



DEVELOPMENT OPPORTUNITY IN EMERGING AREA

**186 HARRIS PLACE
SPARTANBURG, SC 29306**

Reduced Asking Price - \$100,000

AVAILABLE SPACE
5,687 SF (0.13 ac)

Owner Financing Available



Contact:

Wiley North
864 580 6126
wnorth@cbccaine.com

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151 S. Daniel Morgan Avenue, Spartanburg, SC 29306
864.585.8713

FOR SALE

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DEVELOPMENT OPPORTUNITY IN EMERGING AREA

186 Harris Place, Spartanburg, SC 29306

SALE



OFFERING SUMMARY

Reduced Sale Price: \$100,000

Available SF:

Lot Size: 0.13 Acres

Zoning: DT-5: Urban Center

Market: Spartanburg Central Business District

Price / SF: \$17.65

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PROPERTY OVERVIEW

Rare opportunity to purchase 0.13 acre in the heart of Downtown Spartanburg. Rectangular lot approximately 55 feet wide and 103 feet deep.

PROPERTY HIGHLIGHTS

- Downtown Spartanburg
- Development Opportunity
- Vacant Land
- Zoned for 6-Story Building (10-Story if Approved by Design Review Board)
- Owner Financing Available



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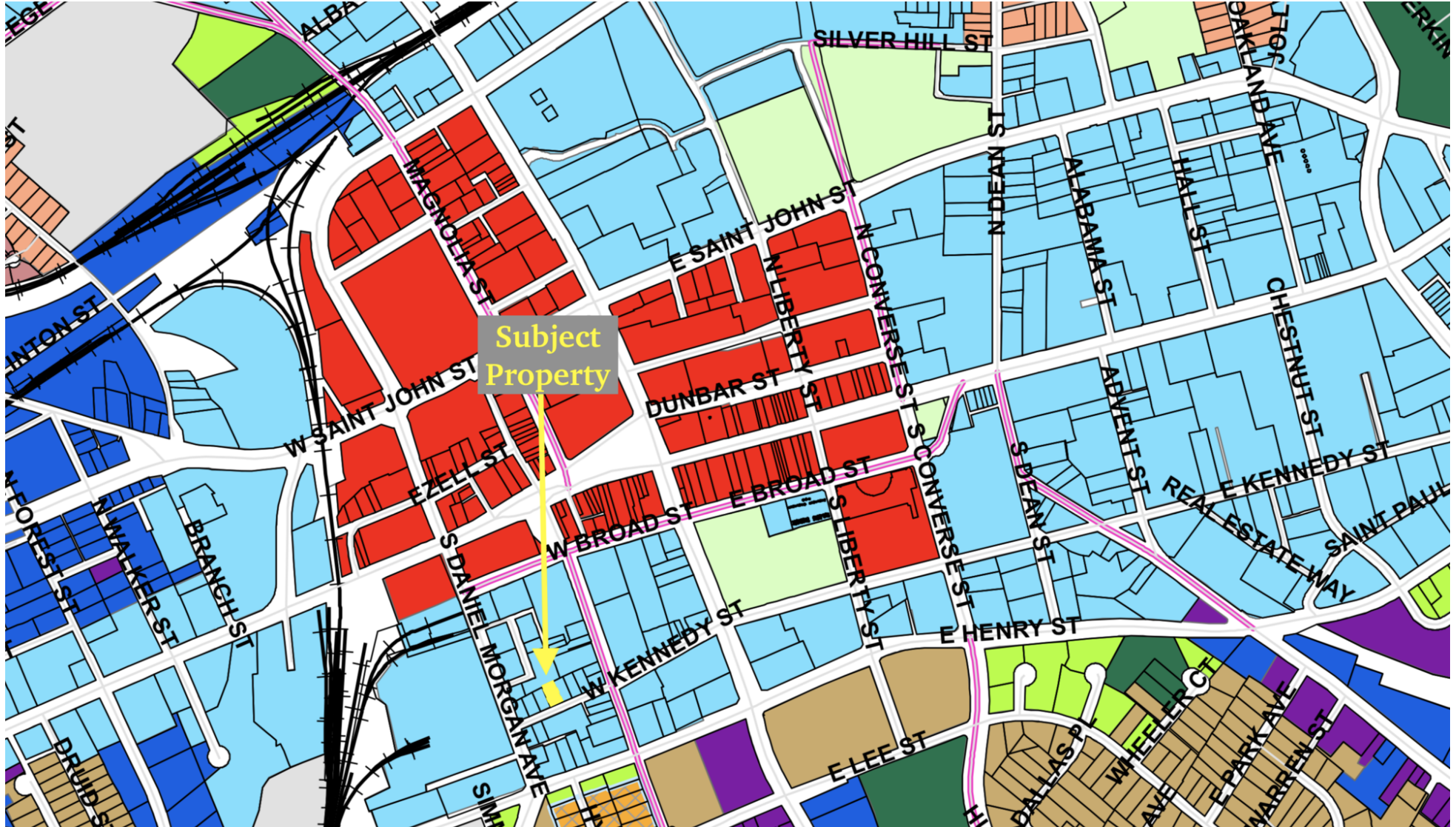
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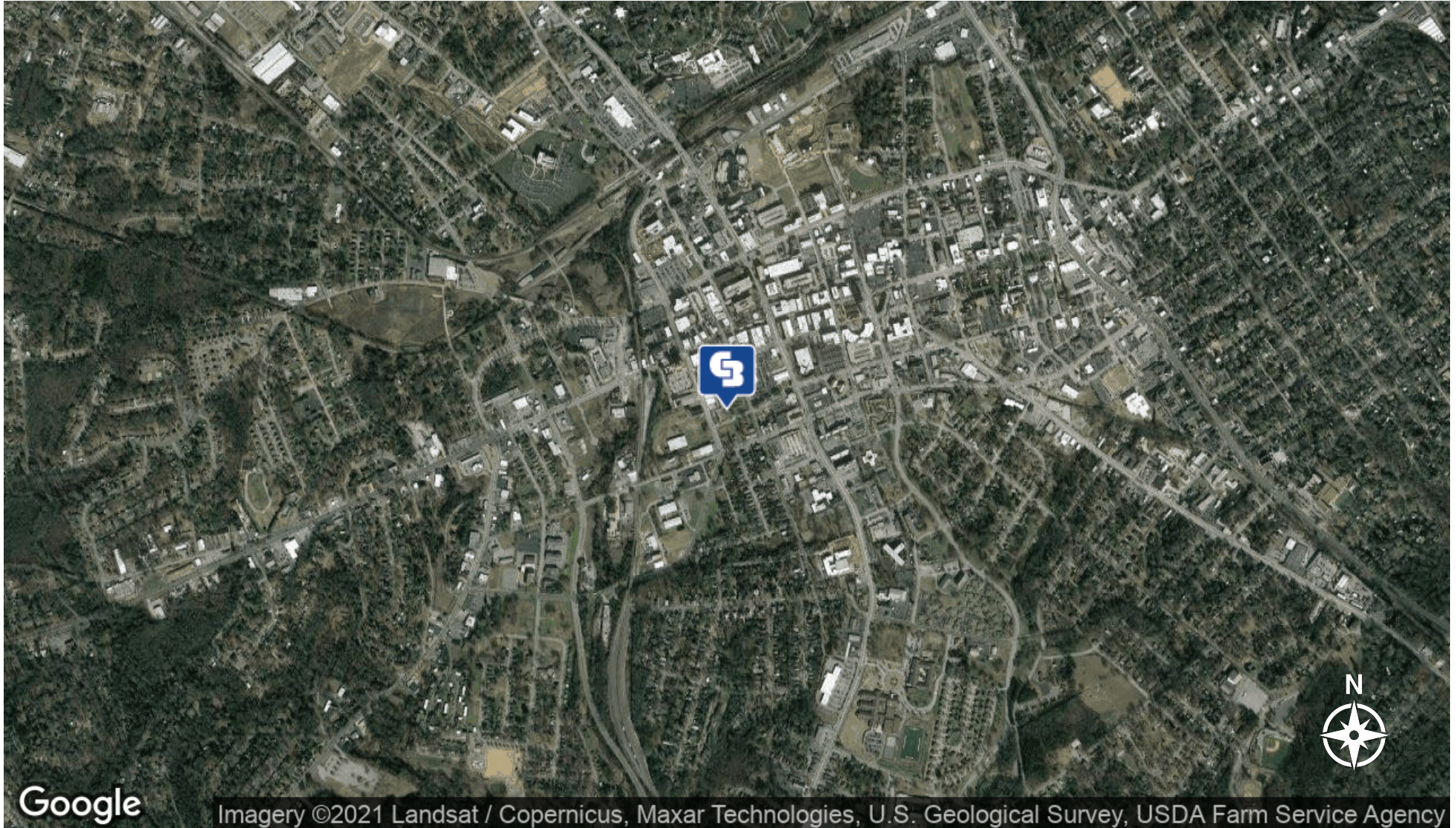
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Google

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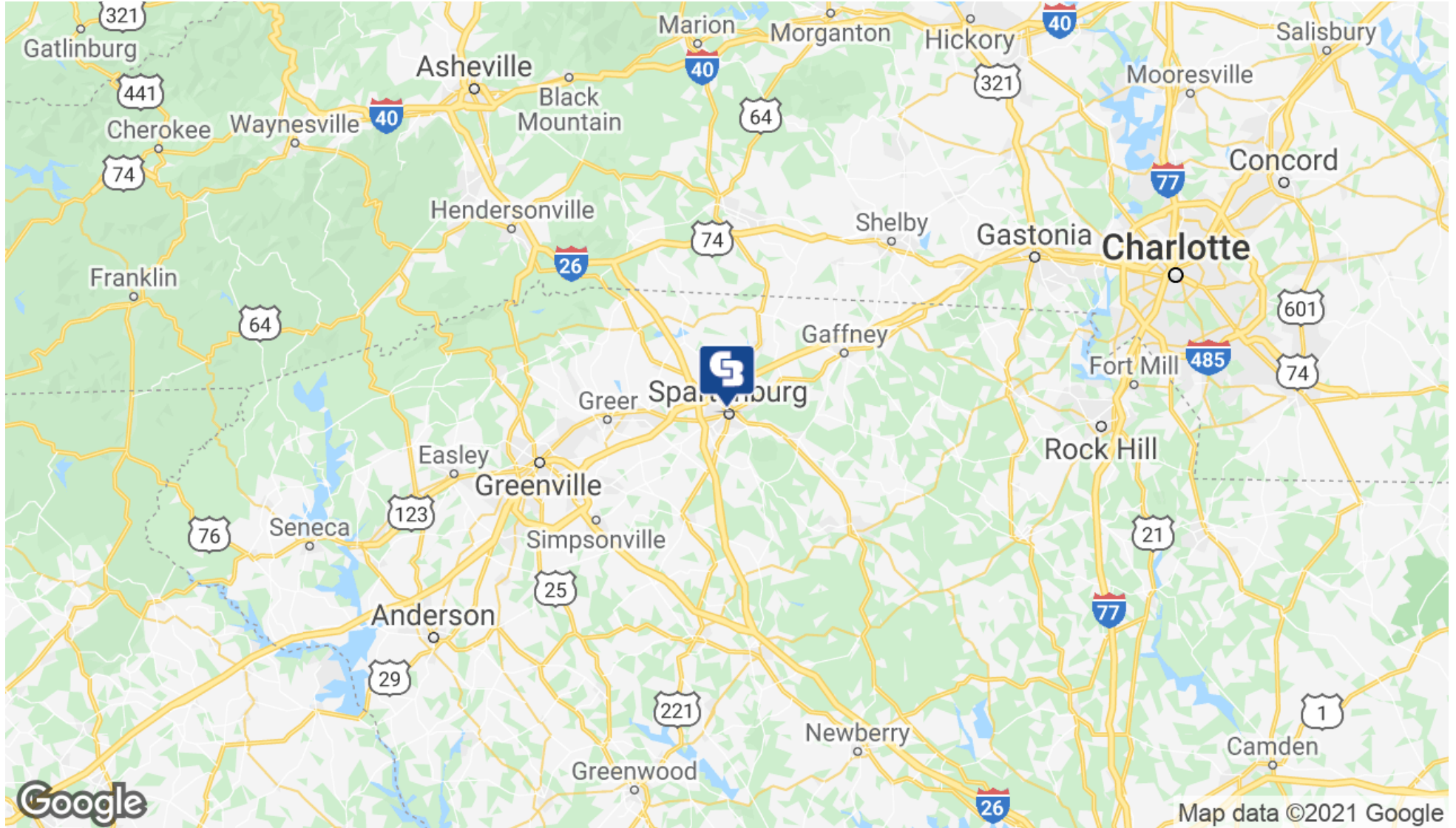
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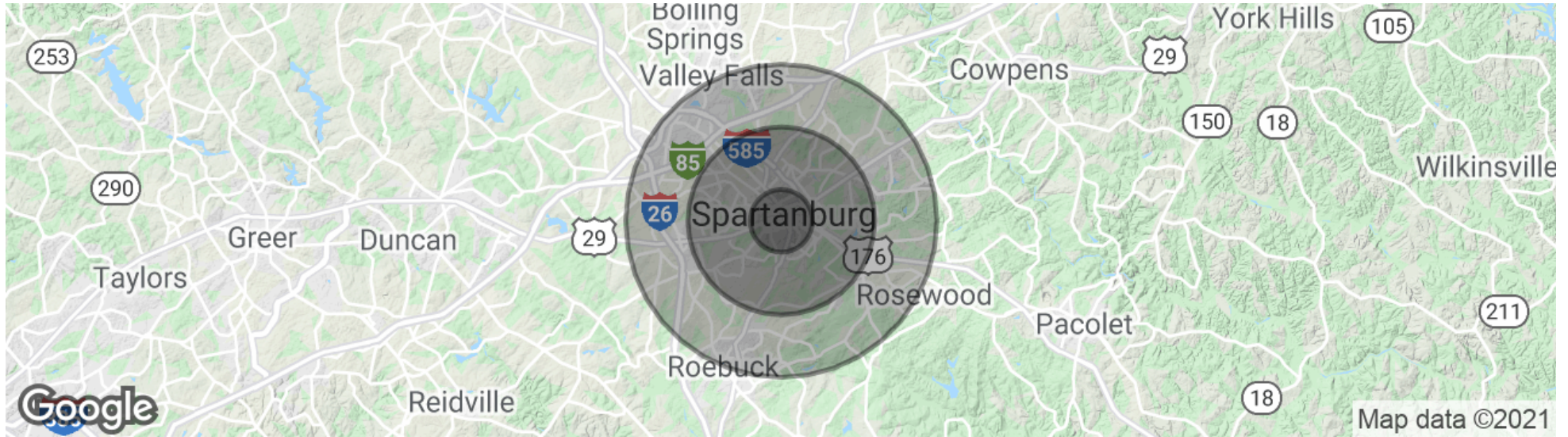




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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,608	45,090	91,153
Median age	29.6	33.7	35.1
Median age (Male)	27.9	32.8	34.2
Median age (Female)	30.1	34.9	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,811	16,897	34,518
# of persons per HH	2.7	2.7	2.6
Average HH income	\$42,612	\$46,223	\$50,749
Average house value	\$95,063	\$152,190	\$162,157

* Demographic data derived from 2010 US Census

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