

AVAILABLE DEVELOPMENT OPPORTUNITY

PARCEL 1: 1.87 AC

PARCEL 2: 2.35 AC

1201 CROSS ANCHOR RD., WOODRUFF, SC

FOR SALE, LEASE OR BUILD-TO-SUIT

±4.22 AC | \$400,000/AC


PINTAIL



TRANSACTION TEAM



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EXECUTIVE SUMMARY

1201 Cross Anchor Rd., Woodruff, SC

PROPERTY DETAILS

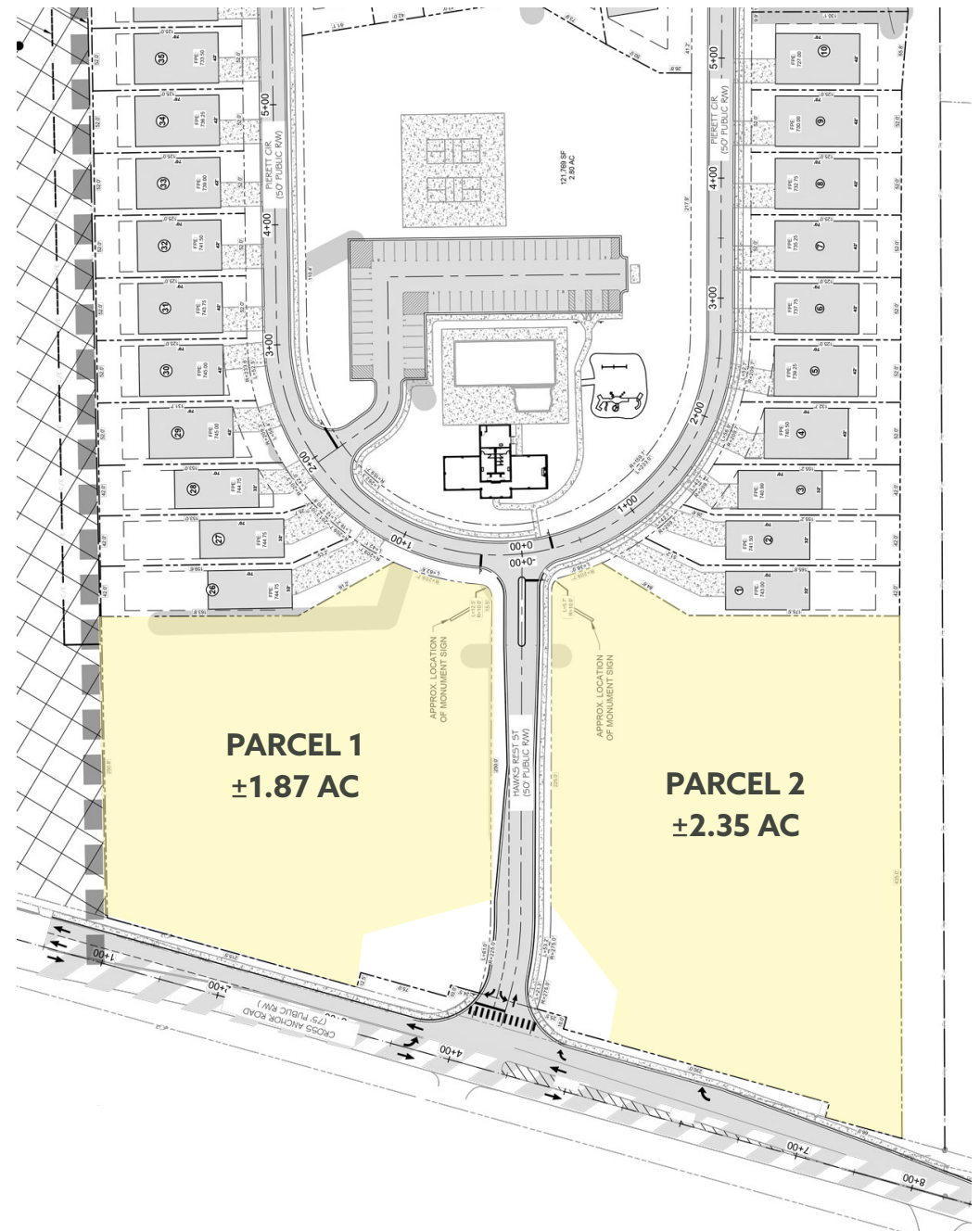
Total Acreage: 4.22 AC
Parcel 1: 1.87 AC
Parcel 2: 2.35 AC
County: Spartanburg County, SC
Current Zoning: Commercial

LOCATION HIGHLIGHTS

Subject Property is made up of 2 commercial outparcels to a new 595-unit subdivision (**Harrier Point**) that will be delivered pad ready with all utilities available.

Located adjacent to Woodruff Elementary School and the new Woodruff High School (2025 Q4 delivery with expected enrollment to be ±2,000 students).

The City of Woodruff has recently permitted 5,000 new homes with an expected completion in 2028.



DELIVERY SCHEDULE

HARRIER POINT

Plans include: 2 commercial outparcels (Subject Property) and 595 SFD Lots

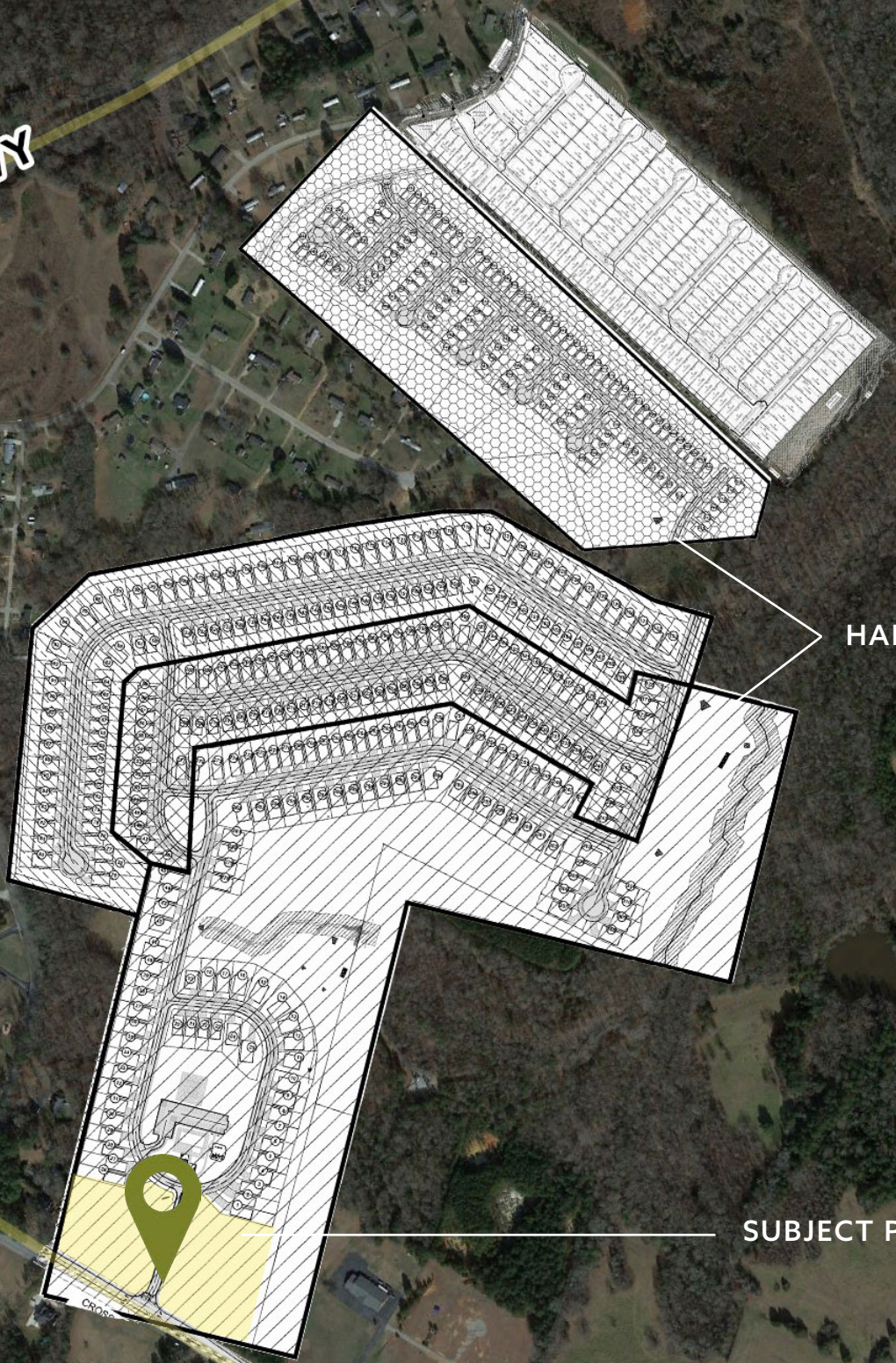
Expected Delivery:

Phase 1	3Q 2024
Phase 2	2Q 2025
Phase 3	4Q 2025
Phase 4	1Q 2027
Phase 5	3Q 2026
Phase 6	3Q 2027



SITE PLAN

SJ WORKMAN HWY



HARRIER POINT

SUBJECT PROPERTY



BATTERY PLANT
(UNDER CONSTRUCTION)



SURROUNDING AREA

Ryan
Homes

Ryan
Homes



WOODRUFF
MIDDLE SCHOOL



WOODRUFF
MIDDLE SCHOOL
(EXPANSION)



WOODRUFF
ELEMENTARY
SCHOOL



WOODRUFF
HIGH SCHOOL
(NEW)



MeritageHomes

DR-HORTON
America's Builder

CROSS ANCHOR RD

AREA SCHOOLS

SPARTANBURG COUNTY SCHOOL DISTRICT FOUR:



Spartanburg County School District Four is located in the town of Woodruff, South Carolina, which is the southern part of Spartanburg County. The area is between I-26 and I-85 with easy access to the cities of Spartanburg and Greenville. The city of Woodruff has a population of approximately 4,500 residents.

District Four encompasses the largest geographic area of the seven Spartanburg County school districts, as it spans from Greenville County to Laurens and Union Counties. With a student population of approximately 3,000 students, Spartanburg District Four serves families within the town limits of Woodruff, as well as the surrounding rural communities of Cross Anchor, Enoree, Switzer, Green Pond, and Crescent. Spartanburg District Four is comprised of four schools with all students within designated grade bands attending the same school. This unique structure is referred to as a single attendance zone school district.

This property is located less than one mile from all four schools in this district.



Woodruff Primary School



Woodruff Elementary School



Woodruff Middle School



Woodruff High School

AREA DEMOGRAPHICS

2023 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	985	7,630	11,234
HOUSEHOLDS	372	2,938	4,323
MEDIAN HOME VALUE	\$160,714	\$136,701	\$156,887
AVG. HOUSEHOLD SIZE	2.5	2.5	2.6
OWNER-OCCUPIED HOUSING UNITS	293	2,052	3,289
RENTER-OCCUPIED HOUSING UNITS	105	1,093	1,335
MEDIAN AGE	41.8	39	39.8
MEDIAN HOUSEHOLD INCOME	\$48,237	\$45,578	\$50,062
AVERAGE HOUSEHOLD INCOME	\$61,074	\$56,173	\$64,294



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