



WO Ezell Boulevard
Spartanburg, SC



- 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

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CONTACT

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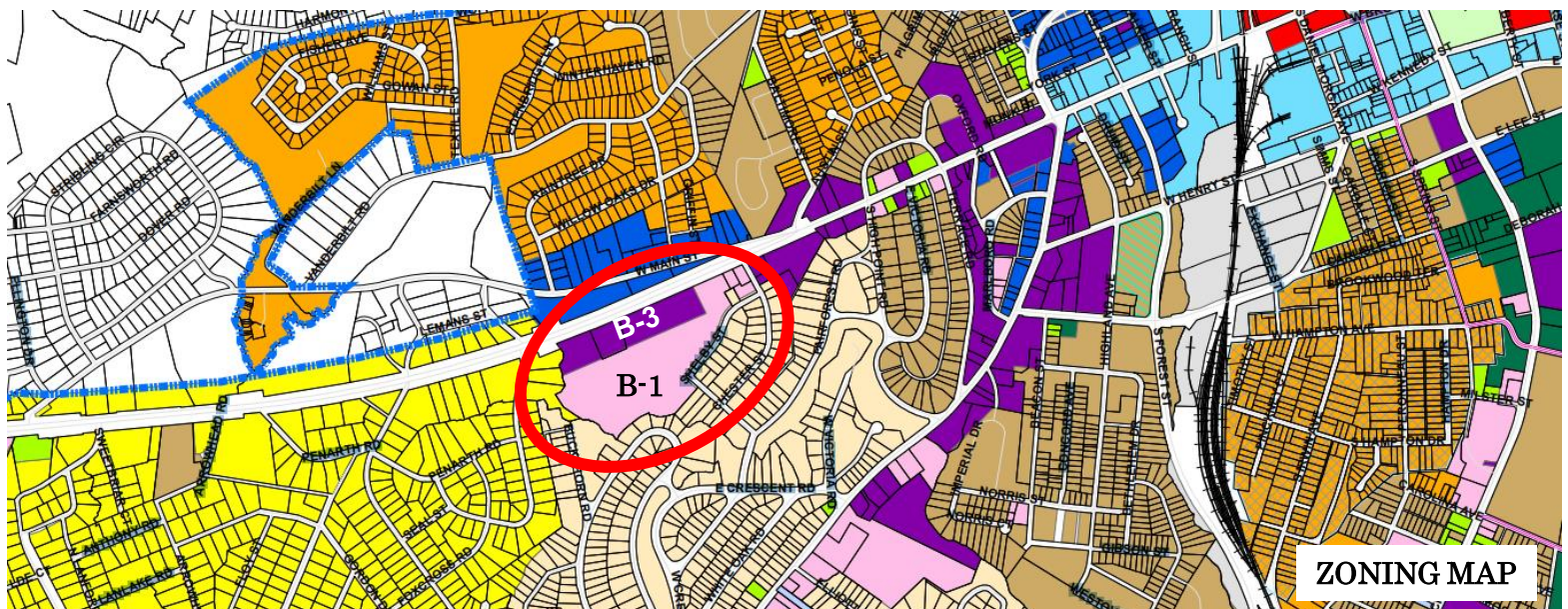
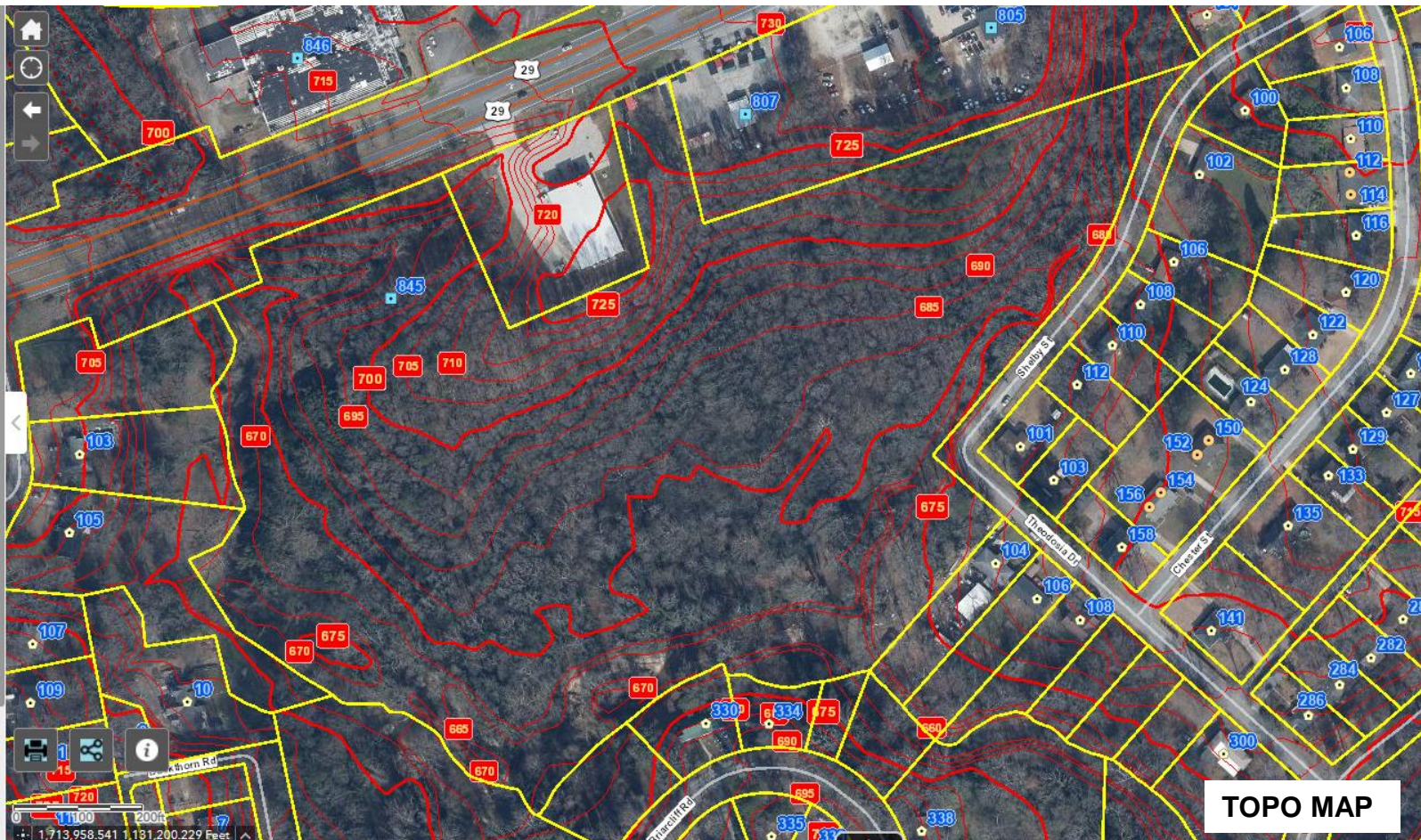


WWW.SPENCERHINES.COM

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.

SALE PRICE:
\$35,000 PER ACRE





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

2020

BY THE NUMBERS

Year to date as of January 8, 2021



ONESPARTANBURG INC.

onespartanburginc.com

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

URBAN DEVELOPMENT

Spartanburg Central Business District

95.1%

OFFICE
OCCUPANCY
RATE

93.7%

RETAIL
OCCUPANCY
RATE

91%

MULTIFAMILY
OCCUPANCY
RATE

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

SMALL BUSINESS FUND

\$734,628 🏠

SMALL BUSINESS FUND CONTRIBUTIONS

29 ✓+

LOANS UNDERWAY APPROVED OR CLOSED

137 📁

APPLICATIONS

Minority



Women



\$72,331 😊

AWARDED

Minority



Women



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

SPORTS

2ND 🏈

YEAR HOSTING USA SOFTBALL JUNIOR OLYMPIC CUP

4 .X.

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



SPENCER/HINES

PROPERTIES

SOUTH CAROLINA RANKINGS

#2

BUSINESS CLIMATE

Site Selection,
Surveyed Executives

A

MANUFACTURING INDUSTRY HEALTH

Ball 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



'TORAY'



17 OEMs

within a day's drive of Upstate SC

AUTOMOTIVE



MICHELIN



Industrial engineering concentration

3 TIMES

national average (Upstate SC)

ENGINEERED MATERIALS

AFL

Milliken

TEIJIN

180+

food industry companies
in the Upstate

FOOD MANUFACTURING



Nestle



Keurig
DrPepper

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

Penny's

TD Bank