



+/- 211 AC

Laurens Nicholson, CCIM, SIOR

CONTACT



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www.windsoraughtry.com

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PROPERTY DESCRIPTION

LOCATION

Hwy. 221 & Bryant Road, Spartanburg, SC

TAX MAP NUMBERS

7-04-00-057.00

7-04-00-057.02

7-04-00-057.03

7-04-00-057.06

ACREAGE

± 211 Acres - Vacant Land

FEATURES

Great access to I-85

Multi-purpose use

2,000' Frontage on Hwy. 221

1,518' Frontage on Bryant Road

PRICE

\$14,257/Acre

PROPERTY FEATURES

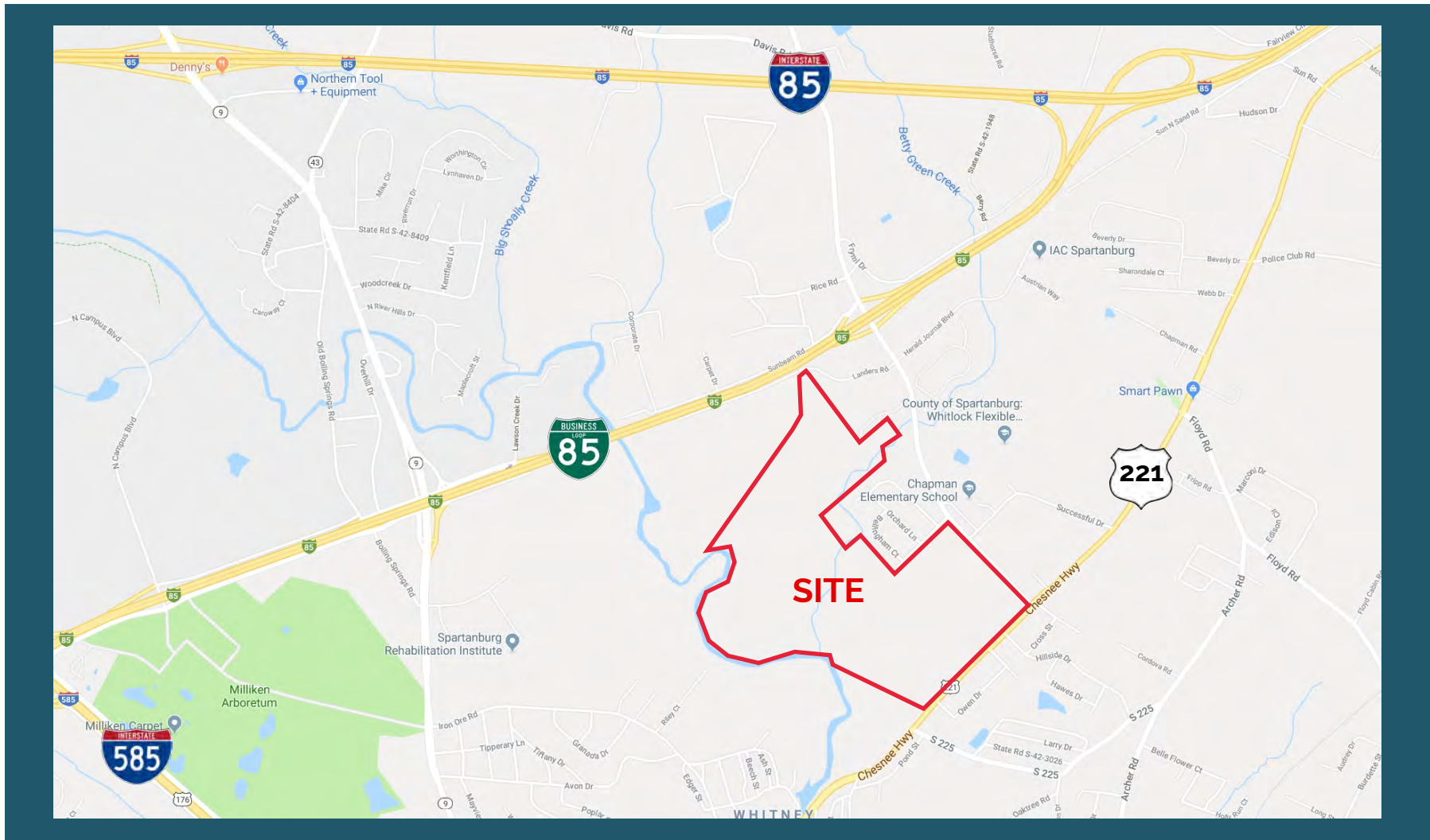
- Property is easily accessible from two major roads
- Property is centrally located between Hwy. 221 & Interstate Business 85
- Currently unzoned
- Topography is gradual with water near rear of property
- Provides great flexibility for development

DEVELOPMENT OPTIONS

- Parcels can be developed for commercial, industrial or residential use
- Major highway access provides capability to support commercial/retail development
- Site compliments established commercial/industrial development in area
- Elementary and middle schools adjacent to property enhance residential options
- Additional land is also available on adjoining sites

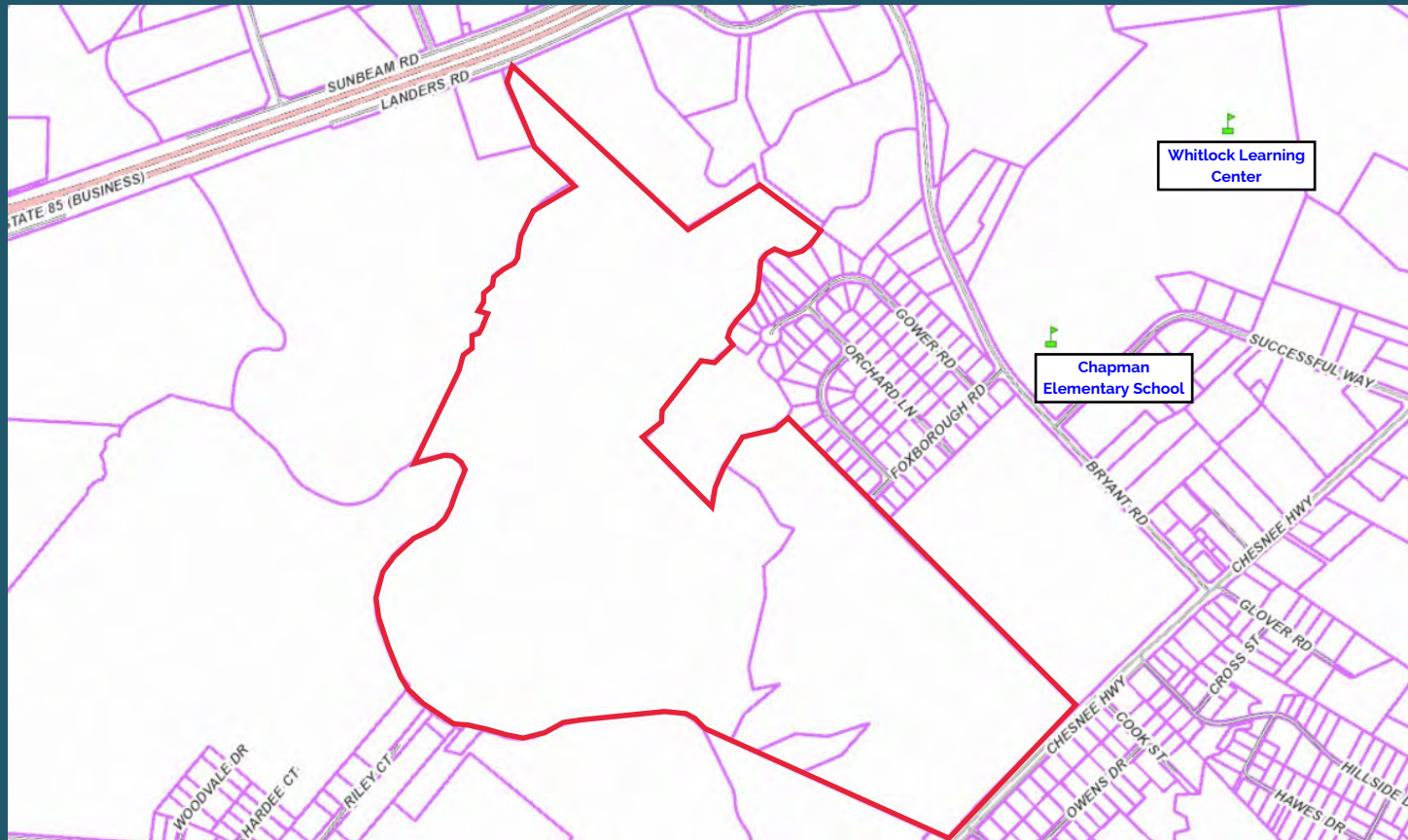
LOCATION MAP

Hwy. 221 & Bryant Road | Spartanburg, SC



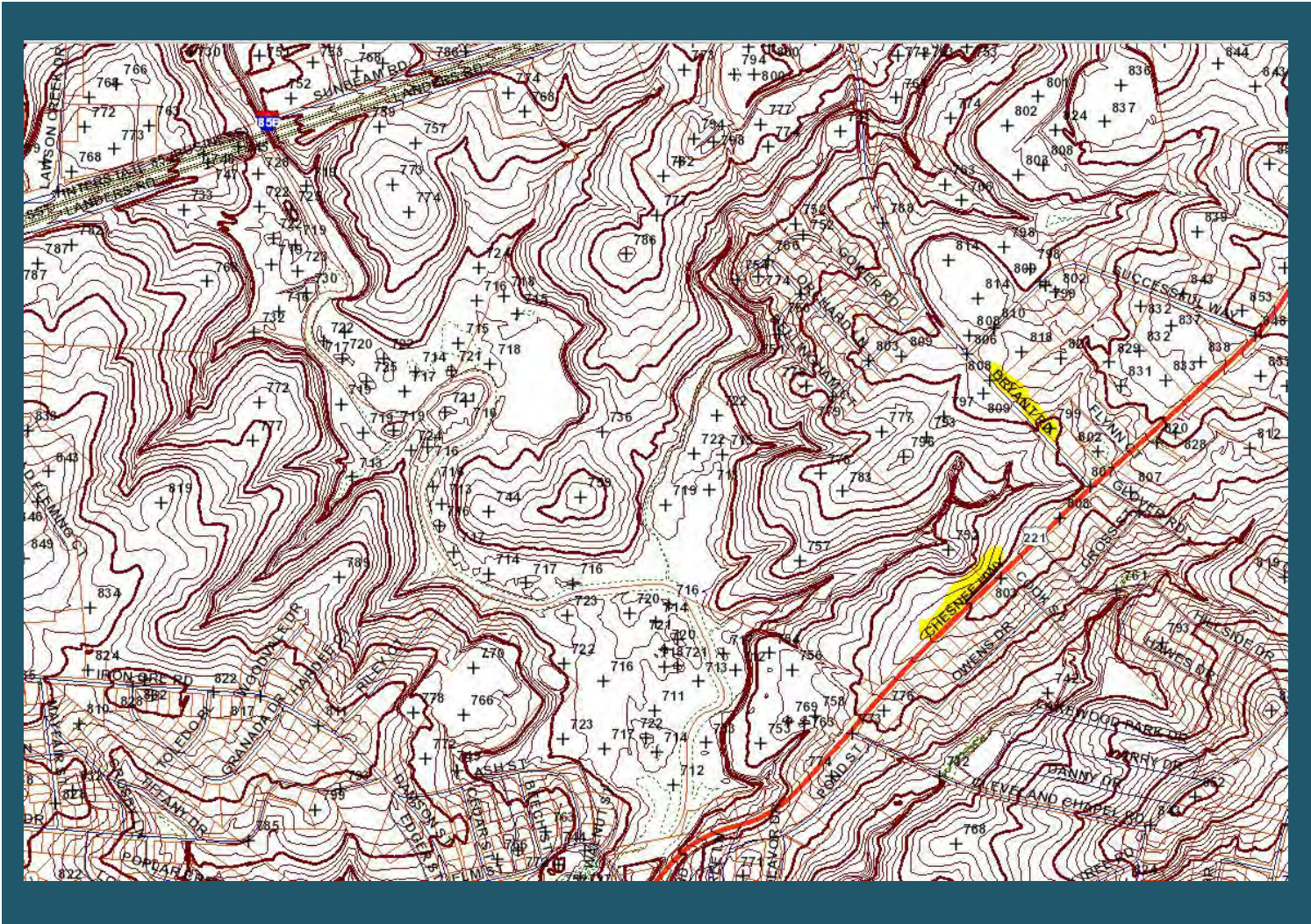
TAX MAP

Hwy. 221 & Bryant Road | Spartanburg, SC

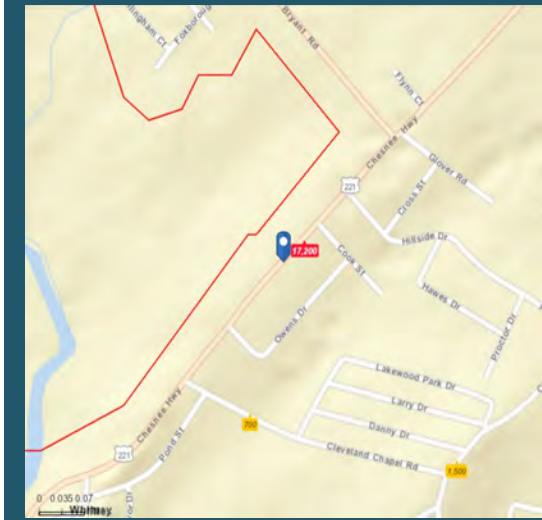


TOPOGRAPHIC MAP

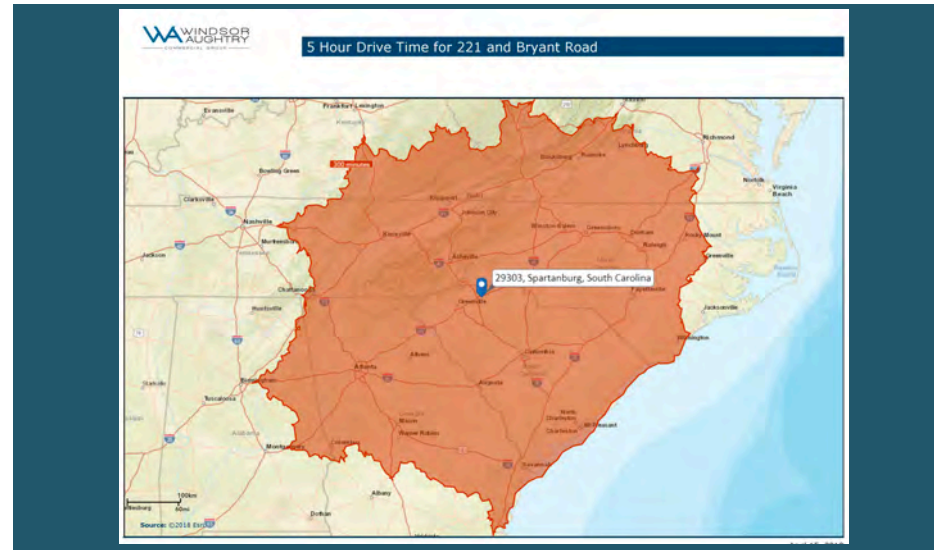
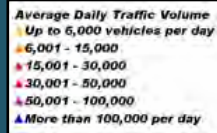
Hwy. 221 & Bryant Road | Spartanburg, SC



DEMOGRAPHICS



Traffic Counts



5 Hour Drive Time	2010 Summary	2018 Summary	2023 Summary
Population	27,287,699	29,654,388	31,248,931
Households	10,568,710	11,448,278	12,048,440
Families	7,118,341	7,604,529	7,960,774
Average Household Size	2.51	2.53	2.53
Owner Occupied Housing Units	7,149,238	7,475,561	7,981,527
Renter Occupied Housing Units	3,419,472	3,972,717	4,066,912
Median Age	37.2	38.7	39.5
Median Household Income		\$51,572	\$56,675
Average Household Income		\$72,146	\$81,948

ECONOMY

Spartanburg has a diverse economy comprised of a large industrial sector of Fortune 500 companies such as BMW Manufacturing Company, LLC, Milliken, Michelin, adidas, Dräxlmaier, Toray Carbon Fibers, Röchling, Magna, Auriga Polymers, Advance America, Denny's and many, many more. Our diversity is further reflected in the number of international businesses located here. According to the New York Times, more than 80 international companies from 19 countries call Spartanburg home.

From our industrial beginnings in textiles in the early 20th century to our late 20th century and new millennium status as an automotive hub, we have capitalized on our industrial strengths and evolved into a high-growth economic area. Since BMW Manufacturing Company, LLC, located to our area in the mid-'90s, more than 100 automotive suppliers and companies have located in the region. There are many other industries including plastics, packaging, metalworking and distribution that comprise a large percentage of our economic base.

QUICK STATS

	2010	2012 ¹	2017 ¹
Population*	284,307	288,046	300,910
Pop. 65 & Above*	38,227	40,355	47,660

¹ ESRI Forecasts for 2012 and 2017

* US Bureau of Census, 2010 Census of Population and Housing

SOUTH CAROLINA ROADS

South Carolina's Upstate is located along Interstate 85, which connects Atlanta and Charlotte, and is known for its ability to efficiently move people, goods and services. The region has excellent interstate highways, convenient rail services and an Inland Port with rail connection to the Port of Charleston, and both commercial and private air connectivity. In addition, power and water capacity are plentiful, and the Upstate's electric rates are among the lowest in the nation.



By Land

The 19th Annual Highway Report: The Performance of State Highway Systems (1984-2008) reports that South Carolina ranks 6th in the nation in state highway performance and cost-effectiveness. The state ranks 1st in total highway disbursements, 1st in capital and bridge disbursements, and 3rd in maintenance disbursements.

- Interstates 85 and 26 span the Upstate and provide direct access to major markets and the Port of Charleston
- South Carolina has the 4th largest state-maintained highway system
- CSX and Norfolk Southern provide Class-I rail service to the area in addition to short-line services

SOUTH CAROLINA INLAND PORT



SC Inland Port Benefits

Top reasons for positive commercial interest in the SCIP:

Meet the South Carolina Inland Port – an innovative new intermodal facility 212 miles inland. Now you can move containers inland with speed and reliability, while simultaneously lowering your carbon footprint.

Competitive or lower cost: Reduced empty miles, higher truck productivity, lower chassis/per diem/detention charges. Ability to terminate and source empties closer to the origin/destination. Competitive with all-motor on a one-way basis. Represents a modal shift to reduce trucking risks from higher fuel costs, driver availability, hours-of-service rules and other factors.

Reliability & Flexibility: Overnight, express daily shuttle five days per week. Operated by the Ports Authority. Closer access to inventory. 24/7 operating hours for quick access to cargo.

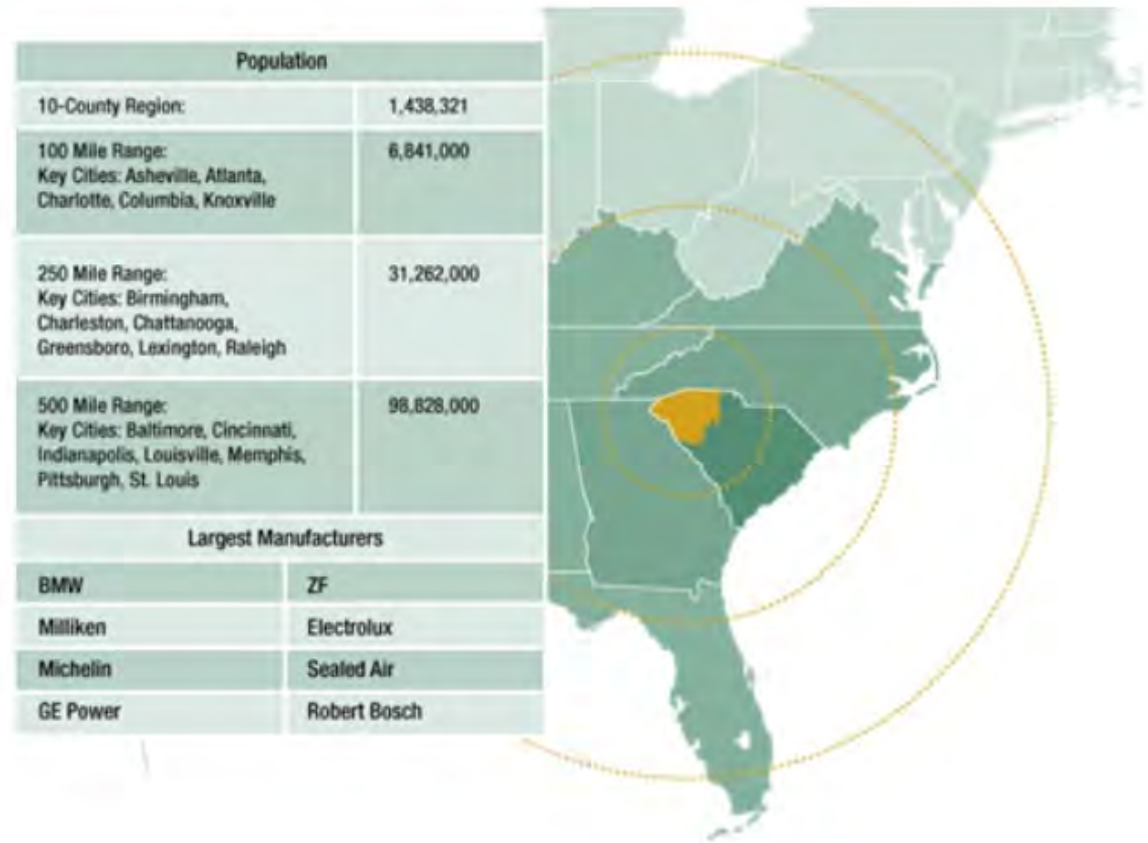
Future Growth: Ideally situated on I-85 between Charlotte and Atlanta, the fastest growing corridor in the country. Easy access to North Carolina, Tennessee, Georgia, western Virginia and eastern Kentucky. 94 Million consumers live within 500 miles. Adjacent air cargo services for e-commerce/fulfillment. Part of broader \$2 billion CAPEX program in South Carolina.

Carbon Footprint: An air model based on EPA data typically shows companies can expect a 70-85% reduction in emissions from fewer truck/empty miles. Particularly attractive to leading global brands with corporate sustainability ambitions.

SOUTH CAROLINA HIGHLIGHTS

Upstate South Carolina provides an exceptional business climate for some of the world's most forward-thinking companies. Many of them are world leaders in the development and application of cutting-edge technologies in automotive, aerospace, advanced materials, biosciences and energy industries. With a talented workforce, a diverse range of industry, an accommodating infrastructure, and an attractive lifestyle, it's no wonder top companies such as Michelin, BMW, GE Power, Fluor, Milliken, and Fuji all call Upstate South Carolina home.

Indication of the cumulative business advantages offered by the Upstate is evidenced by the growth of both existing and new companies in the Upstate. Since 2010, we have announced more than \$13 billion in capital investment and more than 36,928 jobs. In 2016, more than half of the State's announced projects were in Upstate South Carolina.



CONTACT LAURENS FOR ADDITIONAL INFORMATION



Laurens Nicholson, CCIM, SIOR

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BIOGRAPHY

Laurens is a Principal/Director with Windsor Aughtry Company, Inc. He has been working in commercial real estate investment since 1993 and specializes in investments with an emphasis in hospitality development. Windsor Aughtry is a developer for hospitality, medical office buildings, industrial and retail centers.

Laurens also serves on the faculty of the CCIM Institute where he is a senior instructor teaching courses on Financial Analysis for Commercial Investment Real Estate. Laurens also teaches the Foundations course as well as CCIM 103: User Decision Analysis for Commercial Investment Real Estate.

EDUCATIONAL BACKGROUND

B.S. in Business Administration, Clemson University 1990

PROFESSIONAL EXPERIENCE

Windsor Aughtry Company, Inc. – Director and Stockholder (Present)

CCIM Senior Instructor: CCIM 101 Financial Analysis for Commercial Investment Real Estate

CCIM 103 User Decision Analysis CCIM Foundations

South Carolina Association of Realtors – Member and Past Board of Directors

Ameris Bancorp – Community Board of Directors – Present

Christ Church Episcopal School – Capital Campaign – Past

National Association of Realtors, Member

Laurens is responsible for client development, project management on behalf of developers, users and investors. He manages projects through completion.

Site selection and facility development.

Supervises a staff of leasing and sales consultants and responsible for developing and implementing project completion.

Creates and implements the overall strategy for developing and maintaining commercial real estate portfolios.

Responsible for complete site selection, project management and development process for such projects as the largest economic development recruitment in Greenville County in 2016: PL Development, 2015: Borgeson, other clients include Lockheed Martin, BMW, Michelin, GE, Safelite, T.

Walter Brashier and Associates, Esso Properties LLC, MC3 LLC, Lincoln Energy Solutions, Gary Player Group, Cliffs Communities, David C. Poole Co.

PROFESSIONAL AFFILIATIONS & DESIGNATIONS

SIOR – Global Organization – President Carolina’s Chapter – 2014

CCIM – Global Organization – Education Committee – Member at Large

CCIM – South Carolina Chapter – Board of Directors, Past President

AWARDS

Commercial Realtor of the Year – Great Greenville Association of Realtors – 2002

CoStar Power Broker – Industrial Sale & Lease Transactions – 2009, 2010, 2012, 2013, 2014, 2016

ABOUT WINDSOR AUGHTRY COMPANY, INC.



**40 West Broad Street, Suite 500
Greenville, SC 29601
www.windsoraughtry.com**

Today, after twenty years of excellence in residential and commercial development, the company's three principals and key employees have well over 200 years of combined experience in the real estate industry. Over the last two decades, Windsor Aughtry Company, Inc. has accomplished far more than the founders of the company ever dreamed possible.

- Development of 40+ residential subdivisions with over 3,500 single-family units sold, including a full-service retirement community and several upscale patio home communities.
- Development, construction management and marketing of a downtown residential/commercial condominium project and parking facility in partnership with the City of Greenville, South Carolina.
- Development, construction management and marketing of two downtown residential/commercial condominium projects and parking facilities in partnership with the City of Chattanooga, Tennessee.
- A full spectrum of Commercial Brokerage, Investment, and Advisory Services.