



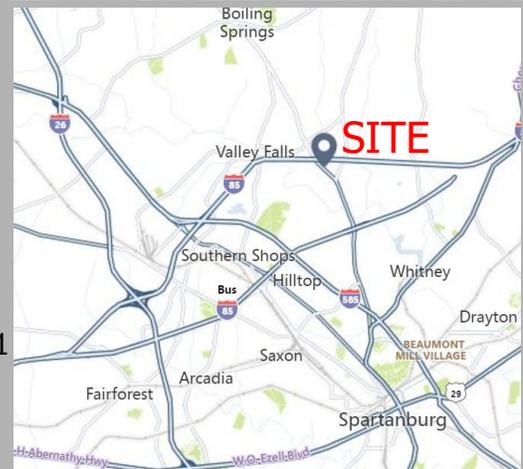
Residential Development  
Under Construction  
469 Lots on 133+/- Acres

**SITE**

Demographics	1 Mile	3 Mile	5 Mile
Population	4,519	34,934	82,507
Projected Population (2029)	4,974	36,460	89,264
Avg. Household Income	\$64,188	\$67,109	\$66,622
Traffic Counts			
Highway 9	26,914	SCDOT '25	
I-85 @ Highway 9	76,700	SCDOT '25	

**PROPERTY FEATURES:**

- 2.21 +/- Acres
- Located Near the Intersection of Highway 9 & I-85
- High Visibility with Frontage on Highway 9
- Strong Demographics
- One of the Fastest Growing Areas in Spartanburg County – Spartanburg TMS 6-25-01-006.01 and 2-51-00-120.02



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.

**CONTACT**

Guy Harris 864-316-1318  
guyharris@spencerhines.com

Guy Harris Jr. 864-415-9995  
harrisguyjr@spencerhines.com

**SALE PRICE**  
**\$1,400,000**

[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001

CoStar<sup>®</sup>  
**POWER BROKER**