

For Sale

±30.3 ACRES INDUSTRIAL DEVELOPMENT SITE



109 Holly Park Circle | Spartanburg, SC 29303

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PROPERTY SUMMARY

109 Holly Park Circle



SITE PROPERTY

SITE SIZE	±30.295 Acres
FRONTAGE	±496' on Fairforest Road
TOPOGRAPHY	Gently rolling/gradable
UTILITY - WATER	Spartanburg Water
UTILITY - SEWER	Spartanburg Water/SSSD
UTILITY - GAS	Piedmont Natural Gas
UTILITY - ELECTRICITY	Duke Energy
SALE PRICE	Contact Broker



DRIVING DISTANCES

NEW CUT ROAD	±0.2 Miles
 EXIT 3	±1.0 Mile
 EXIT 72	±2.0 Miles
 EXIT 19 EXIT 18	±2.0 Miles
 INLAND PORT GREER	±15 Miles
 GSP INT'L AIRPORT	±16 Miles
GREENVILLE, SC	±28 Miles
CHARLOTTE, NC	±70 Miles
 PORT OF CHARLESTON	±200 Miles



DEMOGRAPHICS

	2025	<u>5 MILE</u>	<u>15 MILES</u>	<u>30 MILES</u>
POPULATION		100,013	358,871	1,081,383
MEDIAN AGE		35.9	39.1	39.9
MEDIAN HOUSEHOLD INCOME		\$64,115	\$75,747	\$81,568
LABOR WORKFORCE (AGE 16+)		80,433	287,997	874,993
UNEMPLOYMENT RATE (AGE 16+)		6.0%	4.9%	4.7%
EDUCATION - HS DIPLOMA		26.8%	26.2%	23.1%
EDUCATION - SOME COLLEGE		19.3%	18.9%	17.4%
EDUCATION - BACHELORS DEGREE		15.4%	18.0%	22.2%

Source: ©2026 Esri







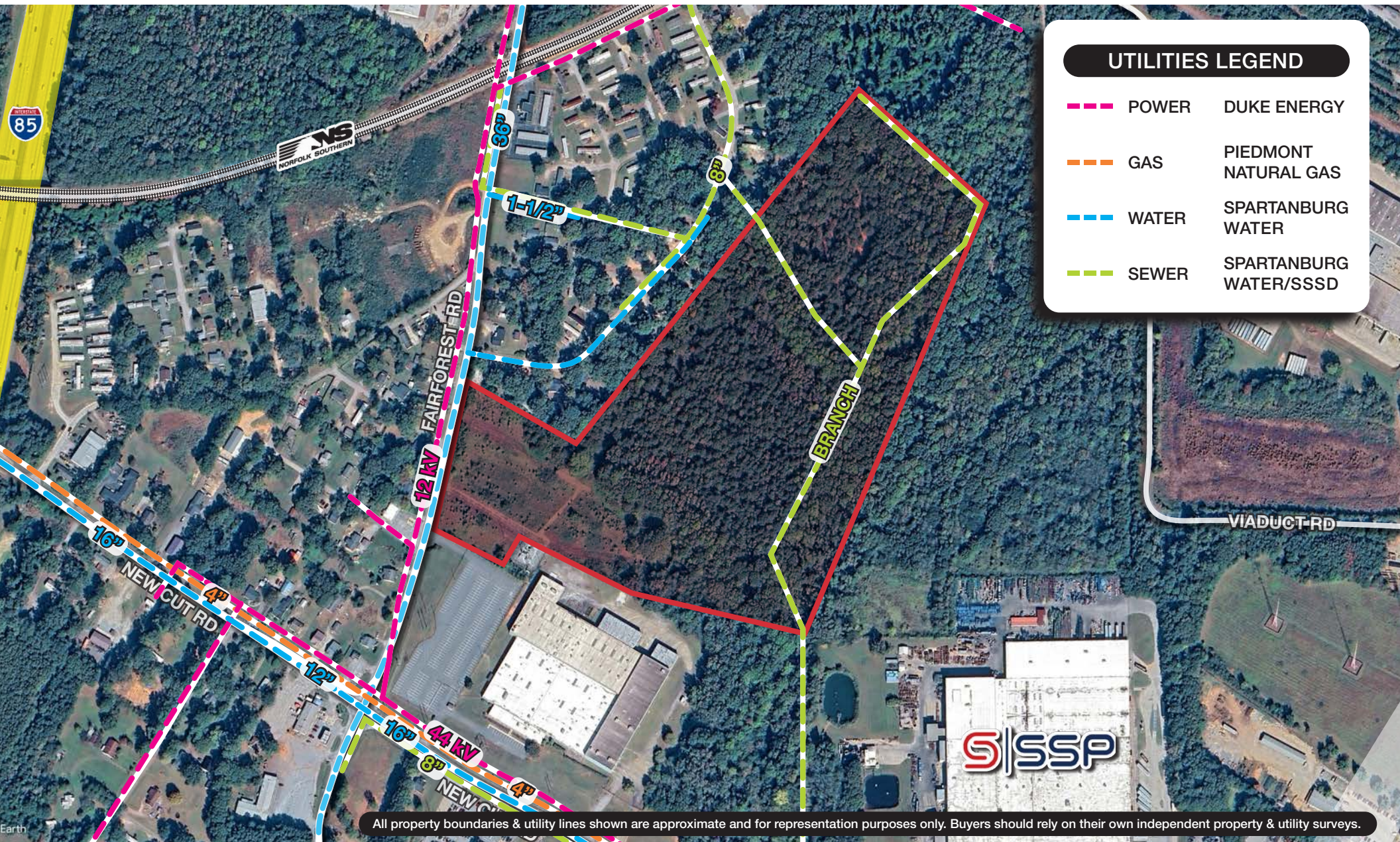


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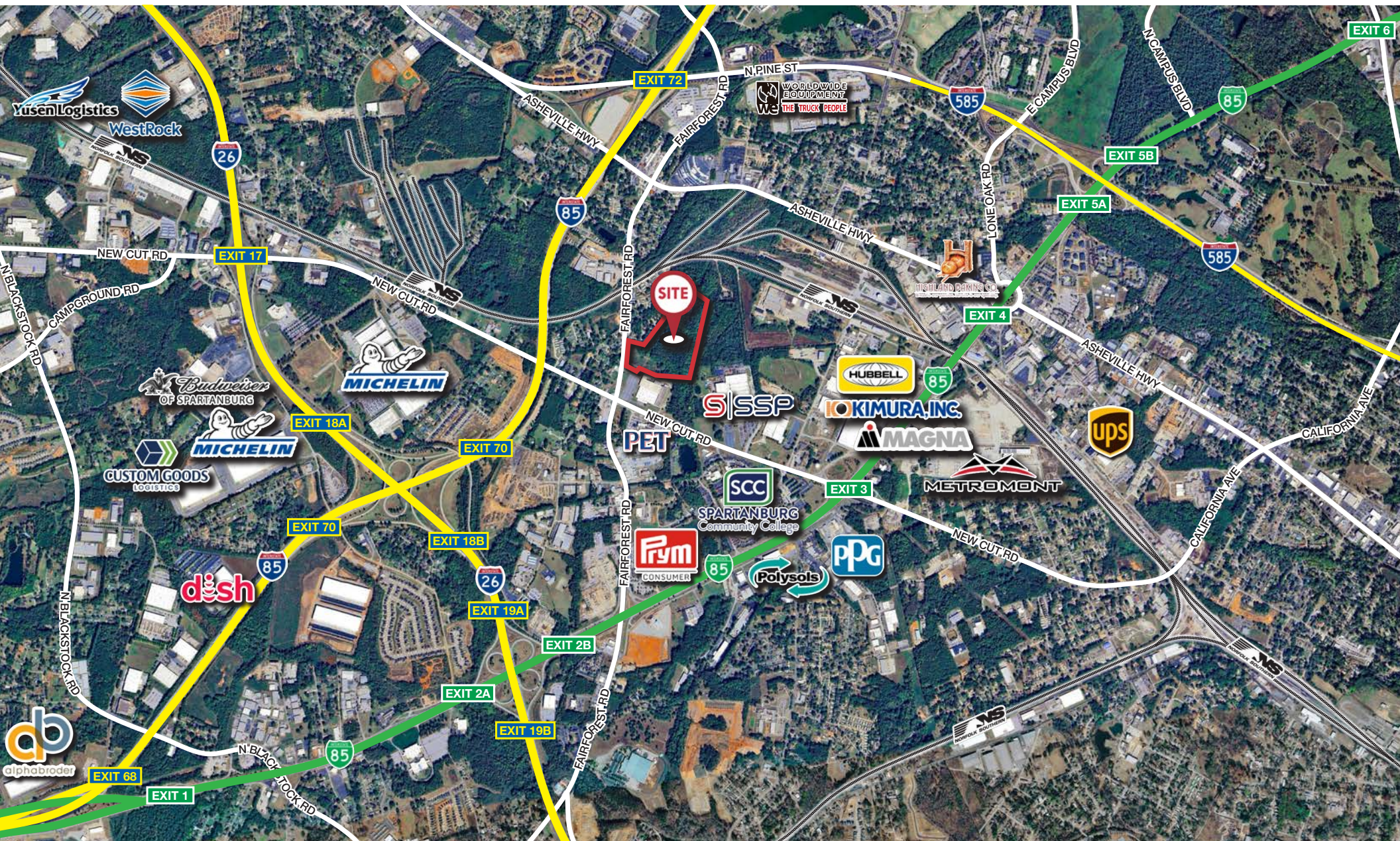


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MARKET MAP

109 Holly Park Circle



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FOR
ADDITIONAL
INFORMATION,
CONTACT THE
SALES TEAM

