



REEDY

COMMERCIAL

FOR SALE

Residential Land at Essentia in Boiling Springs, SC



Parcel Overview

±58.1 Acres

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Executive Summary

Boiling Springs

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- **Total Acreage Available:** ±58.1 Acres
- All land is entitled with Spartanburg County
- All utilities on site including sewer
- Libertas Academy (K-8), on-site

- **Schools:**
 - Boiling Springs Elementary (±5 minutes)
 - Boiling Springs Middle (±6 minutes)
 - Boiling Springs High School (±5 minutes)



Potential Layout

Boiling Springs

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SITE DATA - GENERAL	
TAX MAP NO.:	2-37-00-068.29, 2-37-00-068.00, 2-37-00-066.02, 2-37-00-064.30, 2-37-00-065.06, 2-37-00-065.01
SITE AREA:	±100.26 AC
ZONING:	*UNLND
PROPOSED ROADWAY:	±6,159 (NOT PRIVATE ROW)
*LAYOUT IS SUBJECT TO P.C. APPROVAL.	

SITE DATA - SFD	
SITE AREA:	±46.07 AC
PROPOSED ROADWAY:	±5,485 (SFD PRIVATE ROW)
SETBACKS:	
FRONT:	30'
REAR:	20'
SIDE:	5'
PROPOSED LOTS:	141 DETACHED SFR LOTS (BY X 135 TYP)
PROPOSED DENSITY:	3.06 UNITS/ACRE

SITE DATA - MULTIFAMILY	
SITE AREA:	±18.72 AC
PROPOSED ROADWAY:	±3,569 (24 PRIVATE ROADS)
PROPOSED LOTS:	336 APT UNITS (1341 3-STORY BLDGS: 8 UNITS PER FLOOR)
PROPOSED PARKING:	540 RESIDENT SPACES 48 VISITOR SPACES 57,426 SPACES (COLLECTOR TOTAL) 422 TOTAL PARKING SPACES
PROPOSED DENSITY:	17.95 UNITS/ACRE

**MULTIFAMILY AREA:
±18.72 ACRES**

**COMMERCIAL PARCEL
±4.98 ACRES**

**PARCEL UNDER CONTRACT
±5.29 ACRES**

**PARCEL UNDER CONTRACT
±17.85 ACRES**

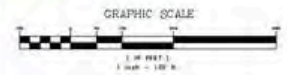
**SFD AREA:
±46.07 ACRES**



Prepared by: BR 48
 Date: 08/20/2024
 Project: 24-0170
 Scale: 1/8"=1'-0"
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 Designer: P. J. M. / P. J. M.
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ESSENTIAL TRACT
 (SFR Subdivision - Preliminary)
 Rainbow Lake Road & Wyatt Road
 Spartanburg County, SC

SITE LEGEND	
	COMMON AREA / OPEN SPACE
	30' VEGETATIVE BUFFER
	PROPERTY LINE - G.W.
	PROPOSED BUILDING SETBACK LINE
	PROPOSED R.F.W.
	PROPOSED C.S. ROAD
	EXISTING EDGE OF PAVEMENT



Preliminary Site Plan
SP-1

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Local Amenities

Boiling Springs

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Design Drivers

Create a true Main Street Environment



Define a Gateway at Rainbow Lake Road



Establish distinct but complementary characters of individual residential neighborhoods



Strengthen connectivity and walkability between neighborhoods



Promote Biophilia, human-centric experiences, and an active lifestyle throughout the larger development



Essentia

Boiling Springs

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Concept Plan

Intergenerational Living

Envisioned as a walkable community, the plan for Essentia is comprised of several small residential neighborhoods, or hamlets, organized around a commercial Main Street extending east from Rainbow Lake Road, and terminating in the Village Green, Essentia's main public open space. The neighborhoods feature a variety of residential offerings, including townhomes, villas, duplexes, and urban lofts, and

1. Main Street
2. Clubhouse and Village Green
3. Senior Living Complex
4. Community Gardens
5. Game Courts
6. Maintenance Building
7. Linear Park & Trails
8. Libertas Academy
9. New Beginnings United Methodist Church Complex
10. Boiling Springs Community Park



Open Space

Green and Walkable Community

Essentia's neighborhoods are connected to one another through an internal street network with a generous pedestrian realm, as well as a series of pedestrian oriented greenways, trails, and open spaces where residents may meet and gather. See Open Space Design Guidelines for more information.



Top Employers

Boiling Springs & Greater Spartanburg, SC

The Boiling Springs/Spartanburg region is an economic powerhouse within the Upstate, anchored by advanced manufacturing, logistics, healthcare, and education. Here are some of the top employers in the area:

Employer	Industry	Estimated Employment
BMW Manufacturing Co.	Automotive	~11,000+
Spartanburg Regional Healthcare System	Healthcare	~8,700
Spartanburg County School Districts	Education	~6,000 combined
Milliken & Company	Textiles/Chemicals	~3,500
Denny's Corporation	Foodservice HQ	~250 at HQ; 3,000+ nationwide
Amazon	Logistics/E-Commerce	~1,500+
ZF Group	Automotive	~2,200
Rite Aid Distribution Center	Logistics	~800
Dollar Tree/Family Dollar Distribution	Logistics	~700
University of South Carolina Upstate	Higher Ed	~900+

Market Insights

Spartanburg, SC

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Data by OneSpartanburg, Inc. and CoStar



±\$745M

Capital Investment



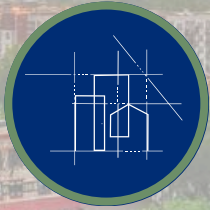
±1,220

Jobs



±3,700

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



±13M

Spec Space planned or under construction



±95.9%

Office Occupancy Rate



±39,462

Pedestrians on Main Street every week



±113

Projects and RFI



±91.3%

Retail occupancy rate



±\$611.3M

Historic Downtown investment

Community Rankings

Spartanburg, SC

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**#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



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Reedy Property Group

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Contact Information

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