

PURCHASE OPPORTUNITY



SOUTHPORT ROAD LAND

Spartanburg, South Carolina

+/- 12.06 ACRES AVAILABLE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL

812 E. Main Street • Spartanburg, SC 29302 • 888.420.0011 • LyonsIndustrial.com

SOUTHPORT ROAD LAND

Spartanburg, SC

FOR SALE: \$420,000

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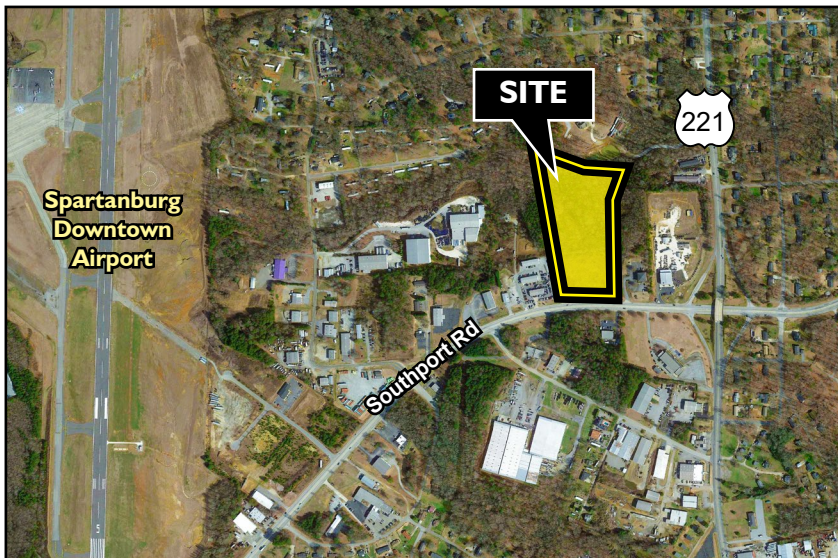
EXECUTIVE SUMMARY

Lyons Industrial properties is pleased to offer for sale this 12.06 acre lot right off of Highway 221 in Spartanburg, SC. This site offers excellent proximity to I-85 and I-26 giving this property excellent access to destinations in any direction. Great for Commercial or Industrial use!!

The site is only 20 miles to Greenville-Spartanburg International Airport and just 22 miles from the Inland Port. Additionally, this site enjoys 590 feet of frontage along busy Southport Road; tenants will be able to capitalize on the high visibility from drive-by traffic, with an estimated 17,200 Vehicles Per Day (VPD) in 2018.

Spartanburg County has a diverse economy comprised of a large industrial sector of Fortune 500 companies, including BMW Manufacturing Company, LLC, Milliken & Company, Michelin, and Cryovac Sealed Air, plus the headquarters of well-known companies such as Advance America and Denny's. According to the New York Times, more than 80 international companies from 19 countries call Spartanburg County home. Since BMW located to Spartanburg in the early 1990s, more than 100 automotive suppliers and companies have also moved into the Upstate region. There are many other industries including plastics, packaging, metalworking and distribution that comprise a large percentage of the local economic base.

Spartanburg County enjoys a reputation as a superior business location, thanks 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 Spartanburg County have a pro-business philosophy that will help your business thrive!



SITE INFO

Street:	Southport Rd
City:	Spartanburg
Zip:	29306
County:	Spartanburg
Tax Map ID:	6-25-00-188.00
Lot Size:	12.06 Acres
Sale Price:	\$420,000

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PROPERTY SPECIFICATIONS

Address:	Southport Road, Spartanburg, SC 29306
County:	Spartanburg
Tax Map ID:	6-25-00-188.00
Property Type:	Commercial/Light Industrial Development Land
Zoning:	None
Power:	Duke Energy
Water:	Spartanburg Water
Sewer:	No Sewer
Gas:	Piedmont Natural Gas
Property Land Size:	12.06 Acres
Topography:	Flat
Lot Dimensions:	Refer to Survey



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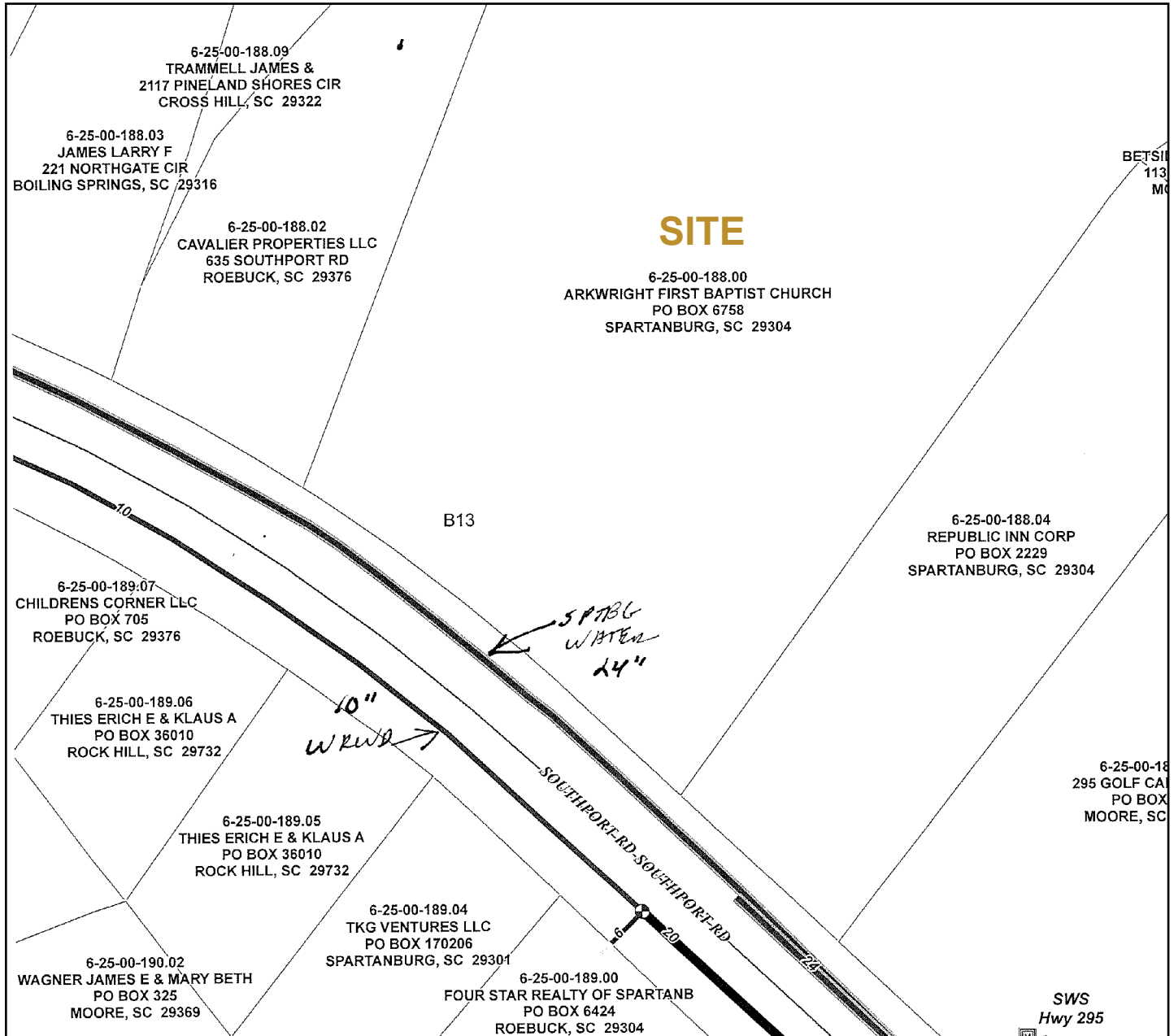
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UTILITIES MAP



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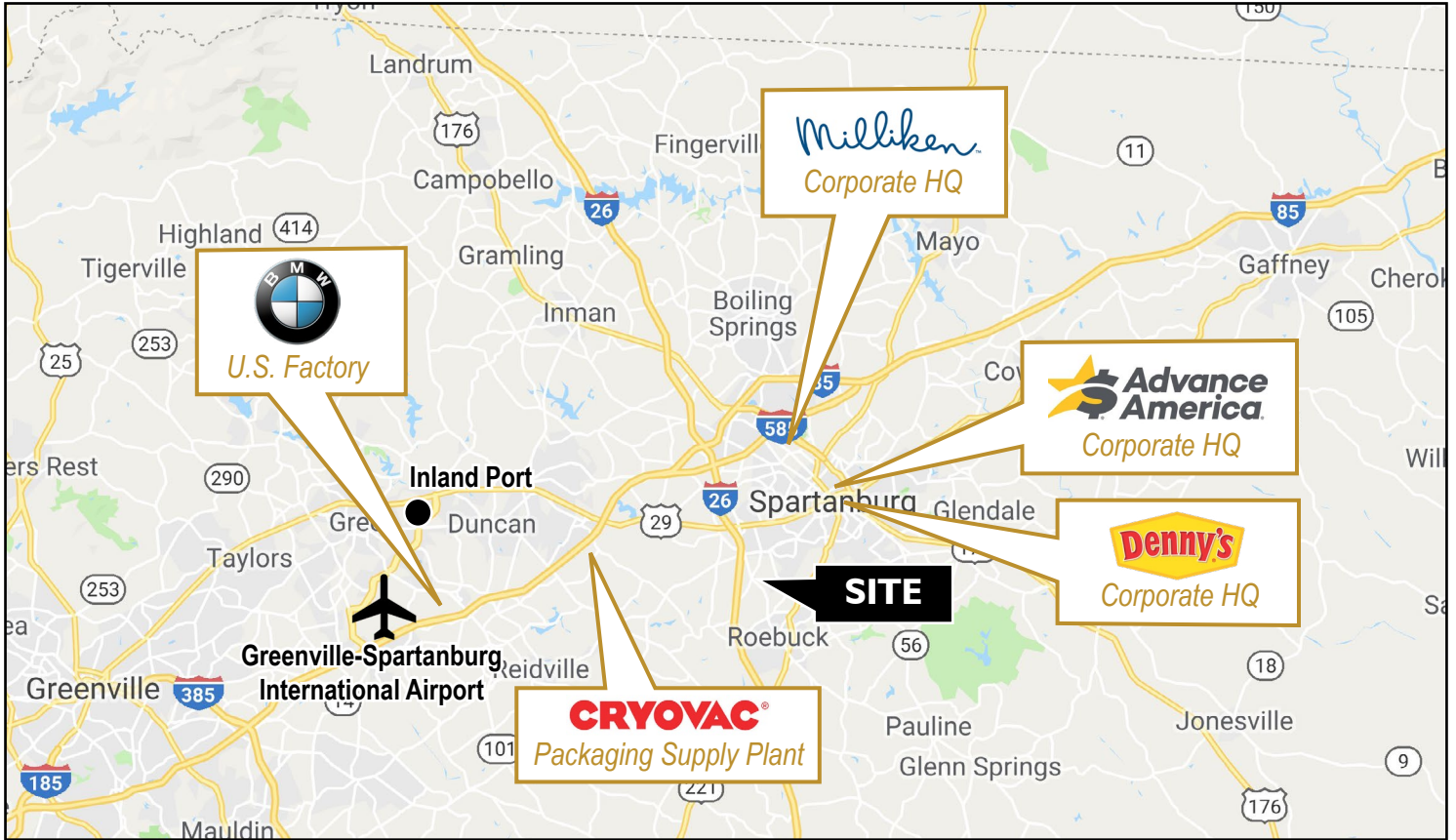
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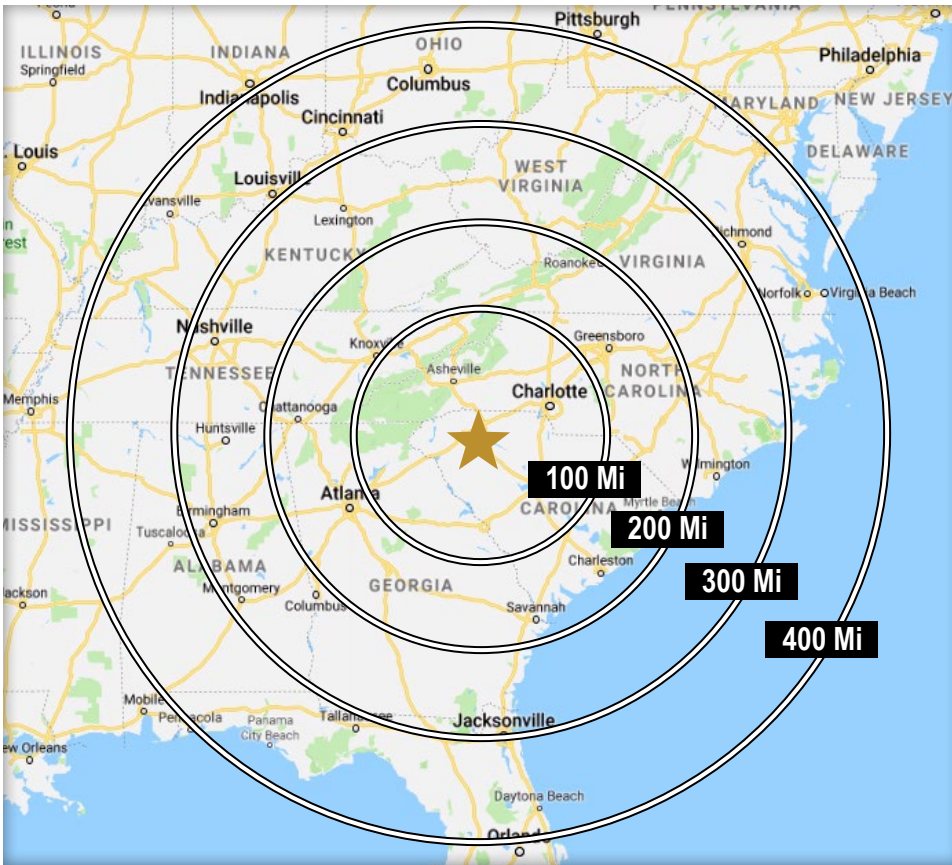
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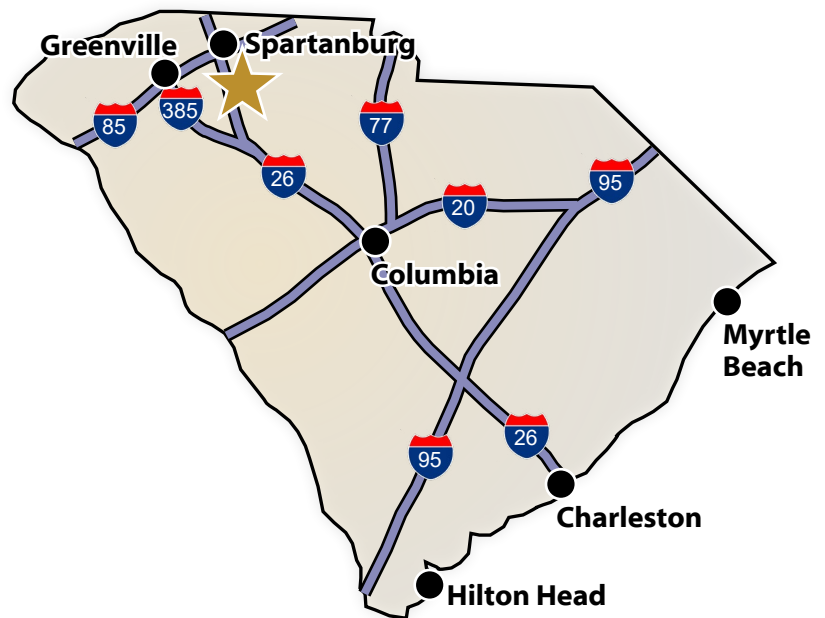


DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	1 Hr 25 Min
Atlanta, GA	2 hr 44 Min
Raleigh, NC	3 Hr 47 Min
Jacksonville, FL	5 Hr 21 Min
Richmond, VA	5 hr 25 Min
Nashville, TN	5 Hr 42 min
Louisville, KY	6 Hr 17 Min
Cincinnati, OH	6 hr 20 Min
Mobile, AL	7 Hr 15 Min
Washington, DC	7 Hr 27 Min
Orlando, FL	7 Hr 34 Min
Columbus, OH	7 Hr 48 Min
Indianapolis, IN	8 Hr

DRIVE TIMES FROM THE SITE (South Carolina)

I-26	3 Min	Spartanburg	9 Min
I-85	8 Min	Greenville	33 Min
I-385	26 Min	Columbia	1 Hr 26 Min
I-20	1 Hr 19 Min	Charleston	3 Hr 5 Min
I-77	1 Hr 27 Min	Hilton Head	3 Hr 41 Min
I-95	2 Hr 9 Min	Myrtle Beach	3 Hr 52 Min



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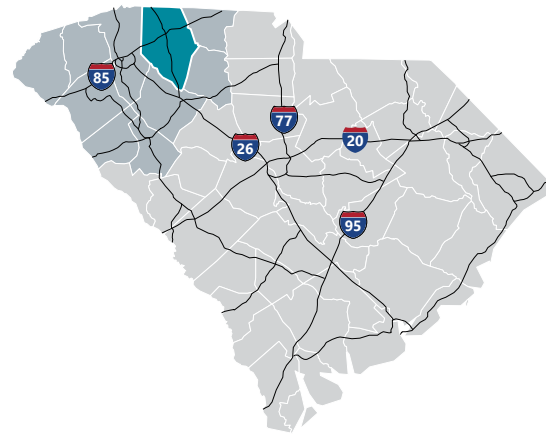
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SPARTANBURG COUNTY INFO



Spartanburg County

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to an important, more diversified, manufacturing center. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it at the top of the list for business and personal relocation.



Total Population

	2010	2020	2025	Growth Rate ¹
Spartanburg County	284,307	332,410	356,350	1.40%
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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SPARTANBURG COUNTY INFO (CONT.)

Population by Age

	2010	2020	2025
Under 5	6.7%	6.0%	5.9%
5 to 9	6.7%	6.3%	6.1%
10 to 14	6.8%	6.4%	6.5%
15 to 24	14.0%	12.4%	12.1%
25 to 34	11.9%	13.3%	12.1%
35 to 44	13.7%	12.1%	12.9%
45 to 54	14.4%	13.0%	12.0%
55 to 64	12.4%	13.3%	13.0%
65+	13.5%	17.2%	19.4%
Median Age	37.9	39.5	40.5

38.4% of the of 2020 population is prime working age

Population by Race & Ethnicity

	2010	2020	2025
White	72.3%	71.5%	70.7%
Black	20.6%	19.7%	19.2%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.5%	2.7%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	3.1%	3.7%	4.3%
Two or More Races	1.7%	2.3%	2.7%
Hispanic Origin (Any Race)	5.9%	7.2%	8.3%

High School Diploma or Higher



Bachelor's Degree or Higher



Households & Families

	2010	2020	2025
Total Households	109,246	127,546	136,763
Total Families	75,404	86,484	92,233
Average HH Size	2.53	2.54	2.55
Renter Occupied*	26.9%	27.8%	28.0%
Owner Occupied*	62.2%	62.8%	63.0%

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

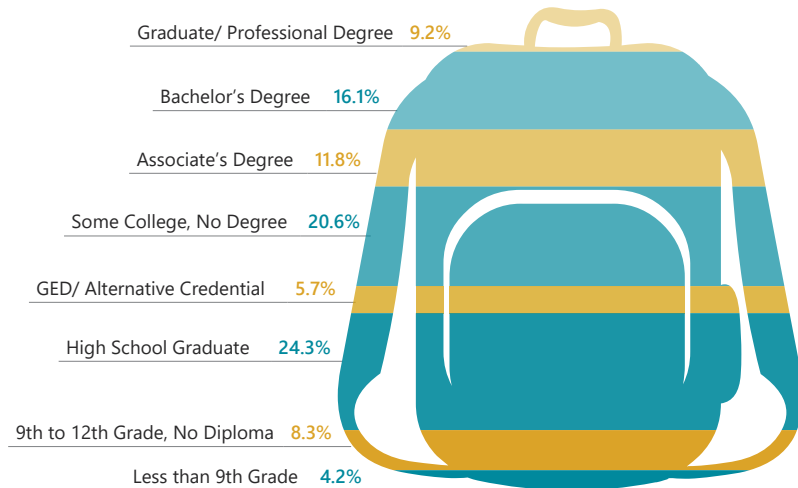
Median Household Income

	2020	2025
Spartanburg County	\$54,724	\$58,037
South Carolina	\$53,366	\$56,881
United States	\$62,203	\$67,325

Per Capita Income

	2020	2025
Spartanburg County	\$27,923	\$30,791
South Carolina	\$29,227	\$32,506
United States	\$34,136	\$37,691

2020 Highest Education Attainment, Age 25+



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SPARTANBURG COUNTY INFO (CONT.)

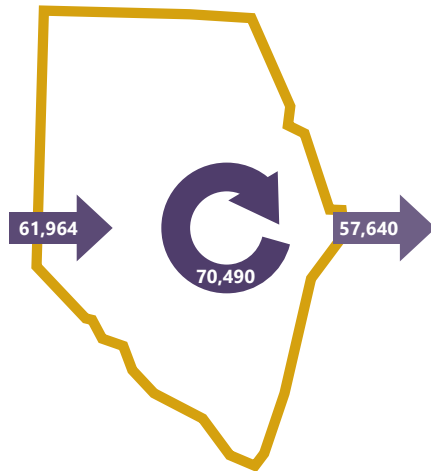
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	42.7%
10-24 miles	32.5%
25-50 miles	8.7%
50 miles or more	16.1%

75.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Spartanburg County	70,490
Commute into Spartanburg County	61,964
Commute Out of Spartanburg County	57,640

Where Do Spartanburg County Workers Live?

Spartanburg County	53.2%
Greenville County	16.7%
Cherokee County	4.2%
Anderson County	2.8%
Laurens County	1.9%
Union County	1.9%
Richland County	1.7%
Pickens County	1.5%
York County	1.1%
Lexington County	1.1%

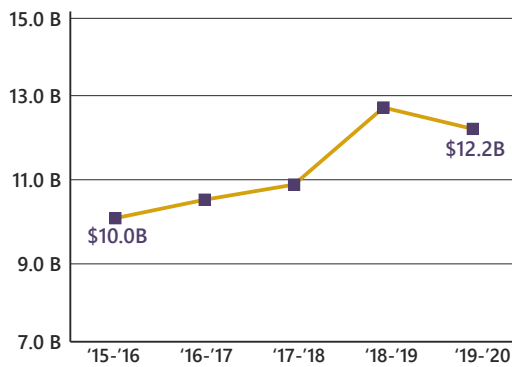
2020 Employment by Industry

Agriculture/Mining	0.3%	454
Construction	6.0%	8,489
Manufacturing	21.8%	30,883
Wholesale Trade	2.8%	3,905
Retail Trade	10.9%	15,395
Transportation/Utilities	5.3%	7,480
Information	1.6%	2,271
Finance/Insurance/Real Estate	5.0%	7,039
Services	43.8%	62,101
Public Administration	2.7%	3,836
Total	100%	141,853

2020 Civilian Population in Labor Force (16+)

Labor Force	90.2%
Unemployed	9.8%

Gross Retail Sales by Fiscal Year



2020 Business Establishments by Industry



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SPARTANBURG COUNTY INFO (CONT.)

Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
BMW Manufacturing Corporation	11,000	Automobiles
Draexlmaier Automotive	1,225	Wire harnesses
Michelin North America	1,165	Tires
Magna International	1,070	Automotive seating
Plastic Omnium	1,000	Plastic injection molded exteriors

*Employees at non-manufacturing facilities (eg., headquarters, research and development) are not included in this count.

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Spartanburg Regional Healthcare System	9,648	Health Services
Spartanburg County School Districts	6,063	Public Education, K-12
Adidas	2,540	Distribution and Logistics
Spartanburg County	1,545	County Government
Benore Logistics	1,100	Logistics

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 <ul style="list-style-type: none"> - 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"> - 37 miles from the City of Spartanburg - 157,343 rail lifts in 2019 - 29.4% growth from 2018 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 212 miles from the City of Spartanburg - 2.4 M TEUs handled in 2019 - 5.18% growth from 2018 	<p>Interstates</p> <ul style="list-style-type: none"> - I-85 - I-585 - I-26 <p>Highways</p> <ul style="list-style-type: none"> - US-29 - US-176 - US-221 - SC-85 (Business 85) 	<p>Rail Providers</p> <ul style="list-style-type: none"> - CSX - Norfolk-Southern - Carolina Piedmont



Additional Resources

www.onespartanburginc.com
www.spartanburgcounty.org

www.upstatealliance.com
www.upstateforever.org

www.southcarolinaparks.com
www.sciway.net

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, Spartanburg Economic Futures Group, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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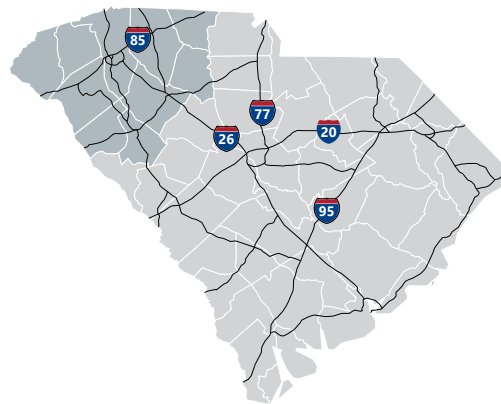
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UPSTATE SOUTH CAROLINA INFO



Upstate SC Region

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



Total Population

	2010	2020	2025	Growth Rate ¹
Upstate SC Region	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%
United States	308,745,538	333,793,107	346,021,282	0.72%

¹Projected Annual Growth Rate 2020-2025

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UPSTATE SOUTH CAROLINA INFO (CONT.)

Population by Age

	2010	2020	2025
Under 5	6.5%	5.8%	5.7%
5 to 9	6.4%	6.2%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.4%
25 to 34	12.1%	13.0%	11.9%
35 to 44	13.3%	12.2%	12.7%
45 to 54	14.4%	12.9%	12.1%
55 to 64	12.4%	13.4%	13.0%
65+	14.0%	17.7%	19.8%
Median Age	38.2	39.9	40.9

38.1% of the of 2020 population is prime working age

Population by Race & Ethnicity

	2010	2020	2025
White	75.5%	74.8%	74.2%
Black	18.3%	17.5%	17.1%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	1.9%	2.2%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	3.3%	3.7%
Two or More Races	1.6%	2.2%	2.5%
Hispanic Origin (Any Race)	5.5%	6.7%	7.5%

Households & Families

	2010	2020	2025
Total Households	532,065	599,337	633,863
Total Families	363,466	402,006	422,779
Average HH Size	2.49	2.50	2.50
Renter Occupied*	26.8%	28.9%	29.1%
Owner Occupied*	61.2%	59.8%	59.9%

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

Median Household Income

	2020	2025
Upstate SC Region	\$53,145	\$56,449
South Carolina	\$53,366	\$56,881
United States	\$62,203	\$67,325

Per Capita Income

	2020	2025
Upstate SC Region	\$28,532	\$31,624
South Carolina	\$29,227	\$32,506
United States	\$34,136	\$37,691

2020 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 10.2%

Bachelor's Degree 17.3%

Associate's Degree 11.0%

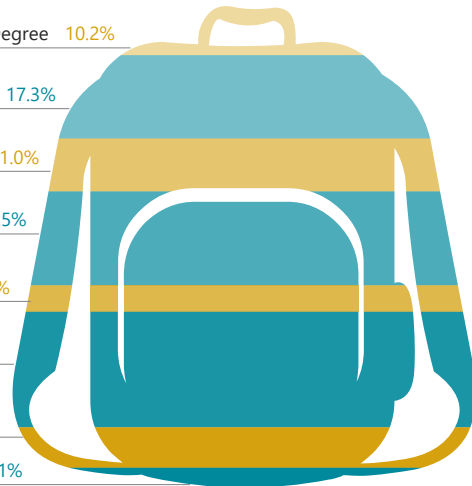
Some College, No Degree 19.5%

GED/ Alternative Credential 5.6%

High School Graduate 24.0%

9th to 12th Grade, No Diploma 8.4%

Less than 9th Grade 4.1%



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UPSTATE SOUTH CAROLINA INFO (CONT.)

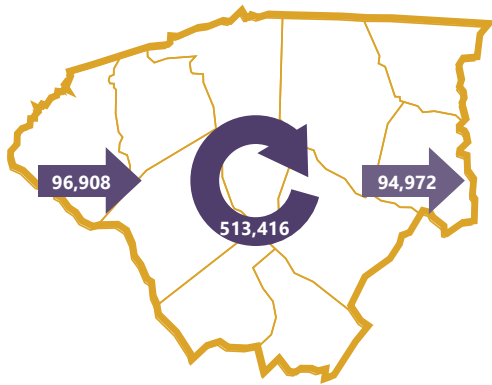
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	44.4%
10-24 miles	28.7%
25-50 miles	12.0%
50 miles or more	14.9%

73.1% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in the Upstate SC Region	513,416
Commute into the Upstate SC Region	96,908
Commute Out of the Upstate SC Region	94,972

Where Do Upstate SC Region Workers Live?

Greenville County	30.7%
Spartanburg County	17.5%
Anderson County	12.0%
Pickens County	6.9%
Oconee County	4.1%
Laurens County	3.8%
Greenwood County	3.6%
Cherokee County	3.0%
Richland County	1.6%
Union County	1.3%

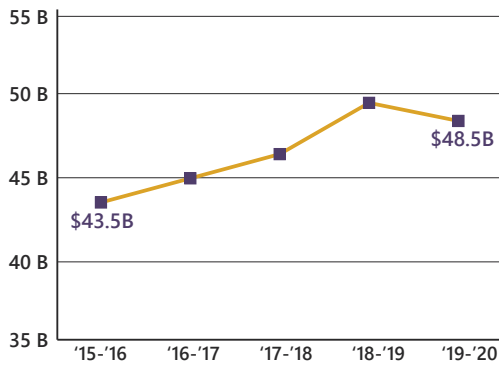
2020 Employment by Industry

Agriculture/Mining	0.5%	3,336
Construction	6.5%	42,463
Manufacturing	20.5%	134,865
Wholesale Trade	2.5%	16,633
Retail Trade	9.9%	65,195
Transportation/Utilities	4.9%	32,266
Information	1.4%	9,136
Finance/Insurance/Real Estate	5.2%	33,928
Services	45.8%	300,541
Public Administration	2.9%	18,732
Total	100%	657,095

2020 Civilian Population in Labor Force (16+)

Labor Force	89.8%
Unemployed	10.2%

Gross Retail Sales by Fiscal Year



2020 Business Establishments by Industry



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UPSTATE SOUTH CAROLINA INFO (CONT.)

Top 10 Major Employers

Company	Employees	Primary Product(s) / Industry
Prisma Health-Upstate	5,000+	Healthcare System
State of South Carolina	5,000+	State Government
BMW	5,000+	Automobile Manufacturer
Greenville County Schools	5,000+	K-12 Public Education
Spartanburg Regional Healthcare System	5,000+	Healthcare System
United States Government	5,000+	Federal Government
Michelin North America	5,000+	Tire Manufacturing
Wal-Mart	5,000+	Retail Stores and Distribution
Clemson University	5,000+	Public Research University
Bon Secours St. Francis Health System	2,501-5,000	Healthcare System

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 <ul style="list-style-type: none"> - 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>Inland Port Greer</p> <ul style="list-style-type: none"> - 157,343 rail lifts in 2019 - 29.4% growth from 2018 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 2.4 M TEUs handled in 2019 - 5.18% growth from 2018 	<p>Interstates</p> <ul style="list-style-type: none"> - I-26 - I-85 - I-385 - I-585 	<p>Rail Providers</p> <ul style="list-style-type: none"> - 2 Major providers <ul style="list-style-type: none"> - CSX - Norfolk-Southern - 2 Short line providers <ul style="list-style-type: none"> - Greenville & Western - Pickens - Carolina Piedmont

Additional Resources

www.investabbevillecounty.com
www.andersoncountysc.org/econ-dev
www.cherokeecountydevelopmentboard.com
www.gogadc.com
www.greenwoodcounty-sc.gov

www.growlaurenscounty.com
www.investoconeesc.com
www.alliancepickens.com
www.economicfuturegroup.com
www.uniondevelopmentboard.com

www.scacog.org
www.catawbacog.org
www.uppersavannah.com
www.southcarolinaparks.com
www.sciway.net



Upstate SC Alliance
 124 Verdae Boulevard, Suite 202, Greenville, SC 29607
 864.283.2300 | www.upstatescalliance.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, Upstate SC Alliance, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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