

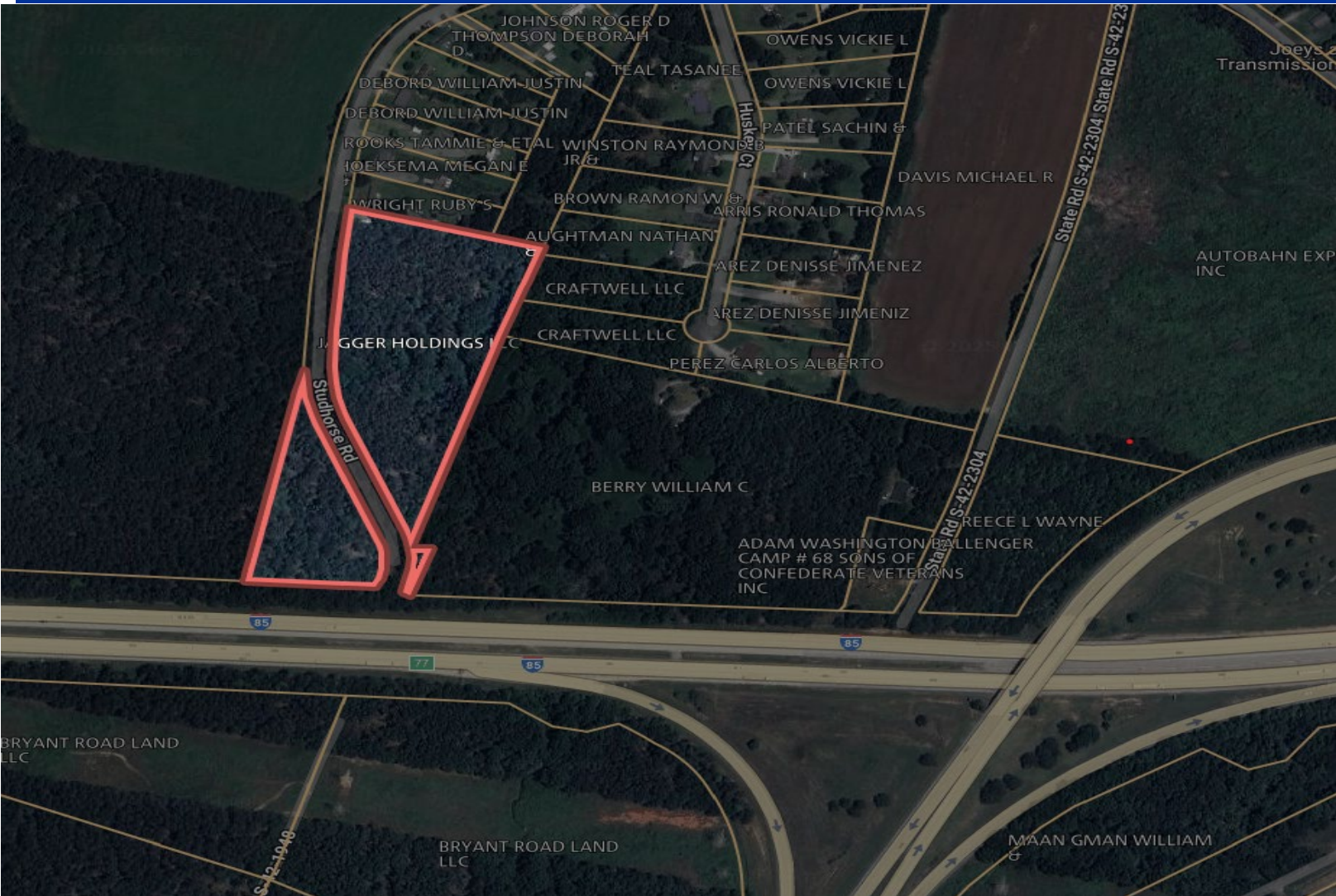


SPENCER/HINES

PROPERTIES

LAND INVESTMENT

Studhorse Rd.
Spartanburg, SC 29303



CONTACT

Neil Newberry 828-768-4044
nnewberry@spencerhines.com

Acerage: 9.36 acres
Parcel: 7-01-00-044.00
Zoning: None

Sales Price: \$418,000
County: Spartanburg

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

215 N. Pine Street, Spartanburg, SC 29302/ 864-583-1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

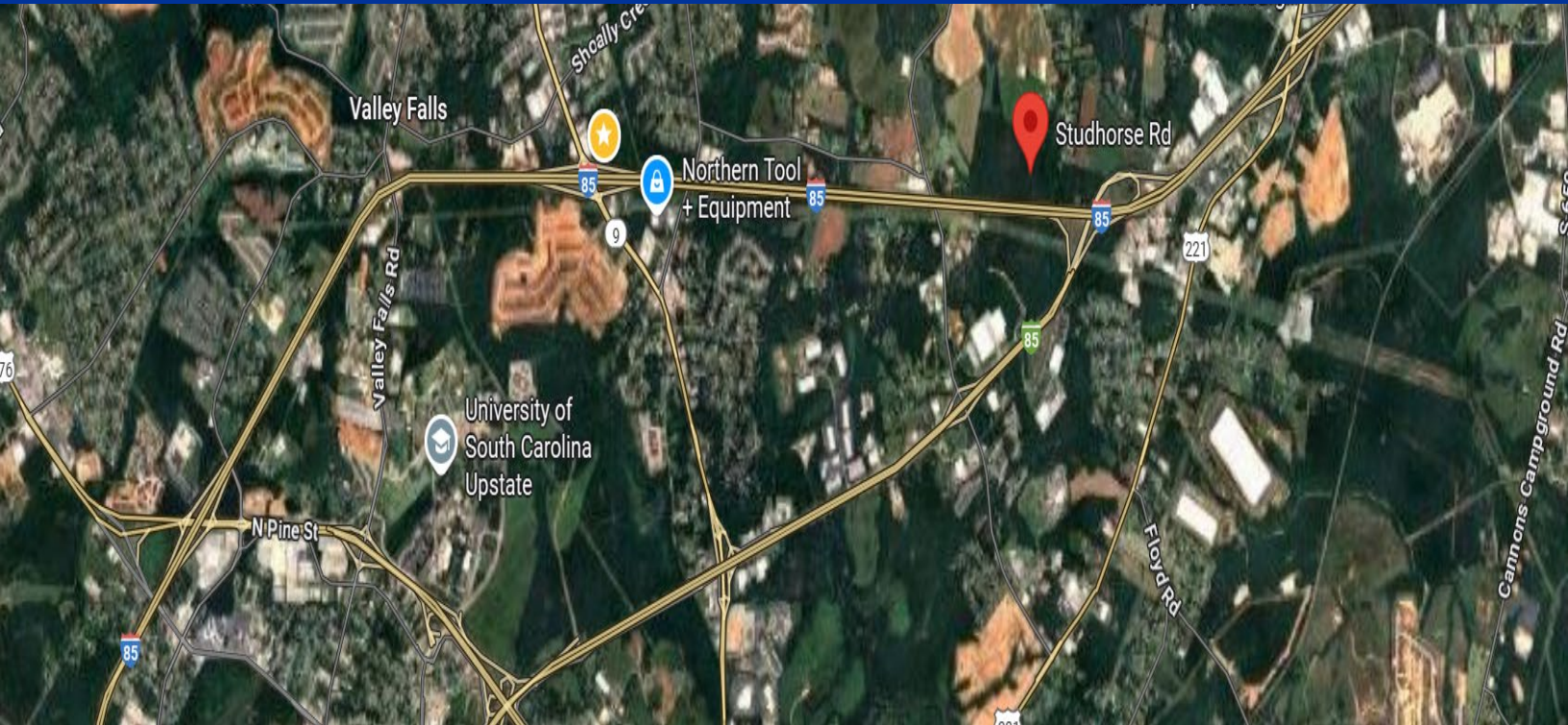
VACANT LAND – GENTLY SLOPING

VISIBLE FROM I-85 – NEAR I-85/ US 221 EXIT

VPD = 67,300 ON I-85 BY PROPERTY
VPD= 23,800 @ ACCESS POINT ONTO US 221

IDEAL FOR STORAGE FACILITY, WAREHOUSE, EQUIPMENT CO. NEEDING YARD, LANDSCAPE – BLDG. MATERIALS+ OTHER USES.

POWER + MUNICIPAL WATER ADJACENT



Land at Studhorse Rd. conveniently located.

Localized:

QT and the I85- Hgwy 221 interchange=	1.8 miles/ 4 minutes
I85 and Hgwy 9 interchange.=	4.1 miles/ 8-9 minutes
Ingles Mkt. on 221 (Chesnee Hgwy) =	2.7 miles/6-7 minutes
USC Upstate & Apts. =	7.3 miles/10-14 minutes

Upstate area:

I26 and I85 intersection	8.8 miles/ 10-12 minutes
Downtown Spartanburg	8.0 miles/ 18 minutes
I85 and NC line	31 miles/ 34 minutes
Hgwy 290/ Hgwy 101-I85	17m & 20 min. // 21m & 24 min.
GSP Airport	24.8 miles/ 26 minutes

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From Property:		
Spartanburg SC	8 miles	18 min.
Greenville, SC	36 miles	40 min.
GSP Airport (SC)	24 miles	25 min.
Charlotte, NC	70 miles	1.25 hr.
Asheville, NC	73 miles	1.25 hr.
Columbia, SC	100 miles	1.50 hr.

100-Mile Radius Report for Spartanburg, SC Metro Area

This region includes 66 counties: Columbia, GA; Elbert, GA; Franklin, GA; Hart, GA; Lincoln, GA; Madison, GA; Oglethorpe, GA; Rabun, GA; Richmond, GA; Stephens, GA; Wilkes, GA; Alexander, NC; Anson, NC; Avery, NC; Buncombe, NC; Burke, NC... plus 50 more counties. [Download County-level Detail Data](#)

Population in 2024:
7,674,214

10-Year Growth:
13.6%

Largest Counties by Population in 2024

County (Metro/City)	Size
Mecklenburg, NC (Charlotte-Concord-Gastonia)	1,206,285
Greenville, SC (Greenville-Anderson-Mauldin)	570,745
Richland, SC (Columbia)	430,651
Spartanburg, SC (Spartanburg)	369,256
Lexington, SC (Columbia)	313,774
York, SC (Charlotte-Concord-Gastonia)	303,001
Buncombe, NC (Asheville)	279,210