



Colliers

26

Highway 221

Downtown
Spartanburg

Bulman Road

Asking Price:

\$375,000

FOR SALE

±1.66-Acre Site with Highway 221 Frontage

Bulman Road at Hwy 221 | Roebuck, SC 29376

This ±1.66-acre parcel is located on the corner of Bulman Road at Highway 221 in Roebuck, less than 2 miles from Interstate 26. This high-visibility site is most ideal for a retail/QSR user, service provider or medical office.

Water, power and sewer are available on-site, making the parcel development ready for the buyer. The parcel is listed for sale for \$375,000.

CONTACT

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Property Overview

Address	Bulman Road at Highway 221 Roebuck, SC 29376
County	Spartanburg
Parcel #	6-33-00-032.01
Frontage/ Visibility	Highway 221, <2 miles from Interstate 26
Parcel Size	±1.66 acres
Utilities	<ul style="list-style-type: none">• Power: Duke Energy• Water: Woodruff Roebuck Water District• Sewer: Spartanburg Sanitary Sewer District
Topography	Cleared, development-ready
Location Highlights	<ul style="list-style-type: none">• High visibility• Proximity to Interstate 26• Nearby <i>industrial</i> users on Highway 221 and Highway 290• Emerging <i>retail</i> corridor on Highway 221 near Dorman High School (±3,900 students)
VPD	±19,200 via Highway 221
Price	\$375,000

Property Highlights



High-visibility frontage along Highway 221



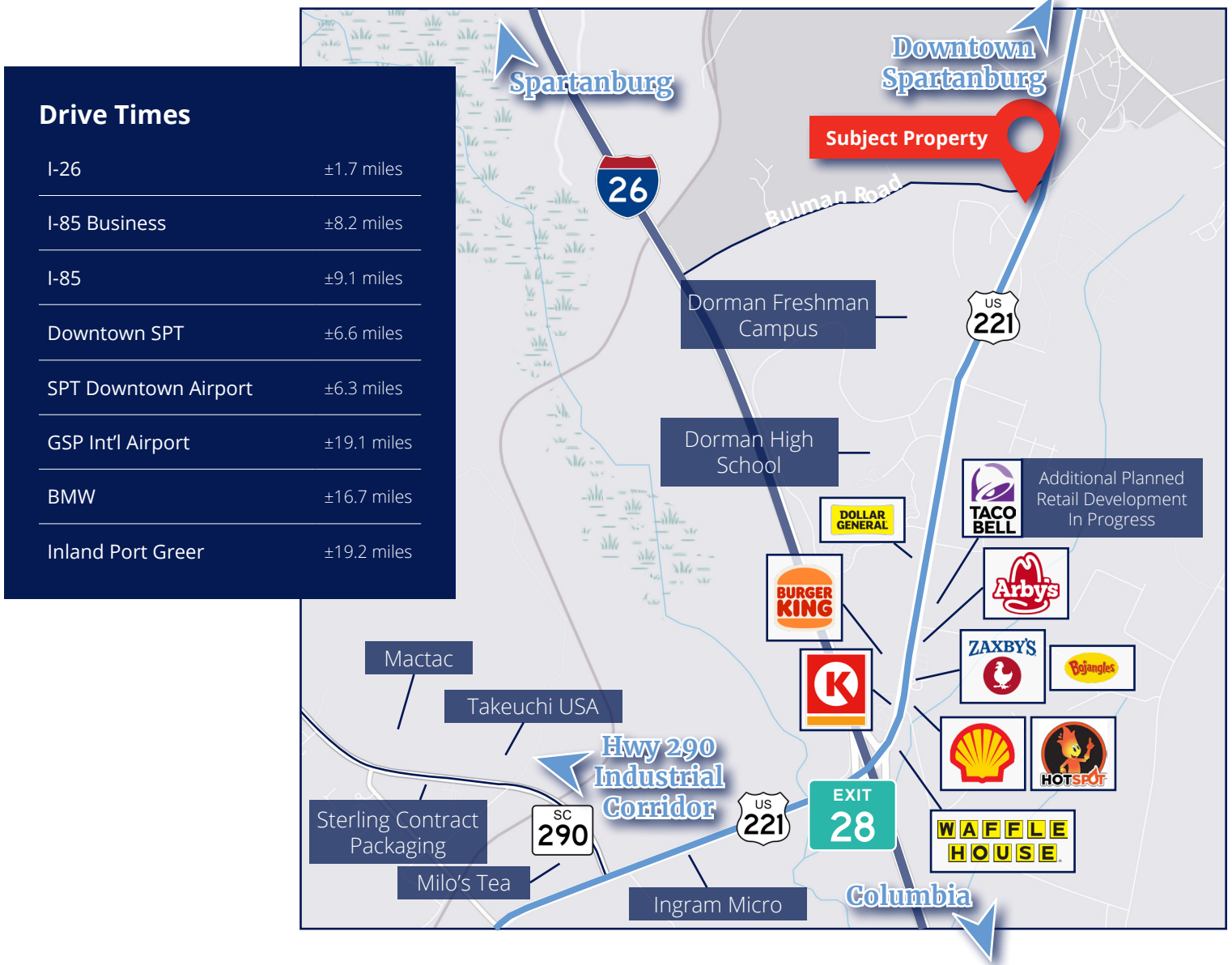
±1.66-acre parcel



Development-ready for commercial use



Location Overview



This property is located in a growing corridor along Highway 221 on the southside of Spartanburg county.

Less than two miles from Interstate 26 and 8 miles from Interstate 85, this is an excellent location for a company looking to position themselves with convenient access to major transportation routes, as well as the Inland Port in Greer and both Spartanburg Downtown and GSP International Airports.

With the current daytime traffic counts from Downtown Spartanburg, Dorman High School and the Highway 290 Industrial Corridor, as well as the retail development in progress on Highway 221, this is also an unbeatable opportunity for a retail, QSR, medical or service provider to capitalize on the growth that is occurring in the area.



Vehicles Per Day

via Hwy 221: ±19,200
 via I-26: ±31,200
 via Highway 290: ±9,000



Daytime Population

1-Mile Radius: ±1,841
 5-Mile Radius: ±38,755
 10-Mile Radius: ±204,642



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