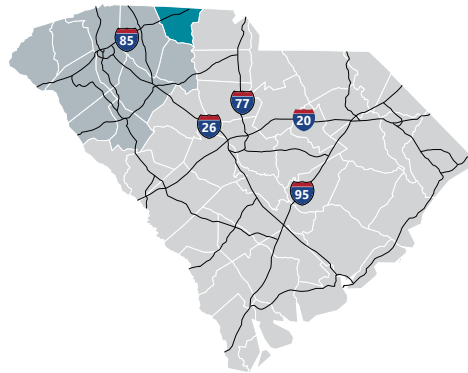
CHEROKEE COUNTY INFO



Discover Your Potential

Cherokee County

The county was named for the Cherokees who once made it their home. It was formed in 1897, and the county seat is Gaffney. Iron mining was such an important activity in this region before the Civil War, it is sometimes called the Old Iron District. Today, Cherokee County enjoys a thriving and profitable local economy and an abundance of natural and manufactured resources. Cherokee County sits in a prime location just off I-85 between Charlotte, NC and Greenville/Spartanburg, SC. Charlotte's Douglas International Airport and the Greenville-Spartanburg International Airport are both within 45 miles and the mainline of Norfolk Southern Railroad runs through Cherokee County. The Port of Charleston is easily accessible via major highways. Cherokee County offers an unbeatable combination of such factors as an abundant and educated work force with customized training by South Carolina Special Schools, a diversified industrial base, a high standard of living and quality of life, pro-business local governments, and easy access to transportation routes.



Total Population

	2010	2021	2026	Growth Rate ¹
Cherokee County	55,342	57,965	59,228	0.43%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.7%	5.8%	5.7%
5 to 9	6.7%	6.2%	5.9%
10 to 14	6.9%	6.3%	6.4%
15 to 24	13.8%	11.3%	11.4%
25 to 34	11.5%	13.4%	10.9%
35 to 44	13.9%	12.2%	13.2%
45 to 54	14.2%	13.2%	12.6%
55 to 64	12.8%	13.3%	13.3%
65+	13.5%	18.3%	20.6%
Median Age	38.2	40.6	42.2

38.7% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	75.0%	74.5%	73.9%
Black	20.4%	19.7%	19.4%
American Indian/ Alaska Native	0.4%	0.4%	0.5%
Asian	0.6%	0.6%	0.7%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.2%	2.8%	3.3%
Two or More Races	1.4%	1.9%	2.2%
Hispanic Origin (Any Race)	3.7%	4.7%	5.4%

Households & Families

	2010	2021	2026
Total Households	21,519	22,398	22,901
Total Families	14,941	15,255	15,515
Average HH Size	2.54	2.54	2.54
Renter Occupied*	31.1%	31.0%	30.1%
Owner Occupied*	68.9%	69.0%	69.9%

*Housing tenure data is a percentage of total occupied housing units

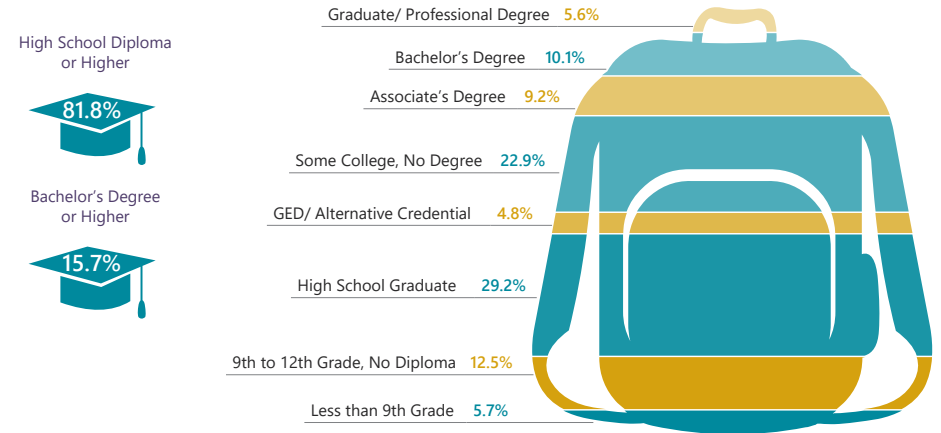
Median Household Income

	2021	2026
Cherokee County	\$39,855	\$43,395
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Cherokee County	\$21,500	\$23,698
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+



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CHEROKEE COUNTY INFO (CONT.)

2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	25.1%
25-50 miles	18.5%
50 miles or more	17.8%

63.6% of workers travel less than 25 miles

Where Do Cherokee County Workers Live?

Cherokee County	49.7%
Spartanburg County	15.1%
Cleveland County, NC	6.1%
Greenville County	3.6%
York County	2.9%
Rutherford County, NC	2.5%
Union County	2.1%
Gaston County, NC	1.5%
Laurens County	1.1%
Anderson County	1.1%

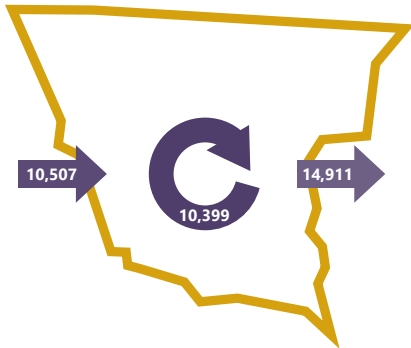
2021 Employment by Industry

Agriculture/Mining	0.6%	147
Construction	6.0%	1,502
Manufacturing	25.5%	6,398
Wholesale Trade	3.0%	739
Retail Trade	12.5%	3,129
Transportation/Utilities	8.9%	2,228
Information	0.6%	137
Finance/Insurance/Real Estate	3.6%	897
Services	35.9%	9,012
Public Administration	3.6%	895
Total	100%	25,084

2021 Civilian Population in Labor Force (16+)

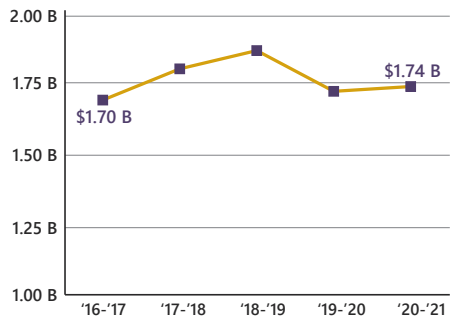
Labor Force	27,267
Unemployed	8.0%

Worker Inflow/Outflow



Live and Work in Cherokee County	10,399
Commute into Cherokee County	10,507
Commute Out of Cherokee County	14,911

Gross Retail Sales by Fiscal Year



2021 Business Establishments by Industry



Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Nestlé USA	1,000	Frozen prepared foods
Milliken & Company	989	Broadwoven fabrics, fabric dyeing and finishing
Freightliner Custom Chassis Corp	909	Motor home chassis
Hamrick Mills	890	Print cloth, shade cloth & sheeting
Suminoe	400	Ball and roller bearings

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Cherokee County School District	1,369	Public Education, K-12
Dollar Tree Distribution	700	Logistics
T-Force	400	Logistics
Cherokee Medical Center	300	Health Services
Limestone University	269	Higher Education

Airport Access	Port Access	Highway Access	Rail Access
<ul style="list-style-type: none"> Greenville Spartanburg International - 50 non-stop daily departures - 17 major cities and airports across the US - Allegiant Air - American Airlines - Delta - Southwest Airlines - United Airlines - 1.2M passengers flown in FY2021 - 84,217 tons of air cargo moved in FY2021 Spartanburg Downtown Memorial Airport 	<ul style="list-style-type: none"> Inland Port Greer - 40 miles from the City of Gaffney - 157,842 rail lifts in FY2021 - 12.3% growth from FY2020 Port of Charleston - 202 miles from the City of Gaffney - 2.5 M TEUs handled in FY2021 - 9.63% growth from FY2020 	<ul style="list-style-type: none"> Interstates - I-85 Highways - US-29 - US-150 - US-221 - SC-11 - SC-18 - SC-105 	<ul style="list-style-type: none"> Rail Providers - CSX - Norfolk-Southern

Upstate SC Alliance
John Lummus, *President/CEO*
864.283.2300
www.upstatescalliance.com

APPALACHIAN COUNCIL OF GOVERNMENTS
Appalachian Council of Governments
30 Century Circle, Greenville, SC 29607
864.242.9733
www.scacog.org

Additional Resources

- www.cherokeecountydevelopmentboard.com
- www.cherokeechamber.org
- www.cherokeecountysc.gov
- www.upstatealliance.com
- www.upstateforever.org
- www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2018); Commuting Patterns & Where do County Workers Live); Manufacturer's News; Appalachian Council of Governments; Upstate SC Alliance; and SC Department of Revenue and Taxation (Fiscal Year Retail Sales)

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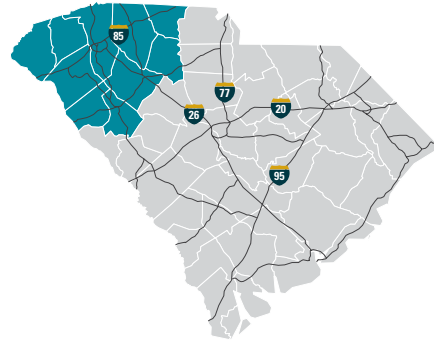
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UPSTATE SOUTH CAROLINA INFO



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 affordable 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	2022	2027	Growth Rate*
Upstate SC	1,362,073	1,550,553	1,600,850	0.64%
South Carolina	4,625,364	5,255,014	5,434,182	0.67%
United States	308,745,538	335,707,897	339,902,796	0.25%

*Projected annual growth rate 2022-2027

POPULATION BY AGE

	2010	2022	2027
Under 5	6.5%	5.7%	5.6%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.5%
25 to 34	12.1%	12.9%	11.6%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.4%	12.0%
55 to 64	12.4%	13.2%	12.6%
65+	14.1%	18.5%	20.5%
MEDIAN AGE	38.2	40.2	41.1

37.6% of the 2022 population is prime working age

HOUSEHOLDS & FAMILIES

	2010	2022	2027
Total Households	532,065	613,944	635,608
Total Families	363,466	404,034	416,221
Average Household Size	2.49	2.46	2.46
Renter Occupied	61.2%	64.5%	65.2%
Owner Occupied	26.8%	25.8%	25.0%
Vacant	12.0%	9.7%	9.8%

MEDIAN HOUSEHOLD INCOME

	2022	2027
Upstate SC	\$60,127	\$69,990
South Carolina	\$61,645	\$72,650
United States	\$72,414	\$84,445

POPULATION by Race & Ethnicity

	2010	2022	2027
White	75.5%	69.8%	68.6%
Black	18.3%	17.3%	17.4%
American Indian / Alaska Native	0.3%	0.4%	0.4%
Asian	1.4%	1.9%	2.1%
Hawaiian / Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	4.3%	4.6%
Two or More Races	1.6%	6.3%	6.9%
Hispanic Origin (any race)	5.5%	8.0%	8.3%

PER CAPITA INCOME

	2022	2027
Upstate SC	\$34,518	\$40,048
South Carolina	\$36,186	\$41,955
United States	\$40,363	\$47,064

2022 EDUCATIONAL ATTAINMENT, AGE 25+

- 11.6% Graduate / Professional Degree
- 18.8% Bachelor's Degree
- 11.4% Associate Degree
- 18.6% Some College, No Degree
- 5.2% GED / Alternative Credit
- 22.4% High School Diploma
- 8.1% 9th-12th Grade, No Diploma
- 3.8% Less than 9th Grade



88%
high school diploma or higher

30.4%
bachelor's degree or higher

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UPSTATE SOUTH CAROLINA (CONT.)

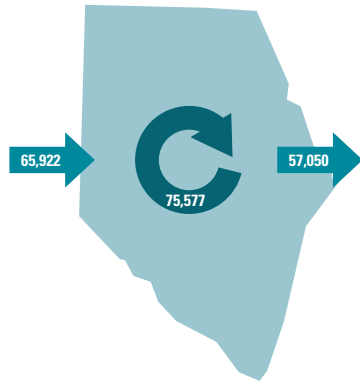
2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

Less than 10 miles	43.7%
10-24 miles	33.2%
25-50 miles	8.3%
50 miles or more	14.8%

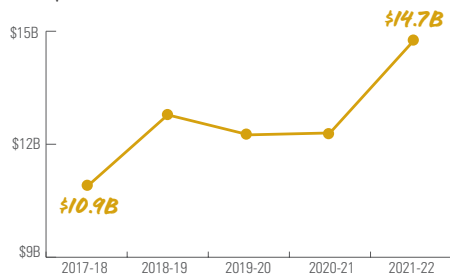
76.9%
of workers travel less than 25 miles

WORKER INFLOW & OUTFLOW



Live and work in Spartanburg County	75,577
Commute into Spartanburg County	65,922
Commute out of Spartanburg County	57,050

GROSS RETAIL SALES by Fiscal Year



Spartanburg County WHERE DO WORKERS LIVE?

Spartanburg County	53.4%
Greenville County	17.0%
Cherokee County	4.1%
Anderson County	2.9%
Union County	1.9%
Laurens County	1.8%
Richland County	1.5%
Pickens County	1.5%
York County	1.2%
Lexington County	1.1%

2023 EMPLOYMENT by Industry

Agriculture / Mining	0.6%	920
Construction	5.8%	8,927
Manufacturing	20.3%	31,037
Wholesale Trade	2.0%	3,076
Retail Trade	10.4%	15,905
Transportation / Utilities	7.5%	11,532
Information	1.7%	2,634
Finance / Insurance / Real Estate	4.8%	7,305
Services	43.8%	66,878
Public Administration	3.0%	4,642
TOTAL	100%	152,856

2023 CIVILIAN POPULATION by Labor Force (16+)

Labor Force	159,818
Unemployed	4.4%

2023 BUSINESS ESTABLISHMENTS by Industry

497 Manufacturing	899 Leisure and Hospitality	1,499 Retail
1,006 Professional and Business Services	296 Transportation and Warehousing	

TOP 10 MAJOR EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
BMW Manufacturing Corporation	Automobile Manufacturer	5,000+
Prisma Health	Healthcare System	5,000+
Spartanburg Regional Healthcare System	Healthcare System	5,000+
School District of Greenville County	K-12 Public Education	5,000+
Spartanburg County School Districts	K-12 Public Education	5,000+
Michelin North America	Tire Manufacturer	5,000+
Clemson University	Public Research University	5,000+
Bon Secours St. Francis Health System	Healthcare System	2,501-5,000
Spectrum Communications	Call Center	2,501-5,000
Greenville County	Local Government	2,501-5,000

AIRPORT

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 50 non-stop daily departures
- 17 major cities & 20 airports
- 2.2 million passengers flown in FY2022
- 97,221 tons of air cargo moved in FY2022

PORT

INLAND PORT GREER

- 151,261 rail lifts in FY2022

PORT OF CHARLESTON

- 2.9 million TEUs handled in FY2022
- 11.9% from FY2021

HIGHWAY

INTERSTATES

RAIL

MAJOR PROVIDERS

SHORT-LINE PROVIDERS

Greenville & Western
Pickens
Carolina Piedmont

ADDITIONAL RESOURCES

UpstateSCAlliance
John Lummus, President / CEO
864.283.2300 • upstateSCAlliance.com

Sources: Appalachian Council of Governments, ESRI Business Analyst, Greenville-Spartanburg International Airport, Lightcast 2023.2 (QCEW), Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, US Bureau of Labor Statistics, and US Census Bureau

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