



SPENCER/HINES
P R O P E R T I E S

LAND

485 Phillips Drive
Cowpens, SC



Sale Price: \$69,500 per acre

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CosStar
POWERBROKER

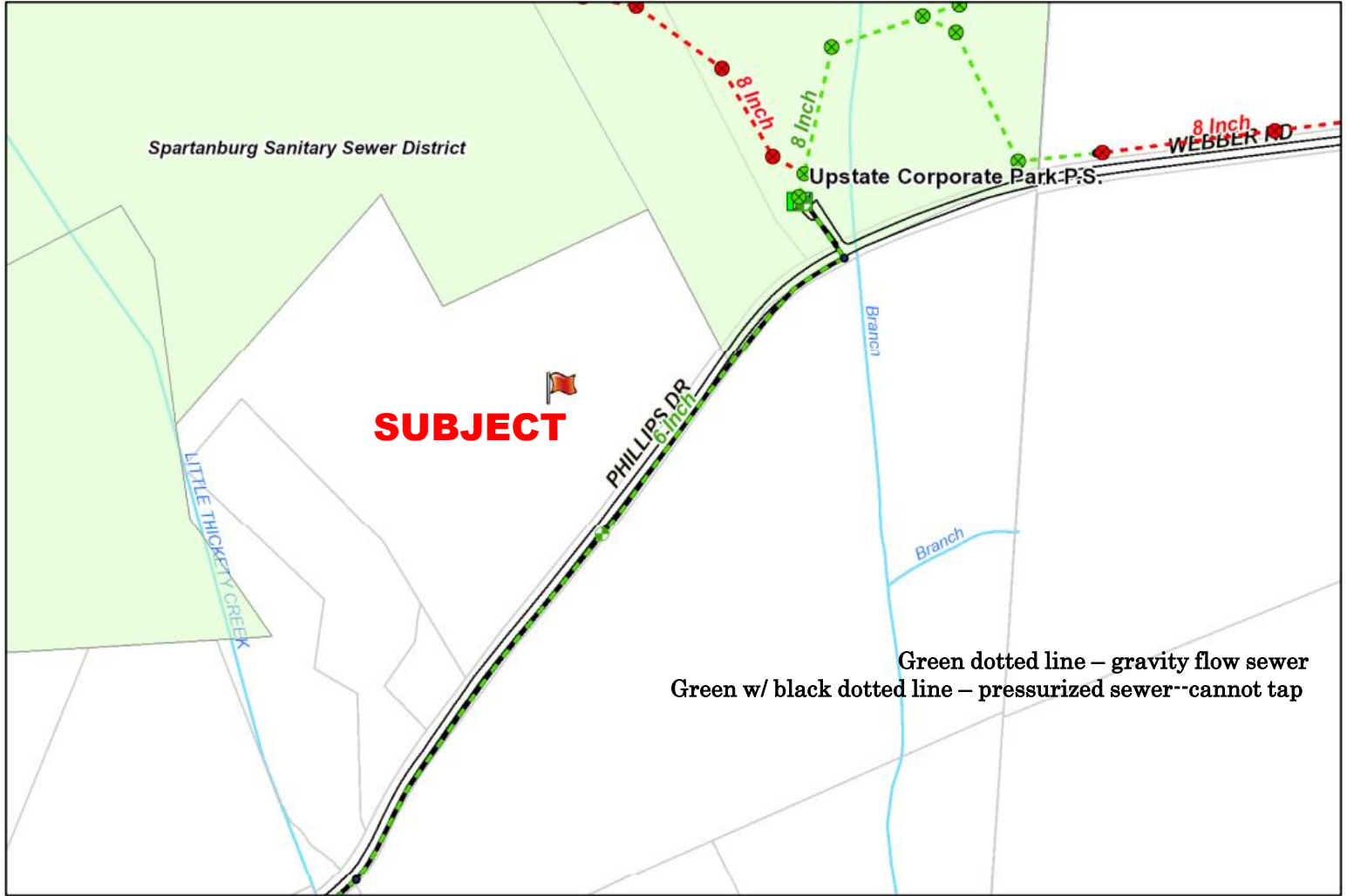
WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor , Spartanburg, SC - 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.

- 15.21+/- acres located on Phillips Drive in Cowpens.
- 930' road frontage
- Spartanburg County Tax Map # 3-04-00-032.00
- Conveniently located less than 1 mile to I-85.
- Sewer approximately 400' from site
- Adjacent to new 100+/- acre corporate park & new housing development.
- Great site for residential development/multi-family or Industrial.





Phillips Drive Sewer Map

Disclaimer: Neither the Spartanburg Water System-Spartanburg Sanitary Sewer District (collectively known as "Spartanburg Water"), nor any agent, officer, elected official or employee of Spartanburg Water warrants the accuracy, reliability or timeliness of any information provided with the data herein. Spartanburg Water shall not be liable for any losses caused by such reliance on the accuracy, reliability or timeliness of such information, including but not limited to, incidental damages. This data is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose or non-infringement. Spartanburg Water maintains all immunities as provided in the South Carolina Tort Claims Act.



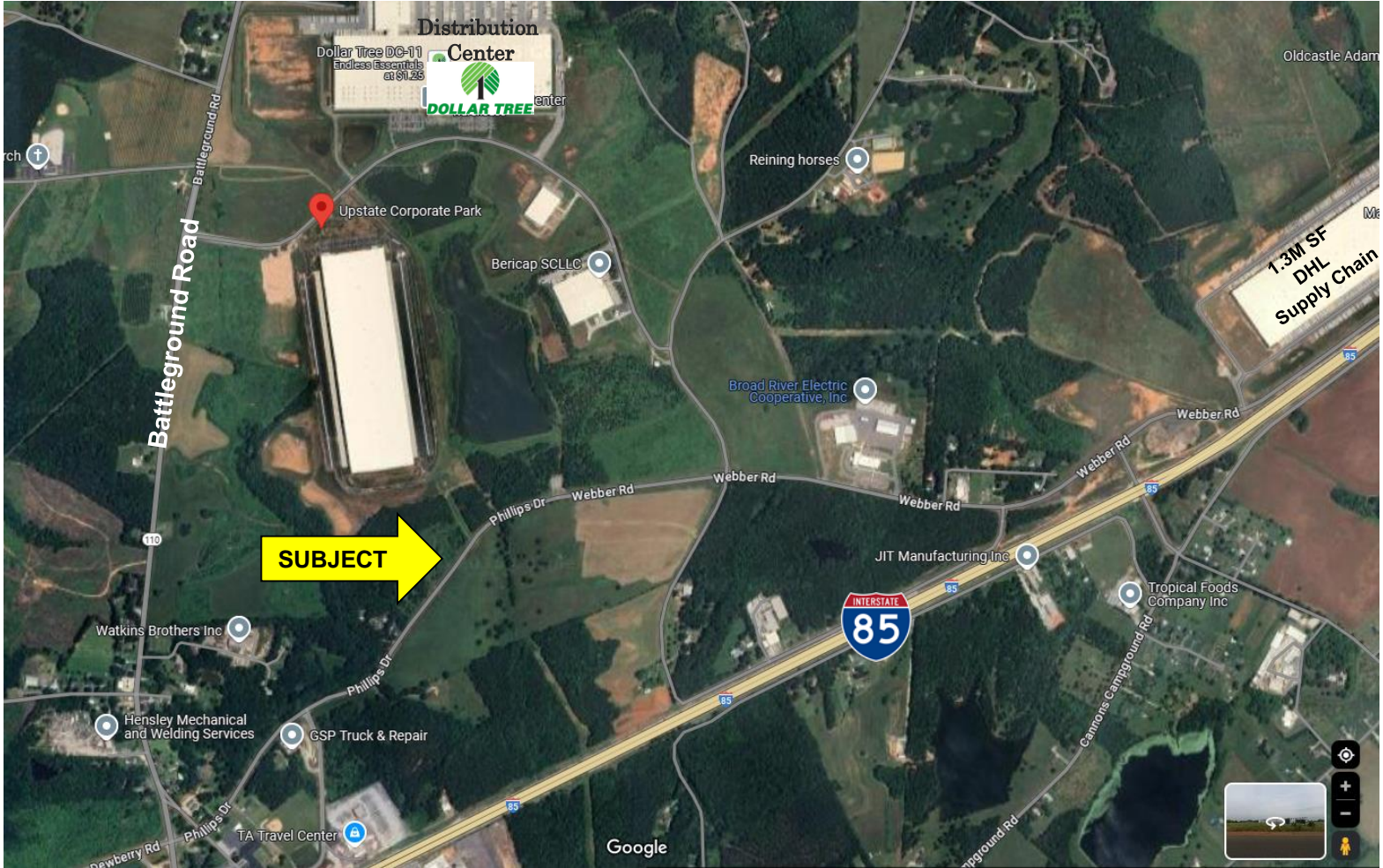
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SPENCER/HINES PROPERTIES



onespartanburginc.com

2023 BY THE NUMBERS

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

\$1.1 Billion*  **55% NEW**
CAPITAL INVESTMENT **45% EXPANSION**

Equal to **\$3 million** every single day

13.5M  **SQ.FT**
SPEC SPACE
planned or under construction

PROJECT BREAKDOWN BY INDUSTRY

- 56%**  **Advanced Manufacturing**
- 14.7%**  **Advanced Materials**
- 7.8%**  **Automotive**
- 5.1%**  **Distribution & Logistics**
- 3.5%**  **Life Sciences**
- 3.5%**  **Office/Shared Services**
- 2.6%**  **Aerospace**
- 2.6%**  **Agribusiness**
- 1.7%**  **Multifamily**
- 2.5%**  **Unclassified/Unknown**

24*  **PROJECTS**

1,146*  **JOBS**

117  **PROJECTS AND RFI**

Spartanburg County's economic development success continued in 2023, with ongoing interest from core sectors like advanced manufacturing and distribution and logistics. As we look toward 2024, our team expects another series of strong project announcements.

KATHERINE O'NEILL
Chief Economic Development Officer
OneSpartanburg, Inc.


ECONOMY

Downtown Development

94.5%
OFFICE
OCCUPANCY RATE

97.2%
RETAIL
OCCUPANCY RATE

85.2%*
MULTIFAMILY
OCCUPANCY RATE

3,700+  **HOUSING UNITS**
in the pipeline or under construction within 5 miles of Downtown Spartanburg

42,598  **PEDESTRIANS**
on Main Street every week



\$425M HISTORIC DOWNTOWN INVESTMENT

The biggest investment in Downtown Spartanburg's history includes a Minor League Baseball stadium, to be named *Fifth Third Park*, along with residential, retail, hotel and office space.

*Occupancy rate reflects several new multifamily projects entering market in 2023.



SPENCER/HINES PROPERTIES

Advocacy

55% 
VOTED YES TO
FIX OUR ROADS

577 
ROAD PROJECTS
TO BE COMPLETED
over the next 6 years

\$478M 
CAPITAL PENNY
SALES TAX REVENUE
PROJECTED

\$30M 
STATE FUNDING
SECURED
to enhance Downtown
Spartanburg

Power Up Spartanburg

1,304 
SPARTANBURG
COUNTY
BUSINESSES
ENGAGED

\$1.51M 
FUNDING APPROVED
OR DISBURSED
\$924K Loans | \$590K Grants

79 
JOBS CREATED
30 Employees | 49 Contractors

\$1.63M 
GROSS REVENUE
GROWTH
Self-reporting through
6-month follow up survey

3 
SUPPLY
CONTRACTS
SECURED

500+ 
TOTAL HOURS OF
WORKSHOPS &
MENTORSHIPS SESSIONS

\$6.3M 
H-TAX
SPARTANBURG
COUNTY
November 2023

6% 
INCREASE IN
HOTEL ROOM
DEMAND
compared to 2022

\$95.4M
ANNUAL HOTEL
REVENUE
11.1% increase 
compared to 2022

7% 
INCREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2022

18 
PROPERTIES IN THE PREFERRED
HOTEL PROGRAM

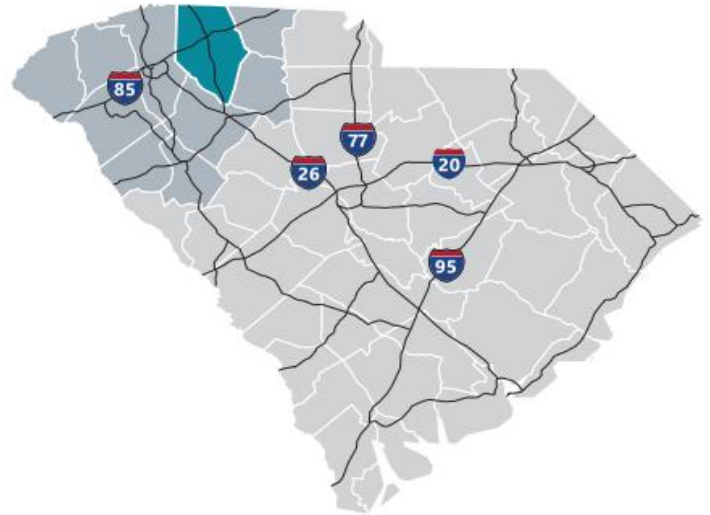
HOSTED 
NCAA MENS & WOMENS
DIVISION I CROSS COUNTRY
REGIONAL CHAMPIONSHIPS
40 men's teams
41 women's teams
480+ athletes

AWARDED 
RENDEZVOUS SOUTH
First destination to host in S.C.
50+ meeting/event planners
50+ southern destination teams



Spartanburg County

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to an important, more diversified, manufacturing center. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it at the top of the list for business and personal relocation.



Total Population

	2010	2020	2025	Growth Rate ¹
Spartanburg County	284,307	332,410	356,350	1.40%
Upstate SC	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%

¹ Projected Annual Growth Rate 2020-2025



Upstate SC Region

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



Total Population

	2010	2020	2025	Growth Rate ¹
Upstate SC Region	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%
United States	308,745,538	333,793,107	346,021,282	0.72%

¹Projected Annual Growth Rate 2020-2025