



FOR SALE

Residential Land at Essentia in Boiling Springs, SC



Parcel Overview

±58.1 Acres

REEDY



Executive Summary

Boiling Springs

REEDY

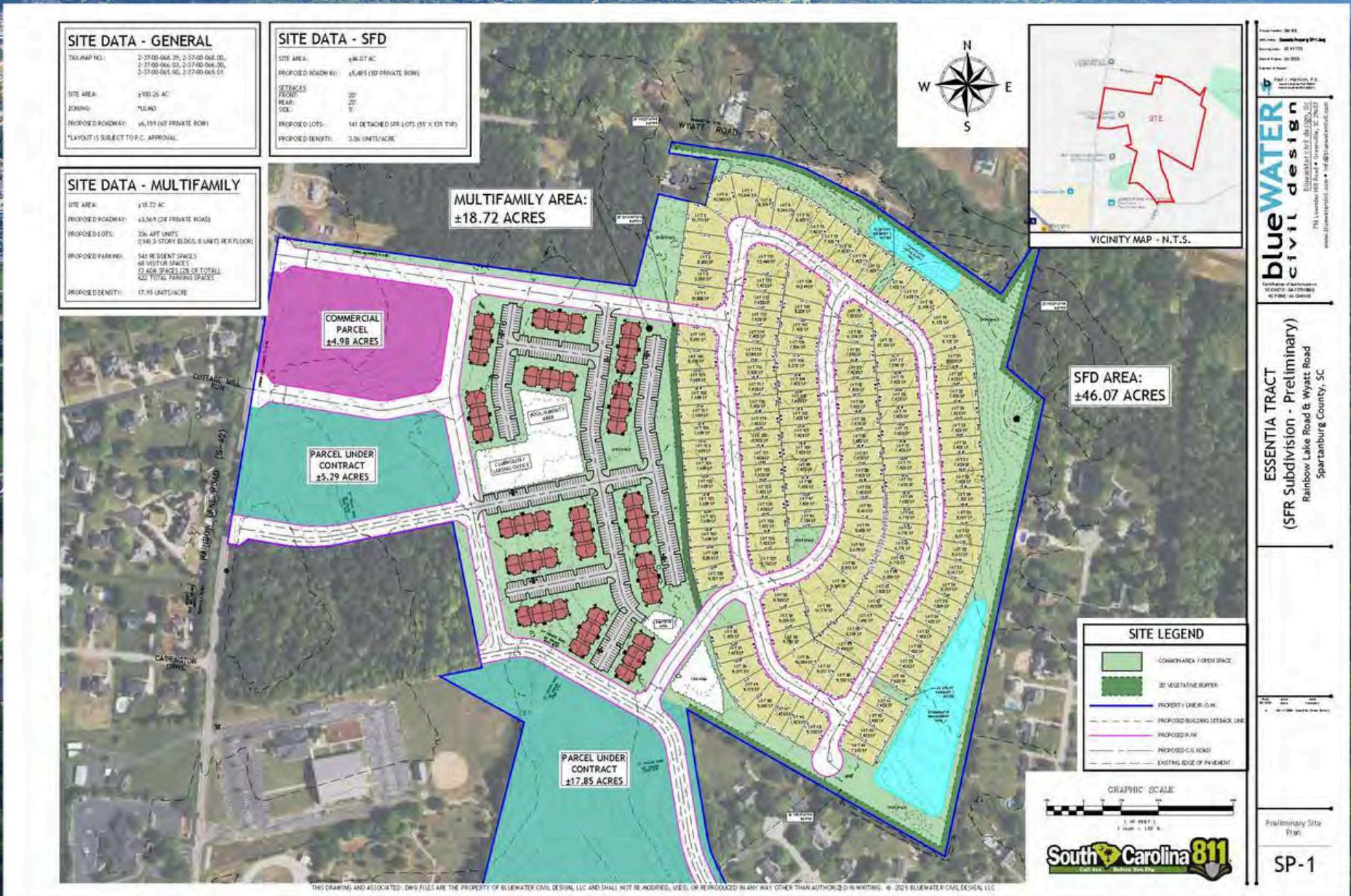


- **Total Acreage Available:** ±58.1 Acres
- All land is entitled with Spartanburg County
- All utilities on site including sewer
- Libertas Academy (K-8), on-site

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

Potential Layout

Boiling Springs



Local Amenities

Boiling Springs



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



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

READY

Data by OneSpartanburg, Inc. and CoStar



±\$745M

Capital Investment



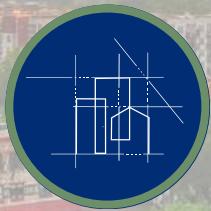
±1,220

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

#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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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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