

VISTA LAKES Development Land & Industrial Portfolio

Spartanburg, South Carolina

LOCATION OVERVIEW

Spartanburg continues to benefit from regional population growth, employer expansion, and infrastructure investment. Vista Lakes at 121 Bellew Carver Road sits centrally within Spartanburg, surrounded by active business traffic, established neighborhoods, and sustained growth supporting strong development demand.



Vista Lakes — development-ready land and industrial assets in a growing Spartanburg market

Regional map highlighting Vista Lakes location within Spartanburg and surrounding growth corridors

EXECUTIVE SUMMARY

Vista Lakes is a flexible sub-portfolio offering comprised of 12-acre development-ready land and existing improvements centrally located in Spartanburg, South Carolina. The portfolio presents an opportunity for investors or owner-users seeking redevelopment, build-to-suit, or value-add strategies within a high-traffic, established, and rapidly growing Upstate South Carolina market.

A key component of the offering includes land positioned for a 54-townhome residential development, with conceptual planning completed and a defined, executable development path. Ownership offers the portfolio directly, allowing for clear communication, streamlined decision-making, and efficient execution.

Assets may be acquired together or individually.

PROPERTY OVERVIEW & HIGHLIGHTS

- Flexible sub-portfolio acquisition
- Development land and industrial improvements
- Positioned for redevelopment or build-to-suit
- On-site lake enhancing site appeal
- Multiple exit strategies
- Direct ownership offering



Conceptual site plan illustrating potential 54-townhome residential layout (for discussion purposes)

DEVELOPMENT OPPORTUNITY

The development land within the portfolio is planned and positioned for a **54-townhome residential project**.

- Estimated land value (as-is): **\$3.9M**
- Existing café business **not included** in valuation
- Conceptual site plans available
- Utilities nearby / accessible (buyer to verify)

Ownership can deliver the site:

- **As-is**, or
- **Fully entitled**, including permits and stamped plans, for an additional **\$500,000**

This structure allows buyers to control entitlement timing, capital deployment, and design execution.

EXISTING IMPROVEMENTS & FLEXIBILITY

The portfolio includes existing structures that may be:

- Repurposed
- Utilized short-term
- Redeveloped or removed to support future plans

These improvements provide optional interim use while maintaining long-term redevelopment flexibility.



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Finished interior example illustrating potential residential end-product quality

INTERIOR & END-PRODUCT VISION

Interior images are provided to demonstrate achievable quality and layout flexibility for future residential or mixed-use development.

CONFIDENTIALITY & DISCLAIMER

This material is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. Information is deemed reliable but not guaranteed and should be independently verified.

OFFERING TERMS & PROCESS

- Offered directly by ownership
- Assets available individually or as a portfolio
- Clear path to closing
- Additional materials available upon request

Initial inquiries should be submitted through **LoopNet / CoStar messaging**.

A Marketing & Transaction Coordinator will respond, provide supplemental materials, and qualify interest. Qualified buyers will be connected directly with ownership.

