

PURCHASE OPPORTUNITY



297 LEMUEL ROAD

Gaffney, South Carolina

+/- 16.714 ACRES OF PRIME COMMERCIAL LAND
+/- 17,500 SF INDUSTRIAL FACILITY

LYONS
INDUSTRIAL PROPERTIES
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EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for sale 3 adjacent properties in Gaffney, SC right off of I-85 at Exit 96. These sites offer excellent proximity and visibility to I-85 giving these properties excellent access to destinations in any direction.

Parcel A consists of a +/-17,500 SF light industrial warehouse with office space and 2,500 SF of covered loading dock area on +/-3.7 acres. The building is positioned at the interchange of I-85 and HWY 18 (Shelby Hwy) and is currently leased to Boysen USA as their off-site warehouse. Parcel B consists of +/-3.5 acres of vacant land right off of I-85 on the corner of Shelby Hwy and Lemuel Road and would make a fantastic hotel or restaurant site. Parcel C is adjacent to Parcel A and is +/- 10.6 acres of wooded land and would make a great industrial site. Excellent must see properties!

Cherokee County is home to dozens of companies from small family-owned companies to large corporation such as Freightliner Custom Chassis, Timken, Nestle, Hamrick Mills and many more.

Cherokee County and the State of South Carolina have a reputation as a superior business location, largely due to an exceptional economic climate that helps companies hold down operating costs and increase their return on investment. South Carolina's performance-based tax incentives reward companies for job creation and investment. South Carolina and Cherokee County have a pro-business philosophy which will help your business to thrive!



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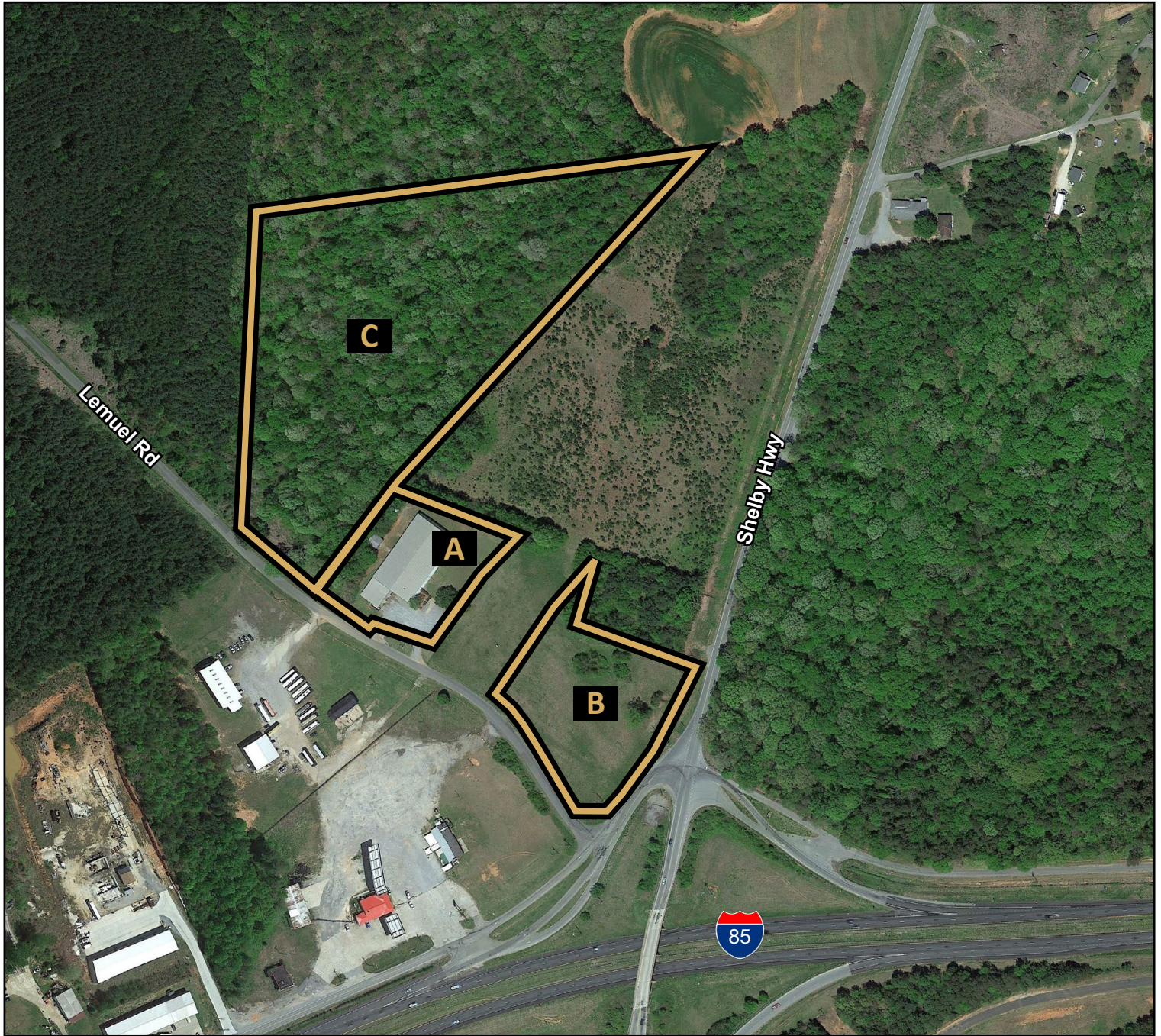
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SITE AERIAL



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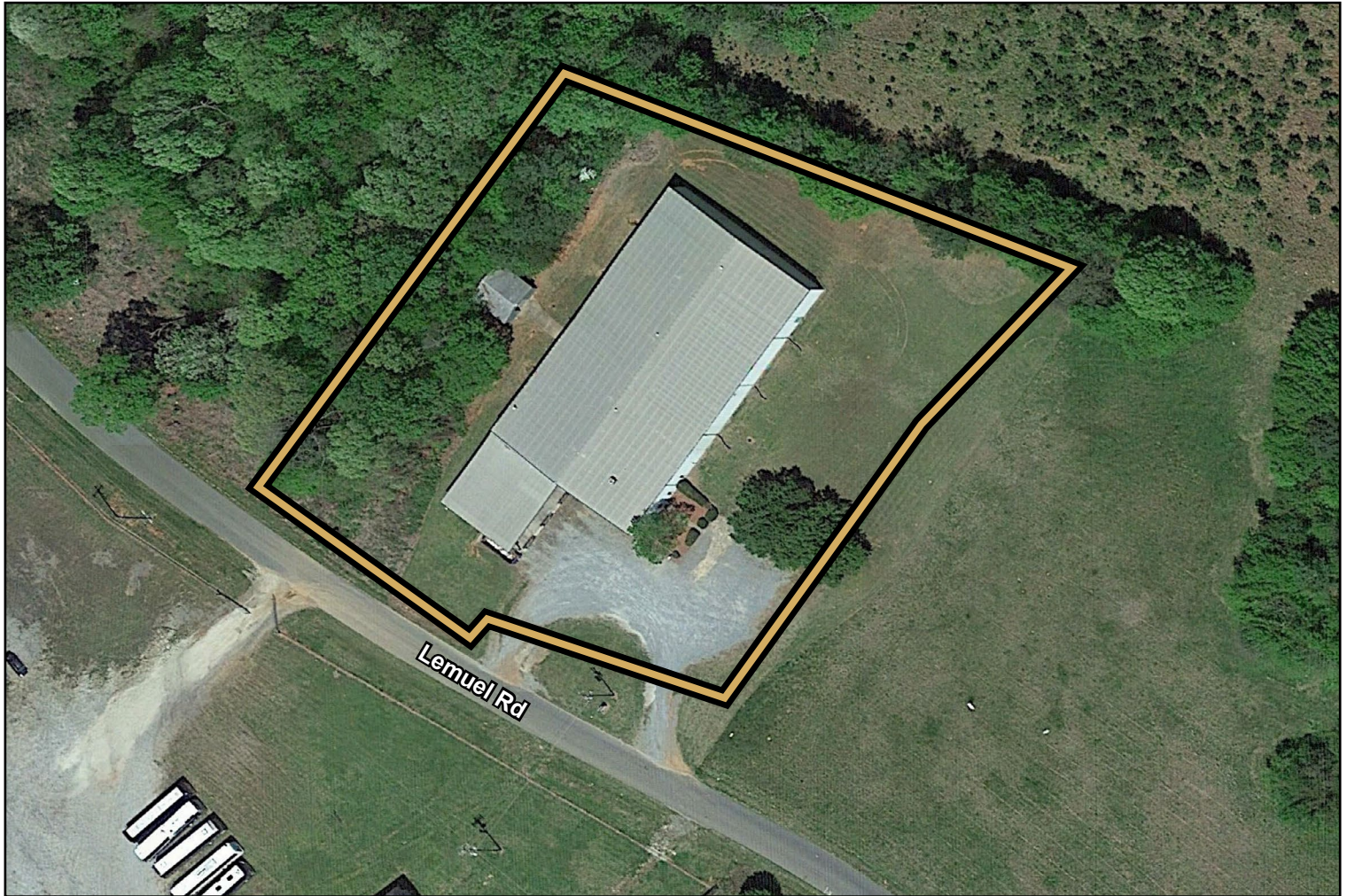
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PARCEL A



PARCEL A

Tax Map ID:	116-00-00-028.003
Lot Size:	2.597 Acres
Building Size:	17,500 SF Industrial Facility
Sale Price:	\$540,000

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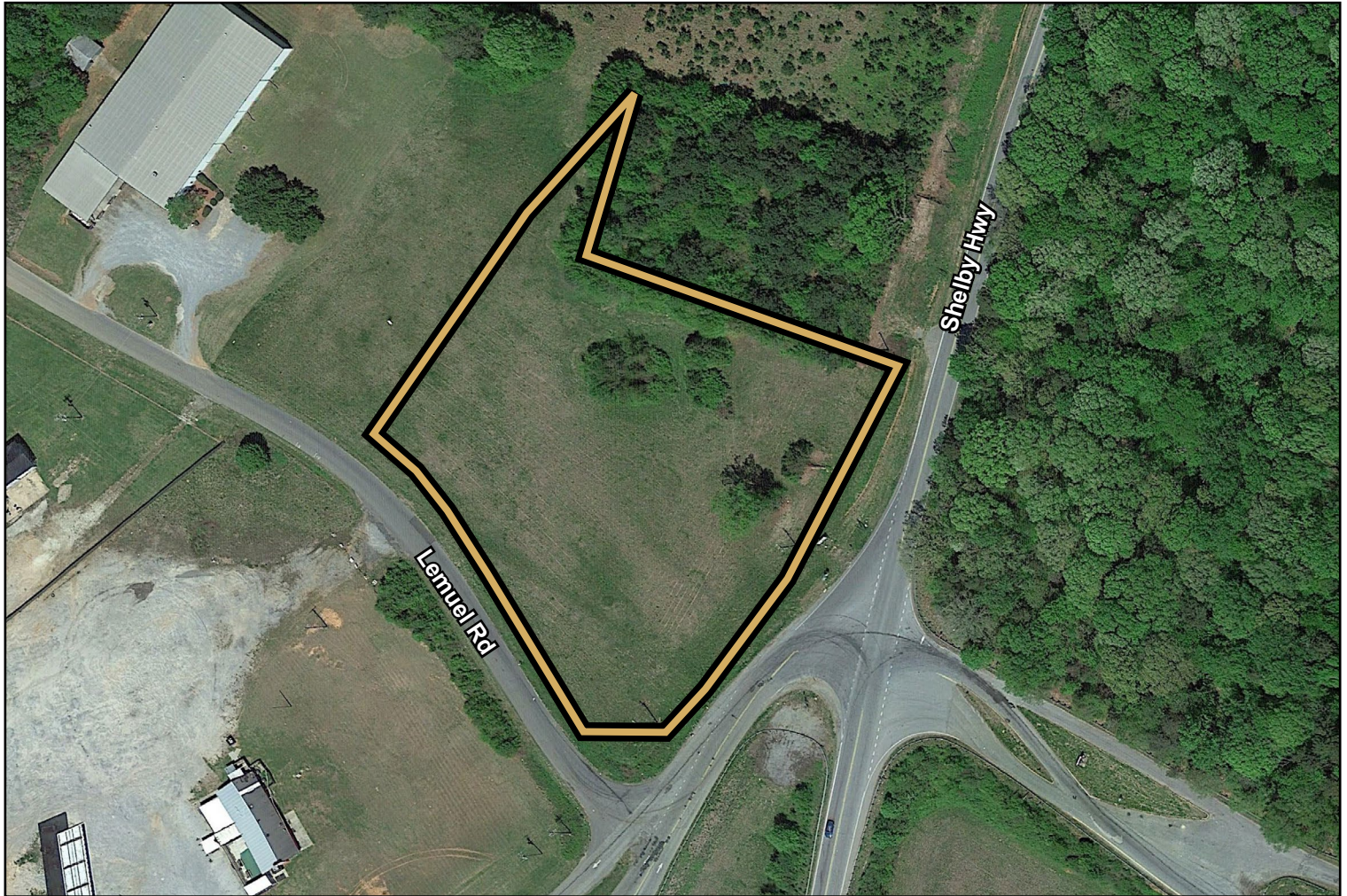
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PARCEL B



PARCEL B

Tax Map ID:	116-00-00-028.302
Lot Size:	3.478 Acres
Building Size:	Vacant Land (No Building)
Sale Price:	\$665,000

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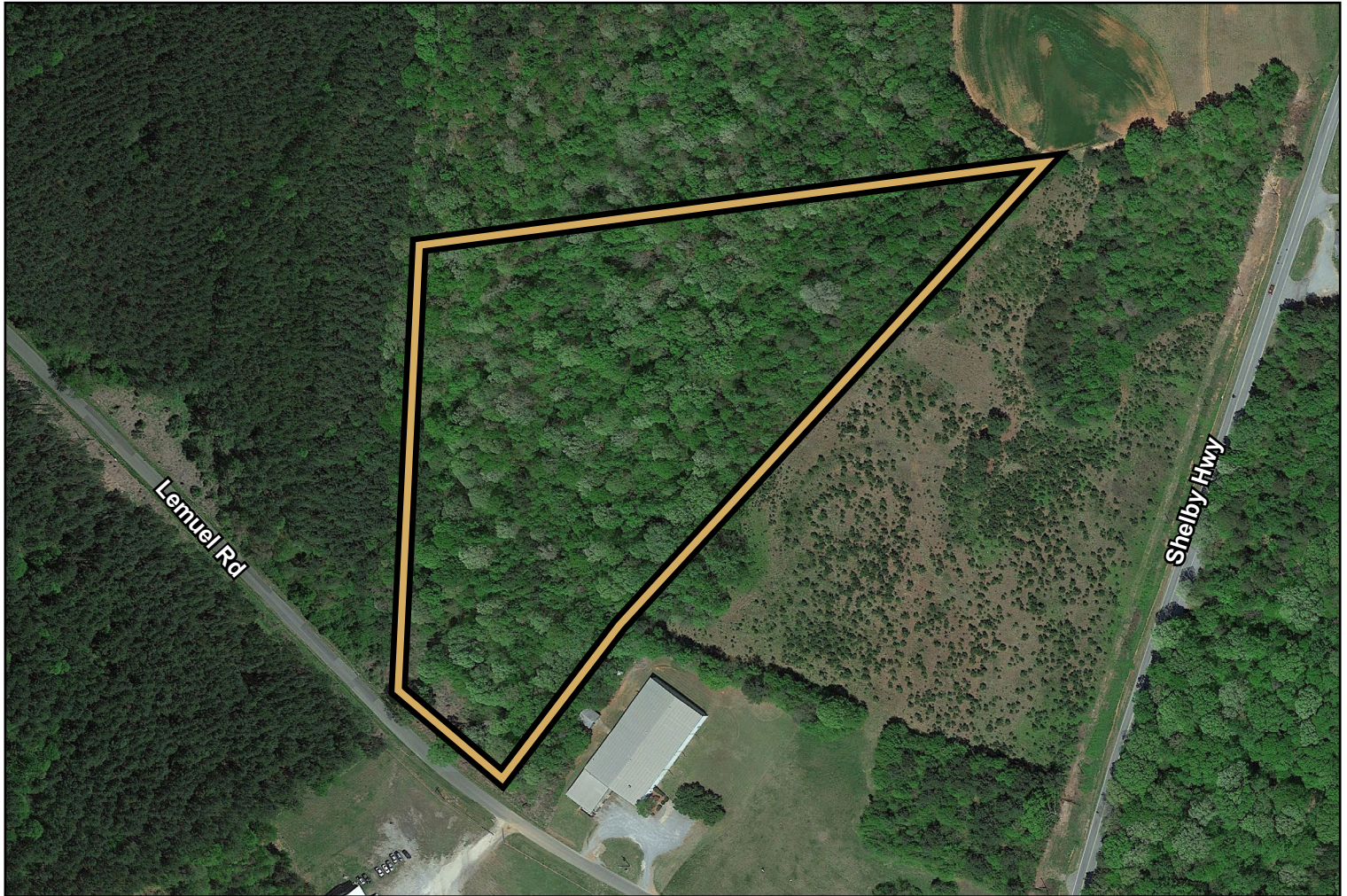
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PARCEL C



PARCEL C

Tax Map ID:	116-00-00-028.301
Lot Size:	10.64 Acres (Wooded Land)
Building Size:	Vacant Land (No Building)
Sale Price:	\$379,500

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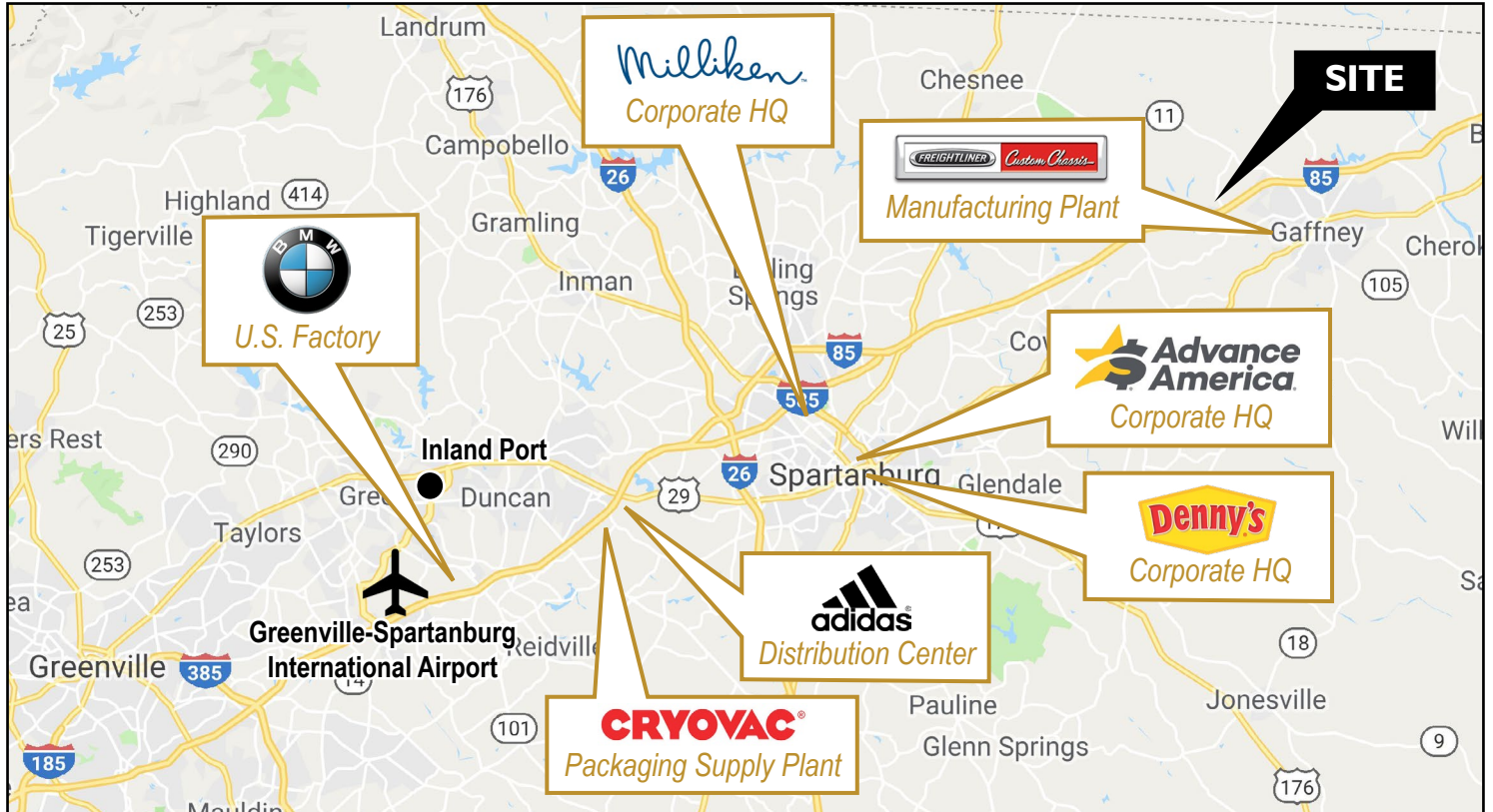
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PROPERTY LOCATION



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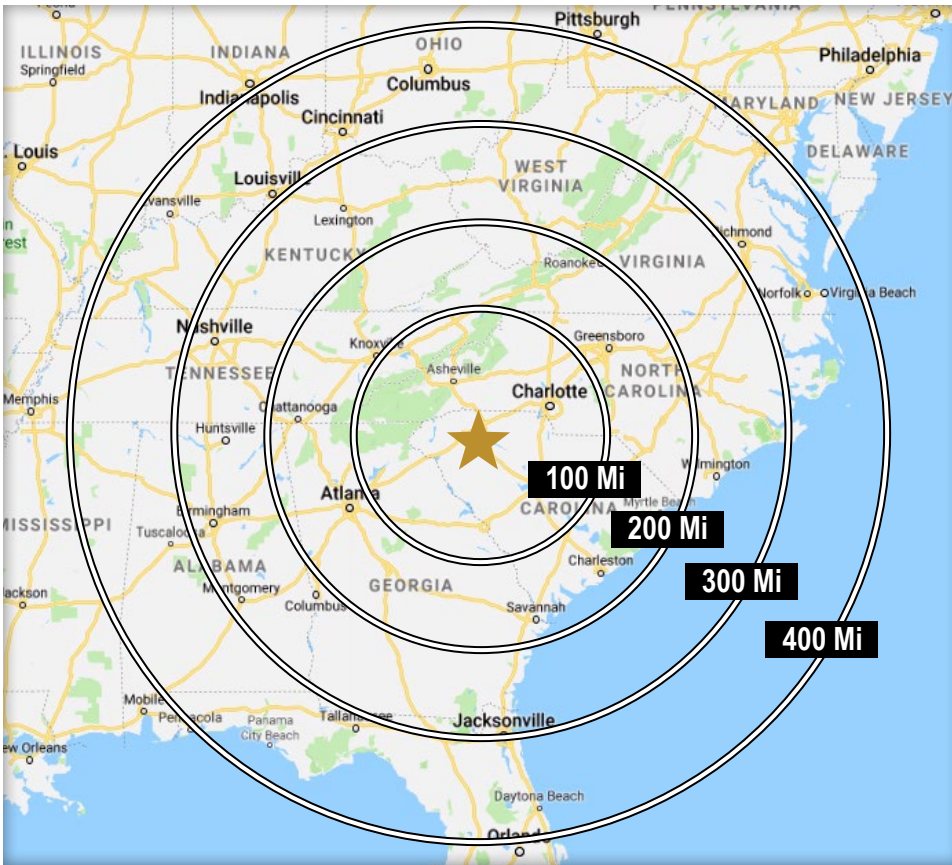
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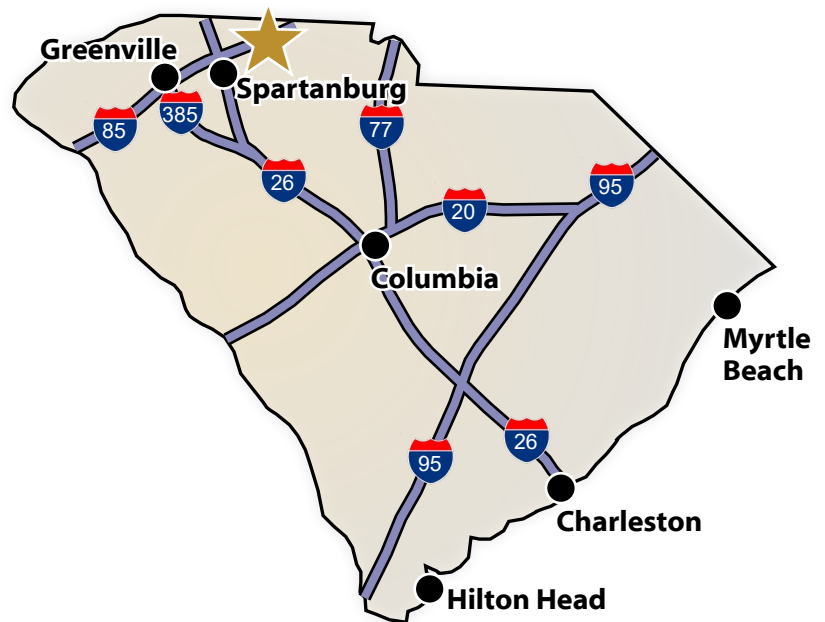


DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	1 Hr
Atlanta, GA	2 hr 48 Min
Raleigh, NC	3 Hr 14 Min
Richmond, VA	4 hr 54 Min
Nashville, TN	5 Hr 29 min
Jacksonville, FL	5 Hr 31 Min
Louisville, KY	6 Hr 26 Min
Cincinnati, OH	6 hr 30 Min
Washington, DC	7 Hr 5 Min
Mobile, AL	7 Hr 14 Min
Columbus, OH	7 Hr 18 Min
Orlando, FL	7 Hr 28 Min
Indianapolis, IN	8 Hr 4 Min

DRIVE TIMES FROM THE SITE (South Carolina)

I-85	1 Min	Spartanburg	29 Min
I-26	25 Min	Greenville	52 Min
I-385	44 Min	Columbia	1 Hr 46 Min
I-77	51 Min	Charleston	3 Hr 19 Min
I-20	1 Hr 37 Min	Hilton Head	3 Hr 55 Min
I-95	2 Hr 27 Min	Myrtle Beach	3 Hr 58 Min



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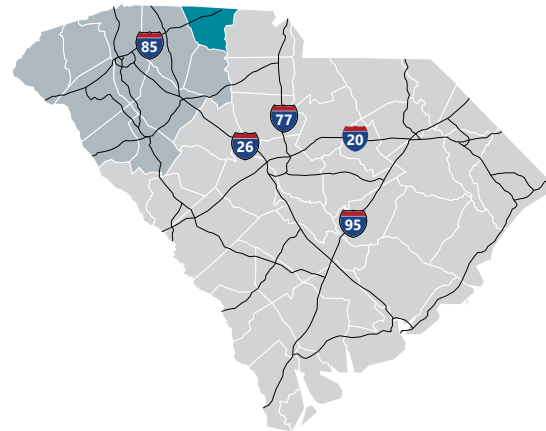
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CHEROKEE COUNTY INFO



Cherokee County

The county was named for the Cherokees who once made it their home. It was formed in 1897, and the county seat is Gaffney. Iron mining was such an important activity in this region before the Civil War, it is sometimes called the Old Iron District. Today, Cherokee County enjoys a thriving and profitable local economy and an abundance of natural and manufactured resources. Cherokee County sits in a prime location just off I-85 between Charlotte, NC and Greenville/Spartanburg, SC. Charlotte's Douglas International Airport and the Greenville-Spartanburg International Airport are both within 45 miles and the mainline of Norfolk Southern Railroad runs through Cherokee County. The Port of Charleston is easily accessible via major highways. Cherokee County offers an unbeatable combination of such factors as an abundant and educated work force with customized training by South Carolina Special Schools, a diversified industrial base, a high standard of living and quality of life, pro-business local governments, and easy access to transportation routes.



Total Population

	2010	2020	2025	Growth Rate ¹
Cherokee County	55,342	57,978	59,212	0.42%
Upstate SC	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%

¹ Projected Annual Growth Rate 2020-2025

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CHEROKEE COUNTY INFO (CONT.)

Population by Age

	2010	2020	2025
Under 5	6.7%	5.9%	5.7%
5 to 9	6.7%	6.3%	5.9%
10 to 14	6.9%	6.3%	6.4%
15 to 24	13.8%	11.6%	11.5%
25 to 34	11.5%	13.2%	11.0%
35 to 44	13.9%	12.1%	13.1%
45 to 54	14.2%	13.6%	12.8%
55 to 64	12.8%	13.5%	13.6%
65+	13.4%	17.6%	20.0%
Median Age	38.2	40.4	42.1

38.9% of the of 2020 population is prime working age

Population by Race & Ethnicity

	2010	2020	2025
White	75.0%	74.9%	74.5%
Black	20.4%	19.5%	19.1%
American Indian/ Alaska Native	0.4%	0.4%	0.4%
Asian	0.6%	0.6%	0.6%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.2%	2.7%	3.1%
Two or More Races	1.4%	1.9%	2.2%
Hispanic Origin (Any Race)	3.7%	4.5%	5.1%

High School Diploma or Higher



Bachelor's Degree or Higher



Households & Families

	2010	2020	2025
Total Households	21,519	22,310	22,770
Total Families	14,941	15,220	15,449
Average HH Size	2.54	2.55	2.55
Renter Occupied*	27.9%	27.4%	27.4%
Owner Occupied*	61.8%	61.4%	61.4%

*Housing tenure data is a percentage of total occupied housing units

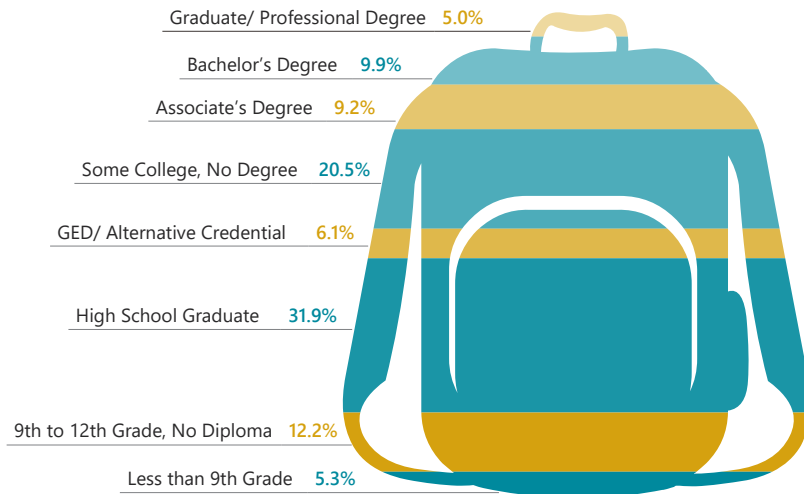
Median Household Income

	2020	2025
Cherokee County	\$35,511	\$37,345
South Carolina	\$53,366	\$56,881
United States	\$62,203	\$67,325

Per Capita Income

	2020	2025
Cherokee County	\$19,912	\$21,787
South Carolina	\$29,227	\$32,506
United States	\$34,136	\$37,691

2020 Highest Education Attainment, Age 25+



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CHEROKEE COUNTY INFO (CONT.)

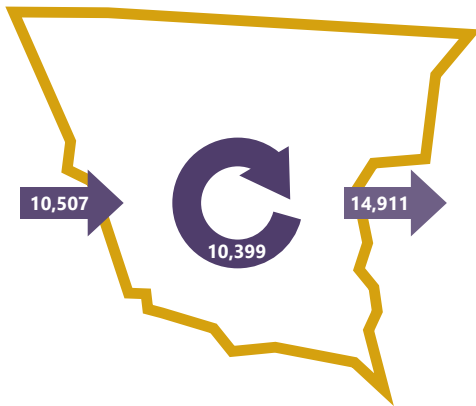
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	25.1%
25-50 miles	18.5%
50 miles or more	17.8%

63.6% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Cherokee County	10,399
Commute into Cherokee County	10,507
Commute Out of Cherokee County	14,911

Where Do Cherokee County Workers Live?

Cherokee County	49.7%
Spartanburg County	15.1%
Cleveland County, NC	6.1%
Greenville County	3.6%
York County	2.9%
Rutherford County, NC	2.5%
Union County	2.1%
Gaston County, NC	1.5%
Laurens County	1.1%
Anderson County	1.1%

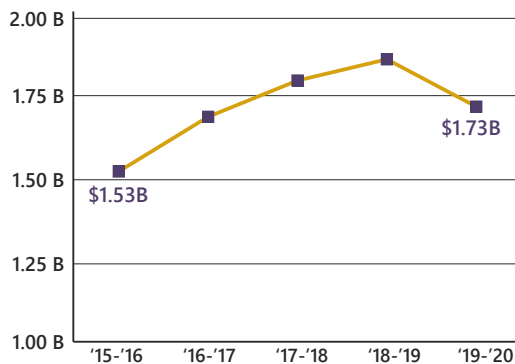
2020 Employment by Industry

Agriculture/Mining	0.5%	113
Construction	6.0%	1,390
Manufacturing	26.7%	6,204
Wholesale Trade	2.8%	651
Retail Trade	11.6%	2,681
Transportation/Utilities	8.3%	1,926
Information	0.6%	135
Finance/Insurance/Real Estate	3.7%	847
Services	36.6%	8,499
Public Administration	3.3%	772
Total	100%	23,218

2020 Civilian Population in Labor Force (16+)

Labor Force	87.5%
Unemployed	12.5%

Gross Retail Sales by Fiscal Year



2020 Business Establishments by Industry



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CHEROKEE COUNTY INFO (CONT.)

Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Nestlé USA	1,000	Frozen prepared foods
Milliken & Company	989	Broadwoven fabrics, fabric dyeing and finishing
Freightliner Custom Chassis Corp	909	Motor home chassis
Hamrick Mills	890	Print cloth, shade cloth & sheeting
The Timken Company	400	Ball and roller bearings

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Cherokee County School District	1,486	Public Education, K-12
Dollar Tree Distribution	700	Logistics
UPS	400	Logistics
Cherokee Medical Center	300	Health Services
Limestone College	269	Higher Education

Airport Access	Port Access	Highway Access	Rail Access
<p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> - 50 non-stop daily departures - 17 major cities and airports across the US - Allegiant Air - American Airlines - Delta - Southwest Airlines - United Airlines - 2.6 M passengers served in 2019 - 57,304 tons of air cargo moved in 2019 <p>Spartanburg Downtown Memorial Airport</p>	<p>Inland Port Greer</p> <ul style="list-style-type: none"> - 40 miles from the City of Gaffney - 157,343 rail lifts in 2019 - 29.4% growth from 2018 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 202 miles from the City of Gaffney - 2.4 M TEUs handled in 2019 - 5.18% growth from 2018 	<p>Interstates</p> <ul style="list-style-type: none"> - I-85 <p>Highways</p> <ul style="list-style-type: none"> - US-29 - US-150 - US-221 - SC-11 - SC-18 - SC-105 	<p>Rail Providers</p> <ul style="list-style-type: none"> - CSX - Norfolk-Southern



Upstate SC Alliance
John Lummus, *President/CEO*
864.283.2300
www.upstatescalliance.com



Appalachian Council of Governments
30 Century Circle, Greenville, SC 29607
864.242.9733
www.scacog.org

Additional Resources

www.cherokeeountydevelopmentboard.com
www.cherokeecountysc.gov

www.cherokeechamber.org
www.upstatealliance.com

www.upstateforever.org
www.southcarolinaparks.com

Sources: ESRI Business Analyst (2020 and 2025 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Cherokee County Development Board, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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