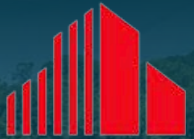




# 4.24 ACRES | I-85 EXIT 95 3,246 SF FORMER C-STORE

100 SHELBY HWY, GAFFNEY, SC



60,000 VPD

6,500 VPD

## PROPERTY DETAILS

Lot Size	±4.24 Acres	Utilities	On-Site
Building Size	3,246 Square Feet	Distance to I-85	0.7 Miles
Sale Price	\$500,000	Traffic	60K I-85   6.5K Old Shelby Rd
Price/Acre	\$117,925/Acre	3 Mile Population	14,965
Price/SF	\$154/SF	3 Mile Average Household Income	\$33,086

## OFFERING MEMORANDUM

**SALE PRICE: \$500,000 | ±4.24 ACRES**  
**3,246 SF BUILDING | WATER AND SEWER ON SITE**  
**FULL MOTION | STRONG VISIBILITY (60K VPD)**



# DEVELOPMENT OPPORTUNITY

## WHY THIS SITE?



**4.24 ACRES**  
Lot Size



**TRAFFIC COUNTS**  
60K I-85 | 6.5K Old Shelby Rd



**FULL MOTION**  
Site Access



**350 FEET**  
Visibility from I-85



**UTILITIES**  
Water and Sewer Served by BPW



**DISTANCE TO I-85**  
0.7 Miles

OFFERING SUMMARY	
Address	100 Shelby Hwy, Gaffney, SC, 30906
Sale Price	\$500,000
Price/Acre:	\$117,925
Land Size:	±4.24 Acres
Utilities:	On-Site   Serviced by BPW

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±4.24-acre redevelopment site located just off I-85 in Gaffney, South Carolina. Positioned along a redesigned interstate exit that enhances connectivity and traffic flow, the property offers a strategic location between two major economic corridors—Charlotte and Atlanta—while also serving regional markets including Greenville and Spartanburg.

The site is easily accessed via Old Shelby Highway and connects to Pleasant School Road, which sees a traffic volume of 8,200 vehicles per day. Located just 1.2 miles from Cherokee Medical Center and near a brand-new industrial development, this parcel sits in an area experiencing active growth across healthcare, logistics, and light industrial sectors.

The existing ±3,246 SF structure, formerly a convenience store, includes a walk-in cooler, canopy, and multiple access points. The building can potentially support service retail or be repurposed for light commercial or contractor use during phased redevelopment. The front-loaded configuration leaves significant acreage available for new vertical development or yard space.

This site benefits from excellent visibility—only 0.6 miles from I-85, which boasts 60,400 vehicles daily—and lies within a heavily industrial corridor. Utilities are available, and the property is not currently zoned, which may accommodate a wide variety of commercial and industrial uses depending on future development needs.

100 SHELBY HWY

# LOCATION OVERVIEW

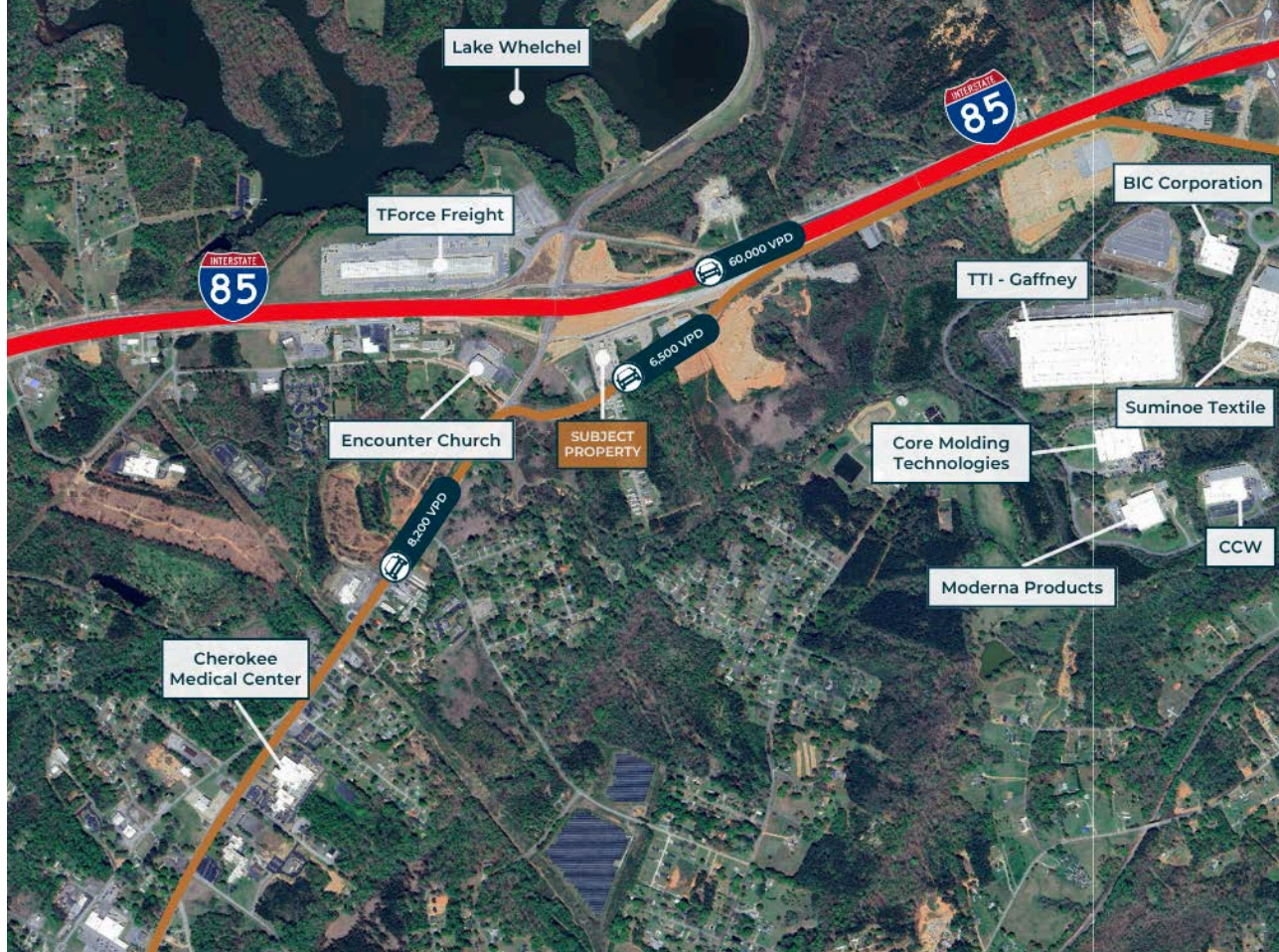
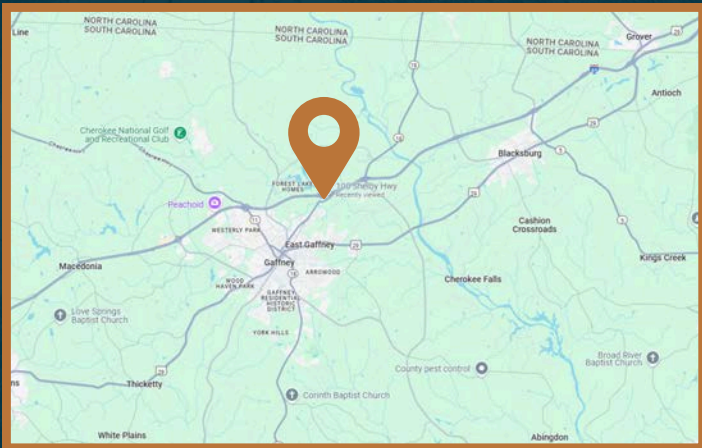
## GROWING TRADE AREA



### TRAVEL DISTANCES

#### To Proximal Cities

Gaffney	2.7 Miles
Blacksburg	7.5 Miles
Gover	12.1 Miles
Cowpens	14.0 Miles
Chesnee	15.1 Miles
Mayo	16.4 Miles
Spartanburg	23.6 Miles



This property is located in Cherokee County just outside Gaffney, South Carolina, with visibility from I-85 and access via Old Shelby Highway. It sits 0.6 miles from the interstate, positioned off a recently redesigned exit that improves circulation and supports regional growth.

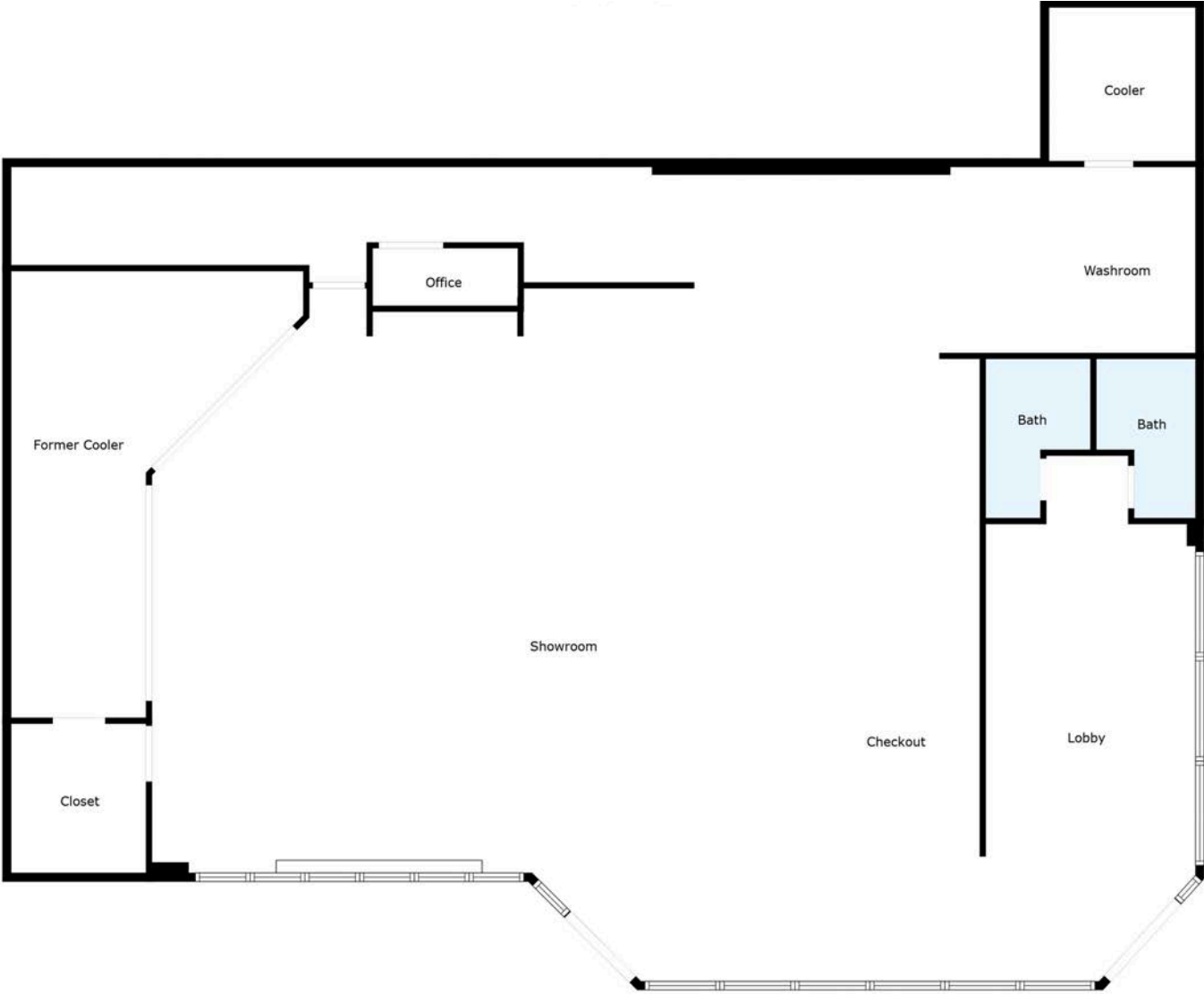
The site is 1.2 miles from Cherokee Medical Center and within close proximity to a new industrial development, placing it squarely within a growing commercial and logistics corridor.

Old Shelby Highway connects to Pleasant School Road, which sees approximately 8,200 vehicles per day. I-85 serves as a major regional artery linking Charlotte to Atlanta, while also capturing traffic to and from Greenville and Spartanburg. The surrounding area features a strong mix of healthcare, logistics, and industrial operations, making the location highly suitable for commercial redevelopment.



# SIGNALIZED CORNER SITE

## FLOORPLAN



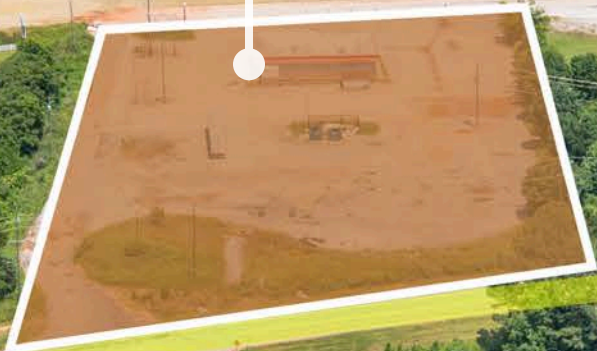
TForce Freight



60,000 VPD



SUBJECT PROPERTY



The Arsenal



6,500 VPD





60,000 VPD

TTI Distribution Center

Thomas Concrete

The Arsenal

SUBJECT PROPERTY



6,500 VPD



Cherokee Medical Center



60,000 VPD

Encounter Church

8,200 VPD

SUBJECT PROPERTY



The Arsenal

6,500 VPD

Conrad Systems





Lake Whelchel

INTERSTATE  
85

TForce Freight

60,000 VPD

INTERSTATE  
85

BIC Corporation

TTI - Gaffney

6,500 VPD

Suminoe Textile

Encounter Church

SUBJECT  
PROPERTY

Core Molding  
Technologies

CCW

8,200 VPD

Moderna Products

Cherokee  
Medical Center



# SIGNALIZED CORNER SITE

## OFFER SUBMISSION GUIDELINES



### LOI OVERVIEW

The Owner will only review and respond to offers that are submitted via their approved LOI format. The LOI can be downloaded by clicking the link below or by requesting the broker. To the right are notes for each section of the LOI. The property is being sold fully restricted against competitive uses with C-Stores. See exhibit B for use restrictions, QSR's will be allowed for this specific site.

[Click to Download Template LOI](#)

### USE RESTRICTIONS

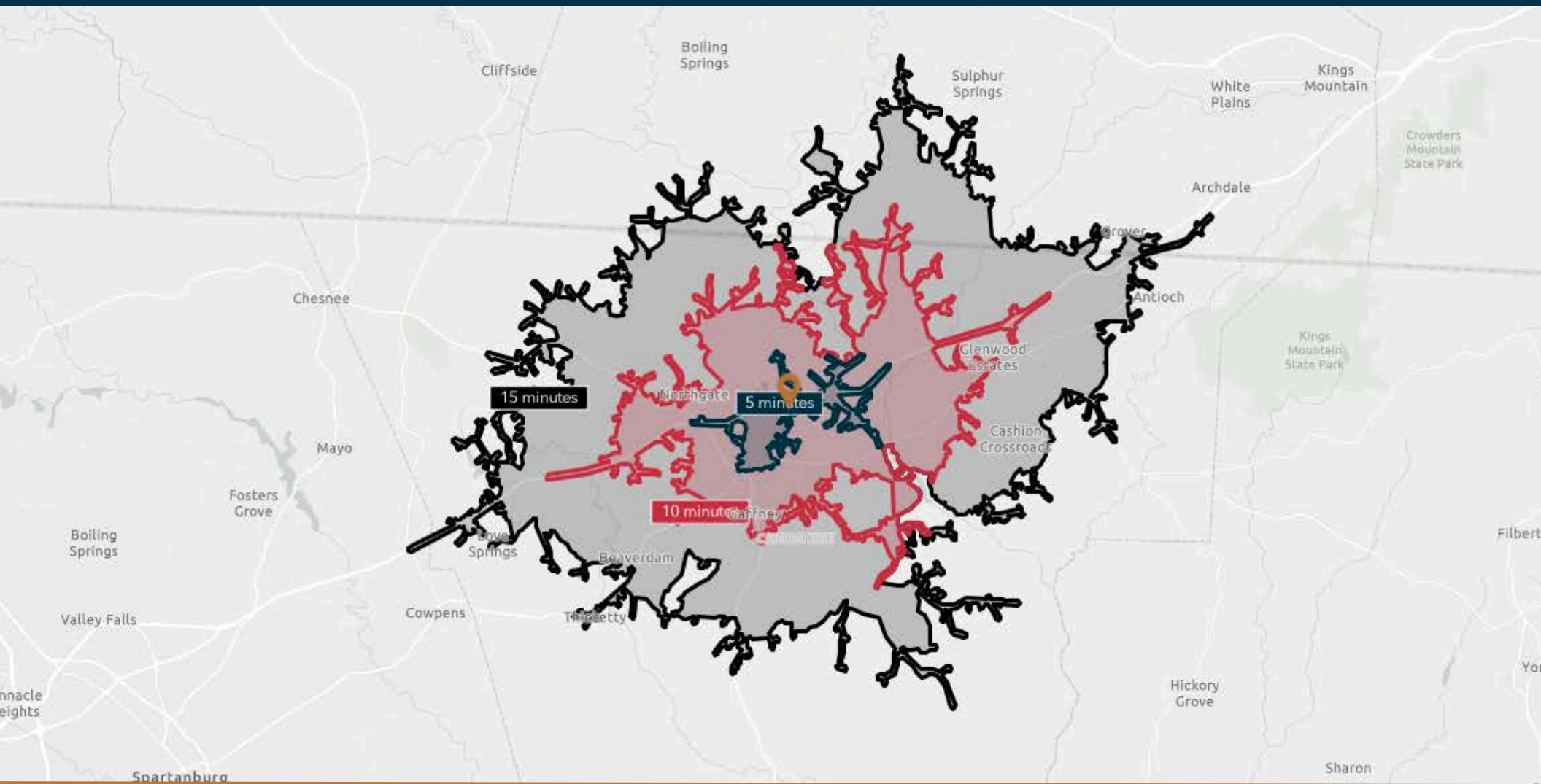
The Property shall not be used for any of the following: (a) as a convenience store, (b) for retail sale of gasoline or motor fuels, (c) for retail sale of electronic cigarettes, cigarettes, and tobacco products, (d) for the retail sale of beer and wine for off-premises consumption. As used herein, the phrase "sale of gasoline or motor fuels" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

### LOI INSTRUCTIONS

1. LOI must be in Word version.
2. EM: they like to see 5% of the sales price here.
3. Enter all buyer information
4. Complete property information, including county
5. Enter the purchase price
6. USE – MUST BE ENTERED!
7. Financing – if you are getting financing, they prefer to know the lender upfront.
8. No changes to this section
9. No changes to this section
10. No changes are allowed to this section
11. Inspection Period – 60 days, maybe 90 with a good reason for needing that long.
12. Environmental – no changes allowed to this section
13. Survey – no changes allowed to this section
14. No changes
15. No changes
16. Fees – the way the fees are set up is the preferred fee structure and we will push back every time. The buyer needs to pay for everything marked in the list.
17. Complete this section. If no conditions, put NONE
18. Closing – MUST close 30 days after inspection and/or permitting period. Any longer will not work.
19. No changes
20. Commission
21. No changes are allowed here
22. No changes are allowed here



# DRIVE TIME DEMOGRAPHICS



## Drive Time Radii

	5 Min	10 Min	15 Min
Population	2,650	19,706	40,326
Median HH Income	\$24,241	\$35,682	\$43,608
Median Age	36.3 Yrs	38.7 Yrs	40.6 Yrs

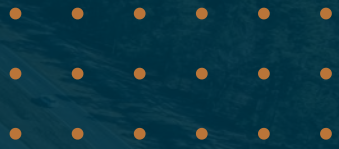




# SITE MAPS

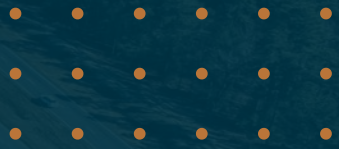


# SIGNALIZED CORNER SITE TRAFFIC & ACCESS MAP



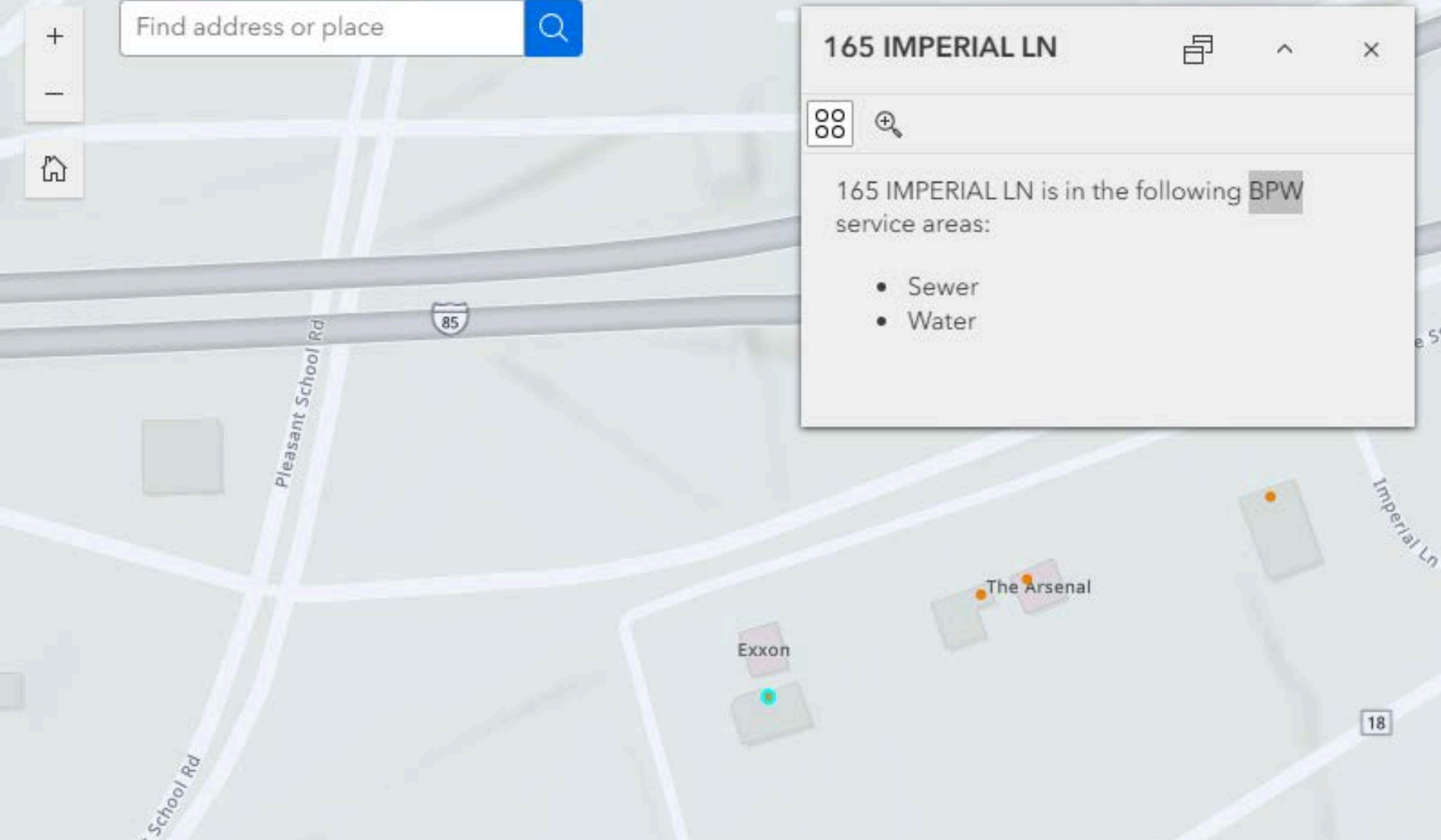
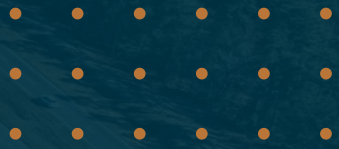
# SIGNALIZED CORNER SITE

## TOPOGRAPHY MAP



# SIGNALIZED CORNER SITE

## UTILITIES MAP





# PROPERTY PHOTOS

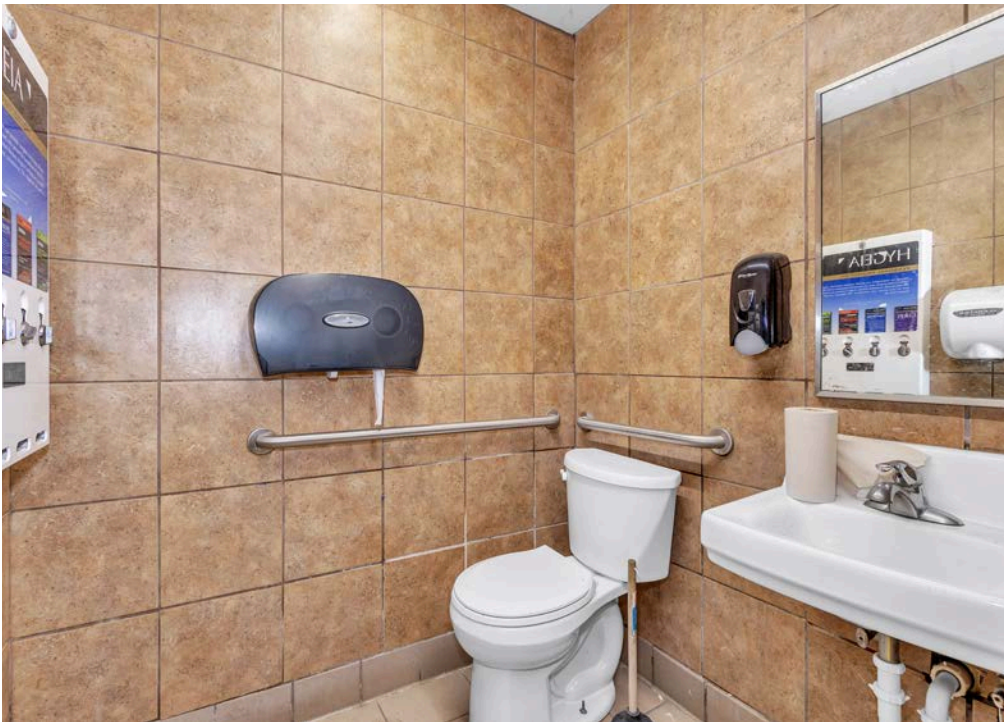


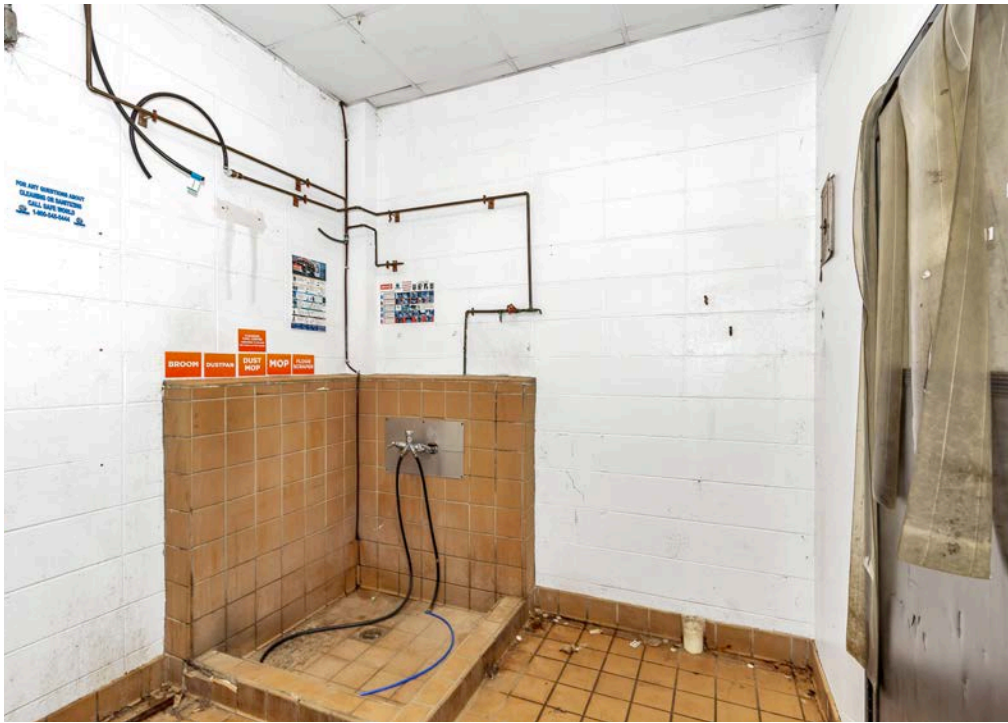




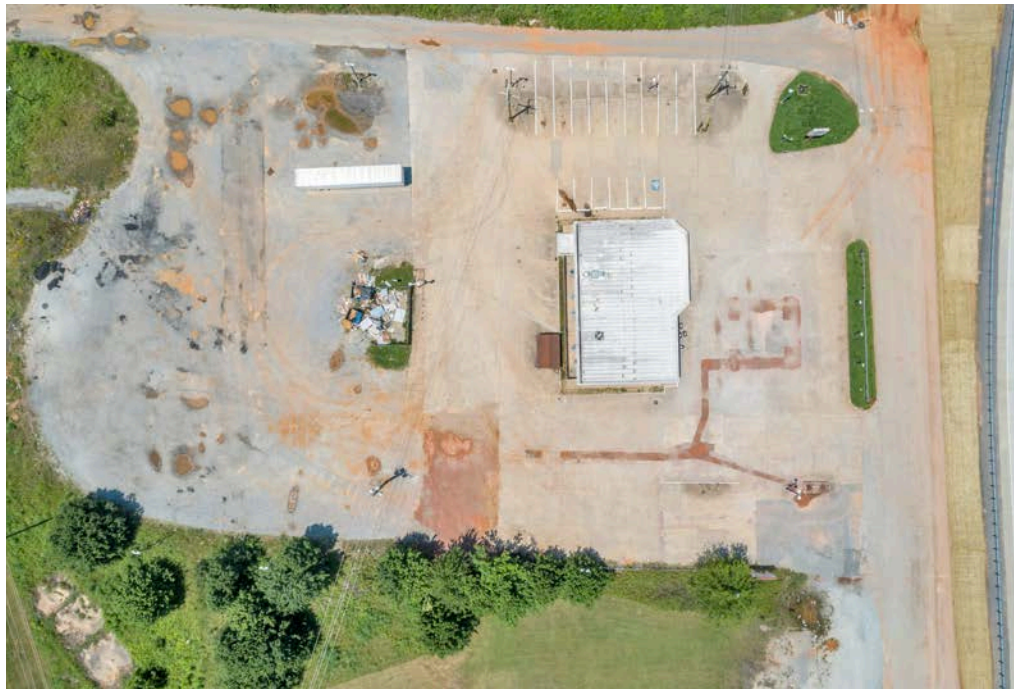
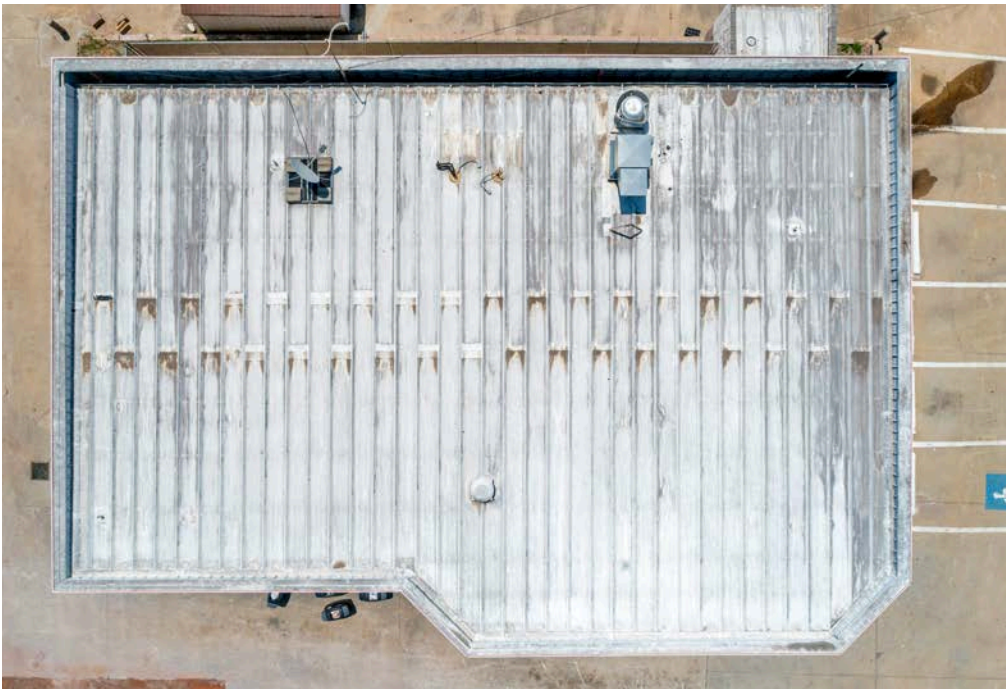
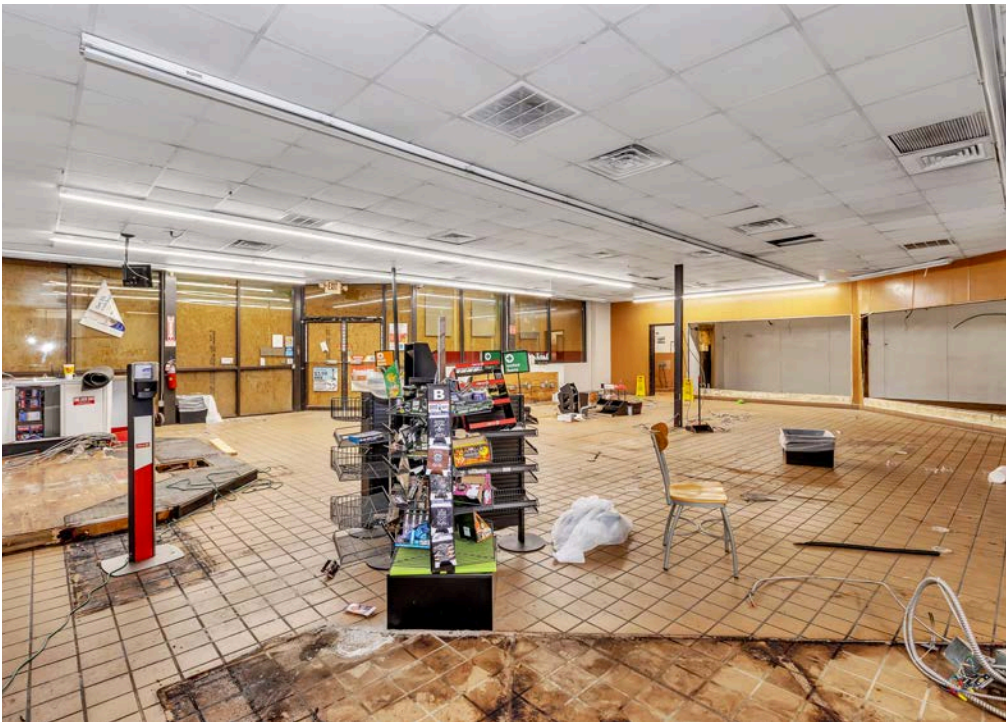














# AREA OVERVIEW



# WHY? SOUTH CAROLINA

## KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

*Per Site Selection*

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



## ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

**By 2040, the state's population is expected to exceed 6,000,000 residents.**

Reflecting a strong commitment by both new businesses and new residents



## ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

**The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.**

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



## FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

**South Carolina continues to be a leader in job growth.**

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



## INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

**South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.**

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

**5M**

Total State Population

**58%**

Labor Force Participation

**150K**

Jobs Created in Last 5 Years

**90B**

Invested in SC in Last 5 Years

**6.2M**

2040 Projected State Pop.

**70%**

Growth in Trade at Port of Savannah Over the Last Decade

# WHY? GAFFNEY

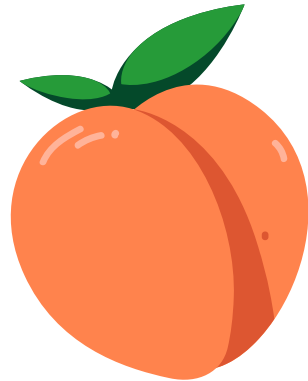
## OVERVIEW

Gaffney is a city of 12,612 residents in Cherokee County, positioned on I-85 between Spartanburg (23.6 mi) and Charlotte (≈60 mi). Its 9 sq mi footprint supports a mix of manufacturing, distribution, and service industries. With per capita income of \$22,523 and a median household income of \$41,214, the market offers an affordable labor force and growing consumer base.



## PEACH CAPITAL & ANNUAL FESTIVAL

Gaffney, known as the “Peach Capital of South Carolina,” celebrates its harvest each July with the South Carolina Peach Festival—ten days of parades, dessert contests, live music and carnival rides on downtown Main Street and Jolly Park. Drawing 50,000+ visitors, the festival honors the region’s agricultural heritage and fuels local tourism and retail activity every summer.



## STRATEGIC LOCATION & ACCESS

- Interstate 85 corridor: 60,400 VPD
- 23.6 mi to Spartanburg; 60 mi to Charlotte; 80 mi to Greenville
- Regional airport in nearby Spartanburg; Ports of Charleston & Savannah within 200 mi
- Recent I-85 interchange enhancements streamline freight and commuter flows



## MANUFACTURING & LOGISTICS HUB

Cherokee County is home to a 1.4 million SF distribution center shared by DHL Supply Chain and Mann+Hummel, plus a 1 million SF facility for Techtronic Industries. In 2025, Aerowerks will add custom material-handling manufacturing in Gaffney, joining existing operations from Reddy Ice, Milliken, and TTI. This cluster underscores Gaffney’s role as a cost-effective manufacturing and 3PL hub



## BUSINESS CLIMATE & INDUSTRY

Manufacturing leads local employment (1,057 jobs), followed by Education Services (685) and Health Care (622). The region benefits from South Carolina’s pro-business incentives, workforce training programs, and recent infrastructure investments such as the Cherokee Commerce Center 85 (550,520 SF cross-docked facility). Cherokee County’s TIF zones and utility rates further support cost-effective expansion



## AFFORDABLE HOUSING MARKET

Gaffney offers exceptional housing affordability compared to national benchmarks. A typical home costs just \$143,300—57.6% below the U.S. average of \$338,100—and 44.9% below the South Carolina average of \$259,900. Rents follow suit: a two-bedroom unit averages \$790/month, 44.8% less than the national norm of \$1,430 and 40.5% below the state average of \$1,110. These favorable housing costs support workforce recruitment and long-term community stability

**56K**

MSA  
Population

**23K**

Civilian Labor  
Force

**5.6%**

Percentage  
Unemployed

**+461**

Projected Job  
Growth in Next  
5 Years

**1.03%**

Projected Population  
Growth in Next the  
5 Years

**For inquiries,  
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706.214.2927

