



Call For Offers

ESSENTIA

300 Rainbow Lake Road | Boiling Springs, SC

Offering Summary

Townhome Lots | Land

REEDY



130 Townhome Lots / Land

LOCATION

300 Rainbow Lake Road
200 McMillan Boulevard

PROJECT

Intergenerational
Mixed-Use Development

ACREAGE

±15 Acres

UNITS PER ACRE

8 Units / Acre

DETAILS

Water and Sewer in place
Units entitled part of master plan
Common detention provided
Adjacent development road will be in place

Local Amenities

Boiling Springs

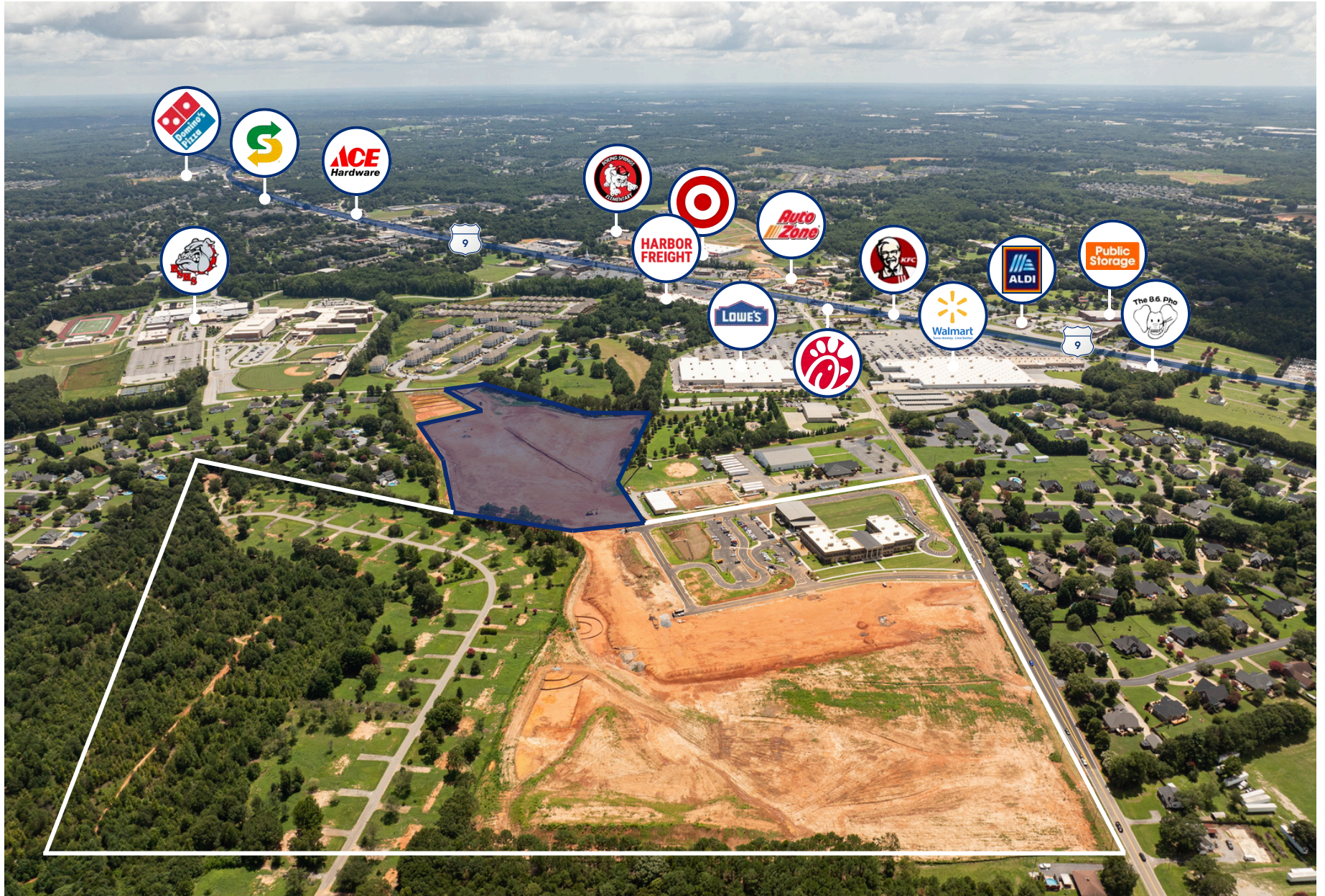
REEDY



Local Amenities

Boiling Springs

REEDY



Project Summary

Essentia, Boiling Springs

The Essentia community is a \$200+ million dollar multi-faceted development spanning approximately 110 acres combining residences, senior living, and mixed-use spaces offering residents a beautifully integrated intergenerational community located in the heart of Boiling Springs, South Carolina. Essentia is a For Sale and Built-To-Rent community with apartments, townhomes, senior housing, and cottages designed to provide various living options to individuals of all ages while featuring resort-style amenities such as on-site childcare, modern coworking spaces, a state-of-the-art community & fitness center, and so much more. At the heart of our mission is the belief that community is essential to human happiness and well-being. Through our commitment to providing high quality housing and exceptional amenities, our vision is to create a mixed-use community that cultivates a deep-rooted sense of belonging and enriches the lives of residents, both present and future, in Boiling Springs and beyond.

Project Summary



Total Acreage:

±110 Acres



On-Site Tuition-Free Charter School:

Libertas Academy



Total Residential Units:

±700 Available Units



Offering Summary

Townhome Lots | *Essentia*, Boiling Springs

PROPERTY HIGHLIGHTS

- Dynamic built-for-rent and for-sale, mixed-use, and residential community designed for all ages
- Resort-style amenities, including on-site childcare, modern co-working spaces, state-of-the-art community & fitness center
- Smart-home features
- Community garden
- Experienced manager and property development team
- Prime location
- Schools:
 - Libertas Academy (K-8) | On Site
 - Boiling Springs Elementary
 - Boiling Springs Middle
 - Boiling Springs High School

PROPERTY DESCRIPTION

Essentia Community: A \$200+ million dollar multi-faceted development spanning approximately 110 acres combining multifamily residences, senior living, and mixed-use spaces offering residents a beautifully integrated and intergenerational community



Parcel Overview

McMillin Blvd

REEDY



Master Plan

Essentia, Boiling Springs

REEDY



Potential Townhome Site Plan

Essentia, Boiling Springs

REEDY



Market Overview | Spartanburg, SC

US Census, Data USA

- With 11,000 employees, BMW's state-of-the-art manufacturing facility symbolizes innovation, precision, and a robust local workforce.
- Complementing this industrial giant is Spartanburg Regional Hospital, a healthcare hub with 9,700 dedicated professionals.
- Oshkosh Defense has just made a game-changing \$155 million investment in the Boiling Springs area, resulting in 1,500 new jobs for our community, reinforcing our region's reputation as a thriving hub for industry and opportunity.
- The economy of Boiling Springs, SC employs 5.15k people. The largest industries in Boiling Springs, SC are Manufacturing (968 people), Health Care & Social Assistance (717 people), and Educational Services (625 people), and the highest paying industries are Construction (\$62,929), Other Services Except Public Administration (\$62,167), and Manufacturing (\$60,321).
- From 2020 to 2021, employment in Boiling Springs, SC grew at a rate of 9.31%, from 4.71k employees to 5.15k employees.

-Census Bureau, ACS 5-Year Estimate, 2023

Top Employers: Spartanburg/Upstate



SIEMENS



Market Insights

Spartanburg SC

REEDY

Data by OneSpartanburg, Inc. and CoStar



±\$1.1B

Capital Investment



±1,146

Jobs



±3,700

Housing units in the pipeline or under construction within five miles of Spartanburg



±13.5M

Spec Space planned or under construction



±94.5%

Office Occupancy Rate



±42,598

Pedestrians on Main Street every week



±117

Projects and RFI



±97.2%

Retail occupancy rate



±425M

Historic Downtown investment

Market Overview

Spartanburg SC

REEDY

**#1
Small Metro for Economic
Growth**

STESSA



**#2nd Best Job Market
in the U.S.**

GoodHire



**#9 Coolest Town in
America**

Metador Network



**6th in the nation for
industrial demand**

CoStar



**Spartanburg is the
12th fastest growing
place in the country**

U.S. News & World Report



**Named 10th most
affordable place to
live in the United
States**

GoUpstate



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

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Reedy Commercial

Real People. Real Results.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.

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