

SALE

Knollwood Drive & Hidden Hill Road

105, 109, 111 KNOLLWOOD DRIVE & 108, 110 HIDDEN HILL ROAD

Spartanburg, SC 29301

PRESENTED BY:

ROD SUAREZ

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LANE ROBBAT

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BLACKSTREAM
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



OFFERING SUMMARY

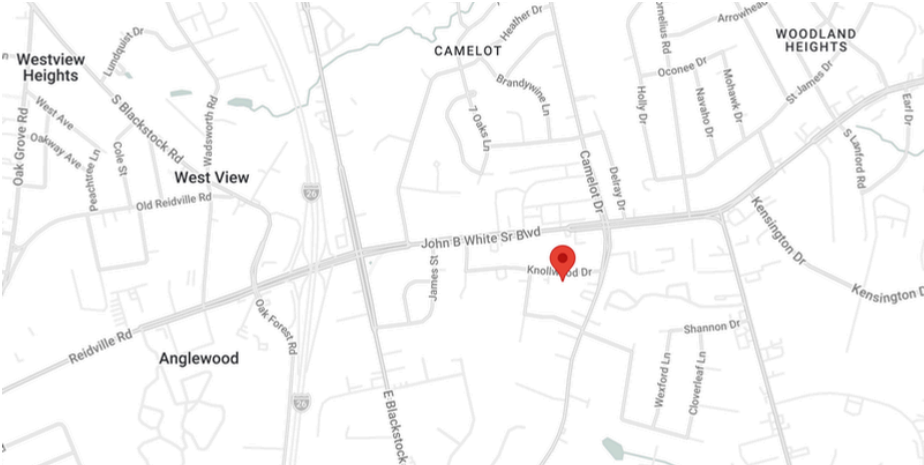
SALE PRICE:	\$1,245,000
TOTAL ACREAGE:	± 3.5 Acres, Combined
APN/PARCEL ID:	6-21-13-103.00 6-21-14-029.00 6-21-13-103.01 6-21-13-103.02 6-21-14-030.00
USES:	Office & Residential (Tenants in Place)

EXECUTIVE SUMMARY

105, 109, 111 Knollwood Dr & 108 Hidden Hill Rd | Spartanburg, SC 29301

An exceptional opportunity to acquire a strategic cluster of residential assets in the rapidly growing Spartanburg market. These four properties are being sold as a combined portfolio, offering an immediate footprint in a high-demand submarket with significant appreciation potential.

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INVESTMENT HIGHLIGHTS

- **Strategic Assemblage:** A rare multi-parcel acquisition including four distinct properties, providing a diversified rental or redevelopment base.
- **Prime Location:** Located in the 29301 zip code, one of Spartanburg's most active corridors for both residential and commercial development.
- **Accessibility:** Situated with easy access to major thoroughfares, providing seamless connectivity to downtown Spartanburg and the I-26/I-85 corridors.
- **Market Growth:** Spartanburg is currently a national leader in industrial absorption and infrastructure growth, driving a consistent need for workforce housing and local services.

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PROPERTY DETAILS & HIGHLIGHTS

Spartanburg is a top-performing market in the Upstate, characterized by a lower cost of living and high projected job growth.

TOTAL POPULATION:	~ 118,501
MEDIAN HOUSEHOLD INCOME:	~ \$45,228
MEDIAN AGE:	36.1 Years
HOUSING MARKET:	High demand for rentals with approx 41.8% of housing currently renter-occupied.
FUTURE JOB GROWTH:	Projected at 35.84% significantly outpacing many regional peers

PROPERTY OVERVIEWS

105 Knollwood Drive

- Single Family
- ± 2,500 SQFT
- Large 4BR/4BA floor plan with strong rental history.

109 Knollwood Drive

- Single Family
- ± 1,176 SQFT
- 2BR/2BA home on a ~10,454 sq. ft. lot; built in 1950.

111 Knollwood Drive

- Single Family
- ± 1,100 SQFT
- 2BR/1BA residence adjacent to 109 Knollwood.

108 Hidden Hill Road

- Single Family
- ± 1,456 SQFT
- 3BR/2BA on a large 1.37-acre lot, offering potential for expansion.

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REGIONAL ECONOMIC CONTEXT

- Industrial Hub: The area is a vital distribution link, approximately 30% more cost-effective than competing national markets. Major activity near the Greer Inland Port and I-85 corridor continues to bring high-energy professionals to the region.
- Development Momentum: Significant new construction is hitting the market in 2026, including Project Core in downtown Spartanburg, which is revitalizing the local economy and increasing demand for nearby residential properties.
- Connectivity: These properties benefit from proximity to Woodland Heights Elementary and are within 1.5 miles of R.P. Dawkins Middle School.

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ADDITIONAL PHOTOS



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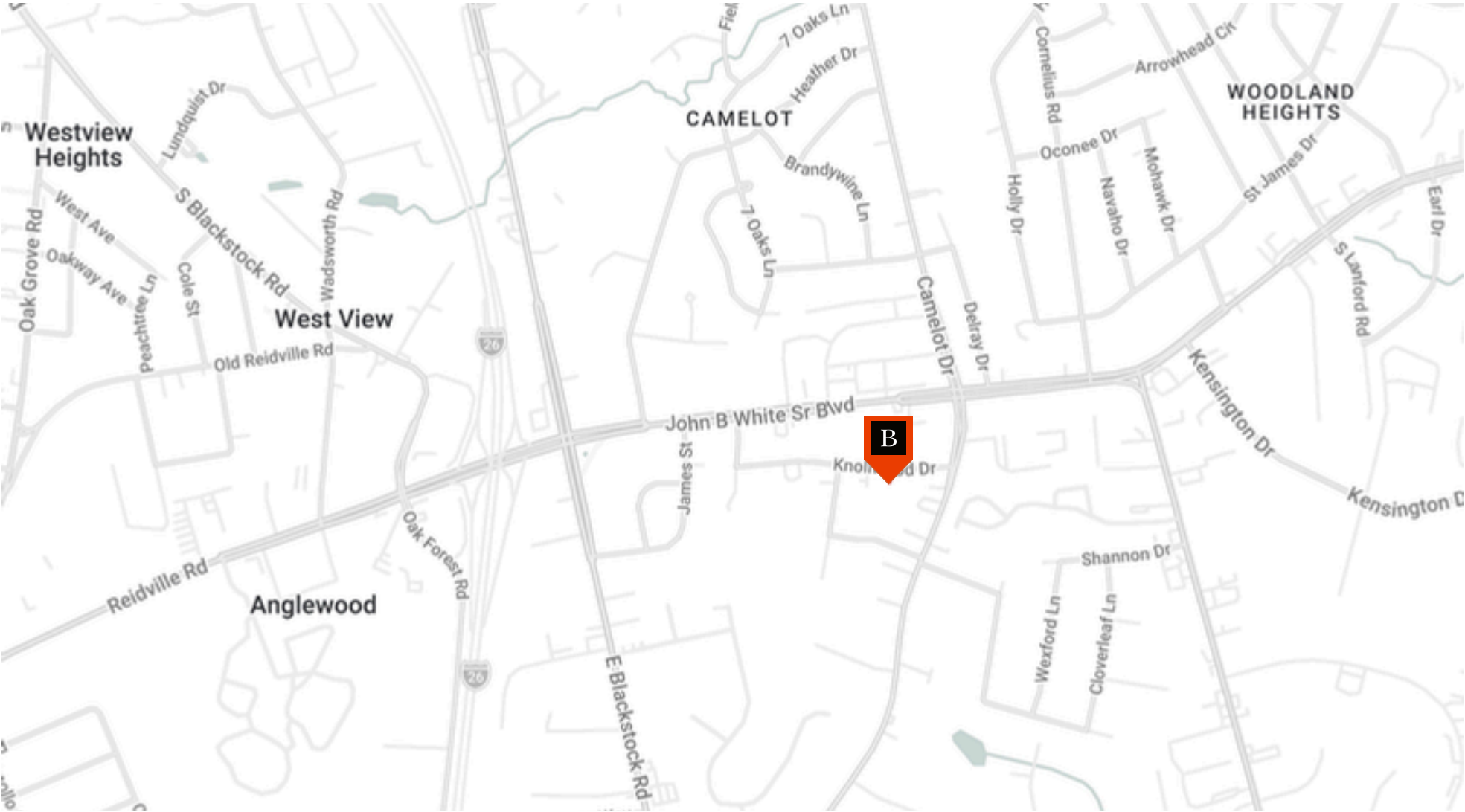
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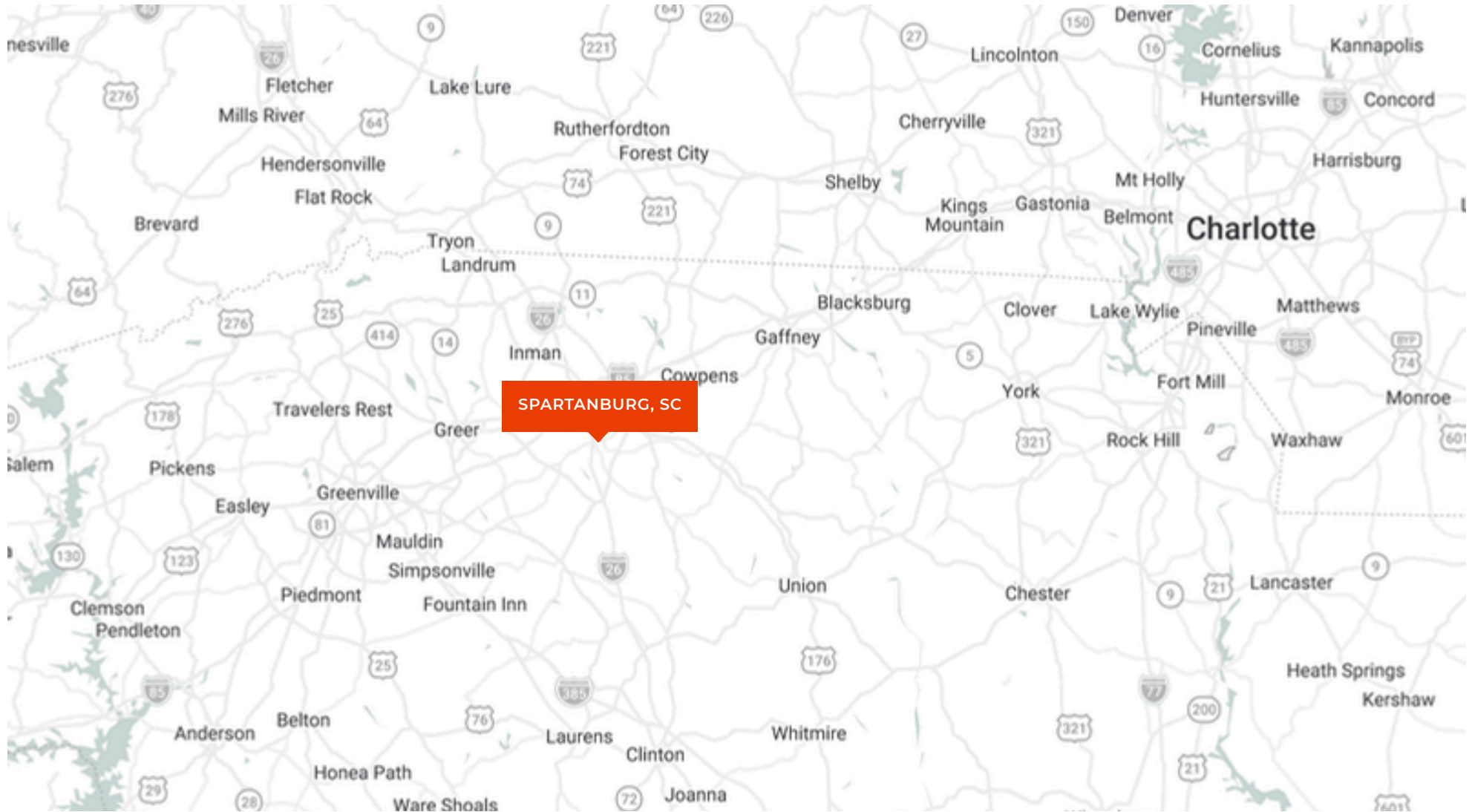
LOCATION MAP



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REGIONAL MAP



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ADVISOR BIO



ROD SUAREZ

Managing Director, Senior Commercial Advisor

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PROFESSIONAL BACKGROUND

Born and raised in Mexico City, Rod's journey to Greenville began more than two decades ago, coinciding with the region's remarkable growth. Today, he utilizes his unique perspective and deep-rooted relationships to drive successful business outcomes for his clients.

Starting his career in residential real estate sales, Rod's understanding of the property landscape is as vast as it is diverse. Recently, he strategically shifted his focus to commercial real estate. His decision was fueled by the rapid influx of businesses into the Greenville region, a trend he anticipates will continue to rise in the coming years.

In Greenville for over 20 years, Rod's personal and professional relationships have not only enriched his life but also played an instrumental role in his career success. He is deeply connected with the community, embracing its transformation over the years, and actively participating in its future growth. In Rod Suarez you find a local expert with international roots, a strategic problem solver with a keen eye for opportunities, and a committed partner with a firm belief in the power of relationships.

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PROFESSIONAL BACKGROUND

Lane Robbat brings a relationship-focused and community-driven approach to commercial real estate across the Foothills of North Carolina and Upstate South Carolina. Since relocating to Tryon in 2001, she has developed a deep understanding of the region’s unique character, growth, and equestrian lifestyle, allowing her to guide clients with both local insight and thoughtful strategy.

With extensive knowledge of the Foothills market, including the CETA, FETA, and NPA equestrian trail systems, Lane offers valuable perspective on the factors that shape land use, property value, and long-term investment potential throughout the area. Her familiarity with the region’s communities, lifestyle offerings, and evolving market dynamics positions her as a trusted advisor for clients navigating commercial and land-related opportunities.

Before transitioning into real estate, Lane built a career in healthcare as a registered nurse in Boulder, Colorado. That experience shaped her calm, attentive approach and strengthened the communication and problem-solving skills she brings to every client relationship today. Known for her patience, professionalism, and ability to guide clients through significant transitions, she approaches each transaction with care, integrity, and a strong sense of responsibility.

Lane’s combined background in healthcare, client advocacy, and real estate allows her to provide a highly personalized level of service grounded in trust and long-term relationships. Her strong ties to the community and commitment to helping clients make informed decisions have earned her the respect of both clients and colleagues throughout the region.

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