

WO Ezell Boulevard  
Spartanburg, SC



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CoStar  
POWER BROKER

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CCIM Institute  
COMMERCIAL REAL ESTATE

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

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, 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.

- 20.01+/- acres located on WO Ezell Boulevard.
- 400+/- ft. road frontage on WO Ezell.
- Property surrounds Dollar General
- Split Zoning - Zoned B1 – Neighborhood Shopping District & B3 General Business District
- Centrally located between Downtown Spartanburg and the Westside.
- Spartanburg County Tax Map # 7-15-04-002.02
- All utilities available to site

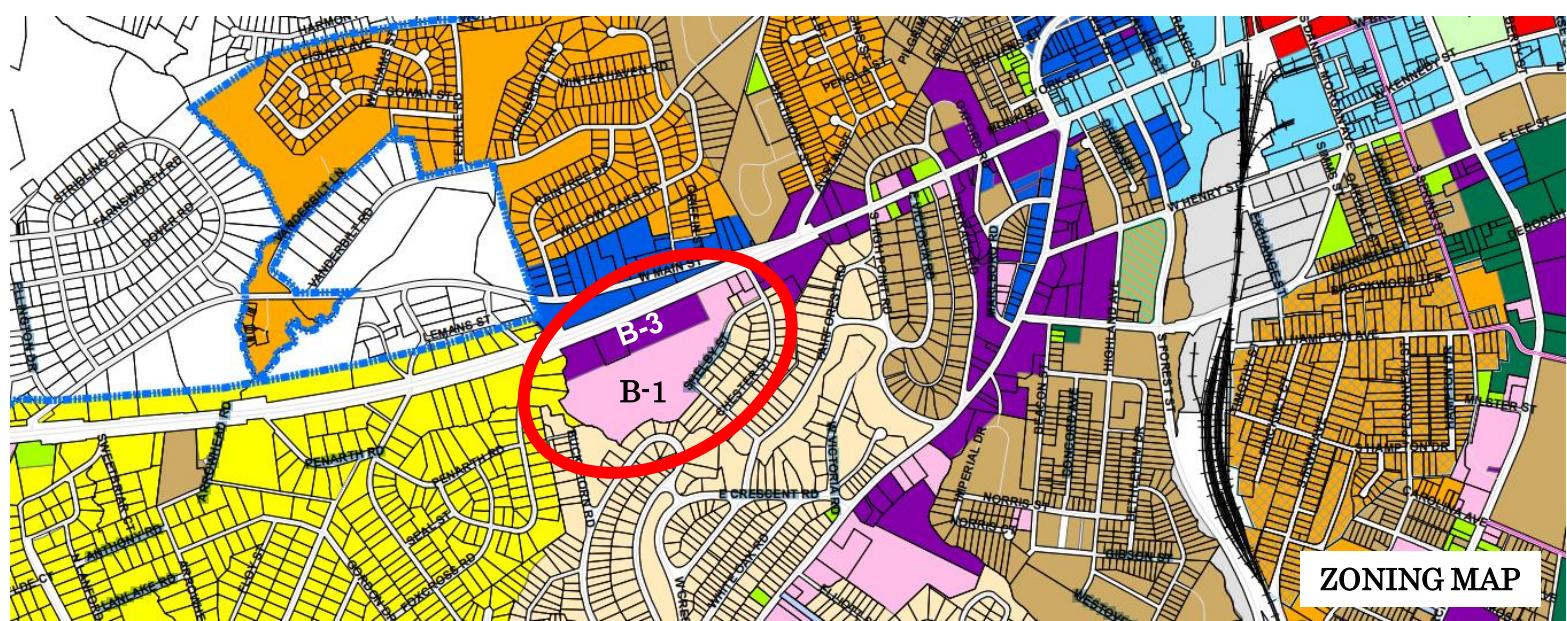
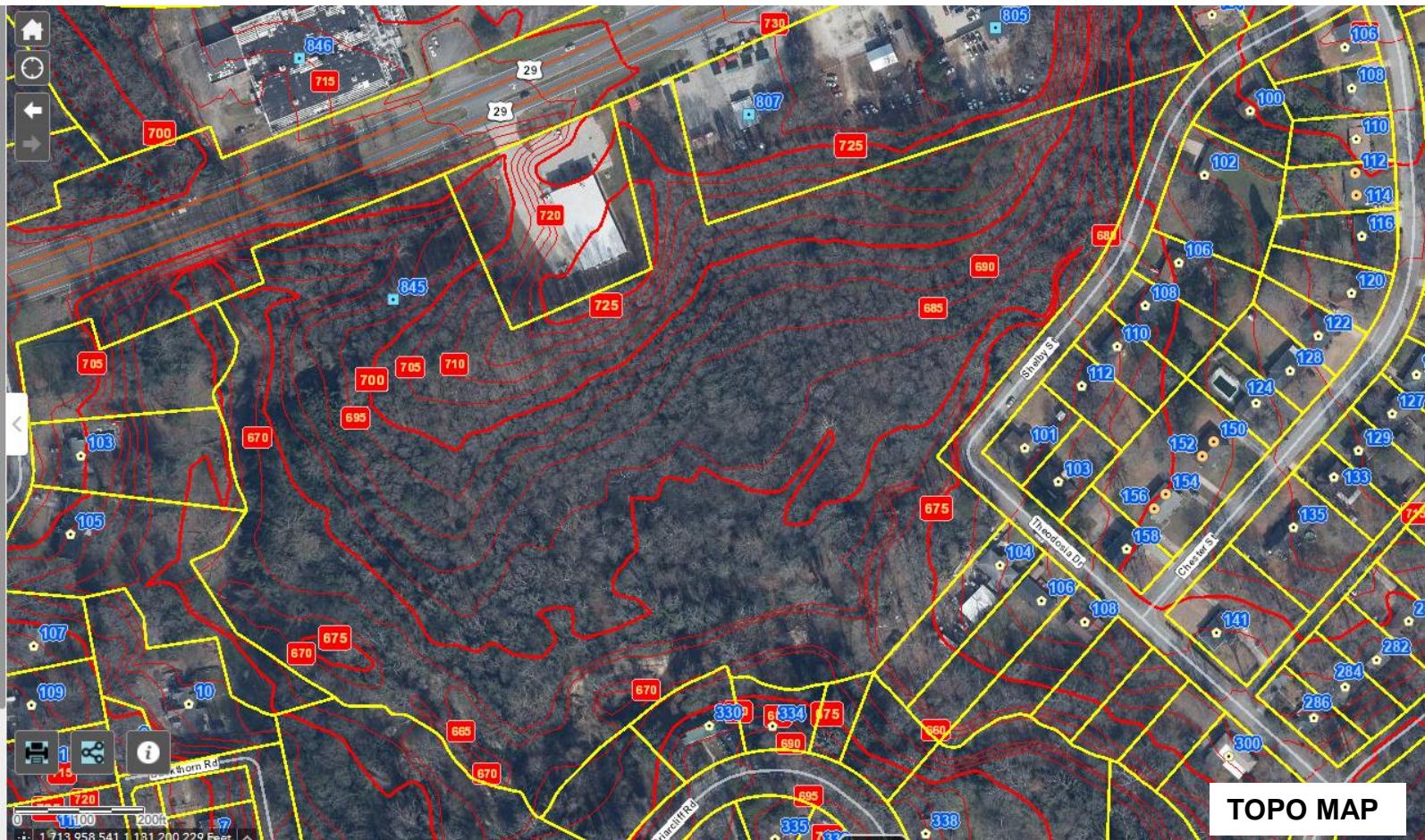
**SALE PRICE:  
\$35,000 PER ACRE**



# SPENCER/HINES PROPERTIES

## LAND

## WO Ezell Boulevard Spartanburg, SC



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# 2020 BY THE NUMBERS

Year to date as of January 8, 2021



ONESPARTANBURG INC.

[onespartanburginc.com](http://onespartanburginc.com)

## ECONOMY

### CAPITAL INVESTMENT

**\$433,607,625\***

43% New  
\$186,509,573

57% Expansion  
\$247,098,052

 **25**  
Projects

 **446\***  
New Jobs

\* As a matter of policy, OneSpartanburg, Inc. only reports investment and job totals from projects in which OneSpartanburg, Inc. and our economic development partners facilitated. OneSpartanburg, Inc. does not report investment or job totals from projects in which we were not engaged.

## ECONOMIC PIPELINE ACTIVITY

**135** 

PROJECTS AND RFI

**36%** 

Advanced Manufacturing

**6%** 

Advanced Materials

**1%** 

Aerospace

**7%** 

Agribusiness

**7%** 

Automotive

**2%** 

Commercial

**15%** 

Distribution & Logistics

**4%** 

Life Sciences

**10%** 

Multifamily

**5%** 

Office/Shared Services

**7%** 

Unclassified/Unknown

**10** 

COUNTRIES REPRESENTED

-  Canada
-  China
-  France
-  Germany
-  India
-  Italy
-  Netherlands
-  South Korea
-  Switzerland
-  Taiwan

**95.1%**

OFFICE OCCUPANCY RATE

**93.7%**

RETAIL OCCUPANCY RATE

**91%**

MULTIFAMILY OCCUPANCY RATE

## URBAN DEVELOPMENT

Spartanburg Central Business District

**79,200~**

Number of visits to Morgan Square

Placer Labs Inc.



**2,000+**

Multifamily housing units under construction or in the pipeline

# BUSINESS

 **4.92%**   
INCREASE IN  
CAPITAL PENNY  
SALES TAX  
COLLECTION  
compared to 2019

 **12.0%**   
INCREASE IN  
GSP AIR CARGO  
compared to 2019

 **2.1%**   
INCREASE IN  
UNEMPLOYMENT  
compared to 2019

# TOURISM

 **4.0%**   
INCREASE IN  
HOTEL ROOM  
SUPPLY  
compared to 2019

 **25.9%**   
DECREASE IN  
HOTEL ROOM  
DEMAND  
compared to 2019

 **28.7%**   
DECREASE IN  
OCCUPANCY  
compared to 2019

 **37.4%**   
DECREASE IN  
REVENUE PER  
AVAILABLE ROOM  
compared to 2019

## SMALL BUSINESS FUND

**\$734,628**   
SMALL BUSINESS  
FUND CONTRIBUTIONS

**29**   
LOANS UNDERWAY  
APPROVED OR CLOSED

**137**   
APPLICATIONS

Minority



Women



**\$72,331**   
AWARDED

Minority



Women



## SPORTS

**2ND**   
YEAR HOSTING USA  
SOFTBALL JUNIOR  
OLYMPIC CUP

**4**   
NCAA BID  
AWARDS

**\$1,119,728**  
Economic  
Output / Impact

**6,558~**  
Room  
Nights

## MEETING

**HOSTED**   
SC RECREATION &  
PARKS ASSOCIATION'S  
75TH ANNUAL  
CONFERENCE —  
the first state  
association in-person  
conference since  
COVID-19

**AWARDED**   
SOUTHEAST TOURISM  
SOCIETY CONNECTIONS  
CONFERENCE —  
the largest meeting  
booked since COVID-19

**14**  
Regions  
Represented

**300~**  
Room  
Nights

## MARKETING

**9**  
PROPERTIES  
PARTICIPATING  
IN THE  
DESTINATION  
MARKETING  
FUND

**15**  
MILLION  
AD  
IMPRESSIONS  
SERVED

## SOUTH CAROLINA RANKINGS

**#2**

### BUSINESS CLIMATE

*Site Selection,  
Surveyed Executives*

**A**

### MANUFACTURING INDUSTRY HEALTH

*Bell State Manufacturing Scorecard*

**#3**

### STATE FOR DOING BUSINESS

*Area Development*

**#2**

### FASTEST GROWING STATE

*in the Eastern U.S.*

**#1**

### BUSINESS INCENTIVE PROGRAMS

*Area Development*

**#4**

### REGULATORY ENVIRONMENT

*Area Development*

## A DIVERSE ECONOMY

Once known as the "Textile Capital of the World," the Upstate is known today as a place where we **don't just make products, we engineer them**. Businesses here are world leaders in development and application of innovative technologies and perfecters of production processes.

From Milliken's ResOTM **flame-resistant fabrics** protecting first responders, to **rapid prototyping** and 3D printing at GE's Advanced Manufacturing Works, to **corporate strategy** and planning at headquarters facilities, business moves here as companies meet today's demands and anticipate tomorrow's challenges.

**400+**

aerospace-related companies  
in South Carolina

## AEROSPACE

LOCKHEED MARTIN

**TORAY**

CHAMPION AEROSPACE

**17 OEMs**

within a day's drive of Upstate SC

## AUTOMOTIVE

**BMW**

**MICHELIN**

**ZF**

Industrial engineering concentration

**3 TIMES**

national average (Upstate SC)

## ENGINEERED MATERIALS

**FAFL**

*Milliken*

**TEIJIN**

**180+**

food industry companies  
in the Upstate

## FOOD MANUFACTURING

**Nestlé**

**Stonemill**

**Keurig Dr Pepper**

**4,350**

Upstate STEM  
graduates in 2018

## LIFE SCIENCES

**LONZA**

**Abbott**

**Arthrex**

**245+**

global, national and North American  
headquarters located in the Upstate

## OFFICE & PROFESSIONAL

**SYNNEX**

**Denny's**

**TD Bank**