

6 Acres for Sale | Excellent Visibility Next to National Tenant One of the Nation's Fastest-Growing Counties

1841 Cannons Campground Rd. | Greenville-Spartanburg-Anderson, SC CSA





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FOR FURTHER INFORMATION

Phil Rose

mobile 843.270.3280

web phil@twinriverscap.com

125-G Wappoo Creek Drive
Charleston, SC 29412

phone (843) 722.9925

fax (843) 722.9947

web twinriverscap.com

1841 Cannons Campground Rd.
Spartanburg, SC

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Property Information

Property and Location Highlights

- > HIGH TRAFFIC COUNTS
- > EXCELLENT VISIBILITY AT SIGNALIZED INTERSECTION
- > SHARED FULL ACCESS WITH NATIONAL RETAILER
- > COUNTY WILL CONSIDER MULTIPLE COMMERCIAL AND RESIDENTIAL ZONINGS
- > 6 ACRES
- > GROWING AREA
- > HIGH DAYTIME WORK FORCE
- > EXPERIENCING RAPID GROWTH & INCREASE IN TRAFFIC COUNTS DUE TO NEW PUBLIC SCHOOLS & NEW RESIDENTIAL GROWTH
 - > NEW \$185M SPARTANBURG HIGH SCHOOL (OPENED FALL 2019)
 - > NEW \$40M DRAYTON MILL ELEMENTARY SCHOOL (OPENED FALL 2018)
- > SPARTANBURG MEDICAL CENTER - MARY BLACK CAMPUS ACROSS THE STREET
- > SEVERAL NURSING HOMES IN THE IMMEDIATE AREA

> DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population 2018	2,984	28,226	71,941
Projected Population 2023	3,158	29,572	75,006



LOTS APPROVED NEAR FLOYD RD.
EXTENSION & SKYLYN DR., BEHIND MARY
BLACK HOSPITAL (NEW 18.6-ACRE
DEVELOPMENT CALLED DILLON VILLAGE)

SPARTANBURG, SC

Spartanburg is part of a 10-county region of northwestern SC known as "The Upstate," and is located 98 miles northwest of Columbia, 80 miles west of Charlotte, NC, and about 190 miles northeast of Atlanta, GA. A major employer in Spartanburg is the BMW Spartanburg factory, which employs around 8,800 people with an average daily output of about 1,400 vehicles. Spartanburg is also home of the world headquarters for Milliken & Company, a textile and chemical manufacturer; Wofford College; and the headquarters for Denny's restaurants.

SPARTANBURG POPULATION GROWTH

South Carolina has been a fast-growing region for years, with that growth now shifting away from Charleston to areas including Spartanburg. Population growth is soaring in Spartanburg, with Spartanburg County gaining more population from mid-2017 to mid-2018 than Charleston and Dorchester counties combined - 7,256 people.

#19

FASTEST-GROWING
METRO AREAS IN THE U.S.

#2

FASTEST-GROWING
METRO AREAS IN S.C.

Source: Charleston Post & Courier







High Aerial



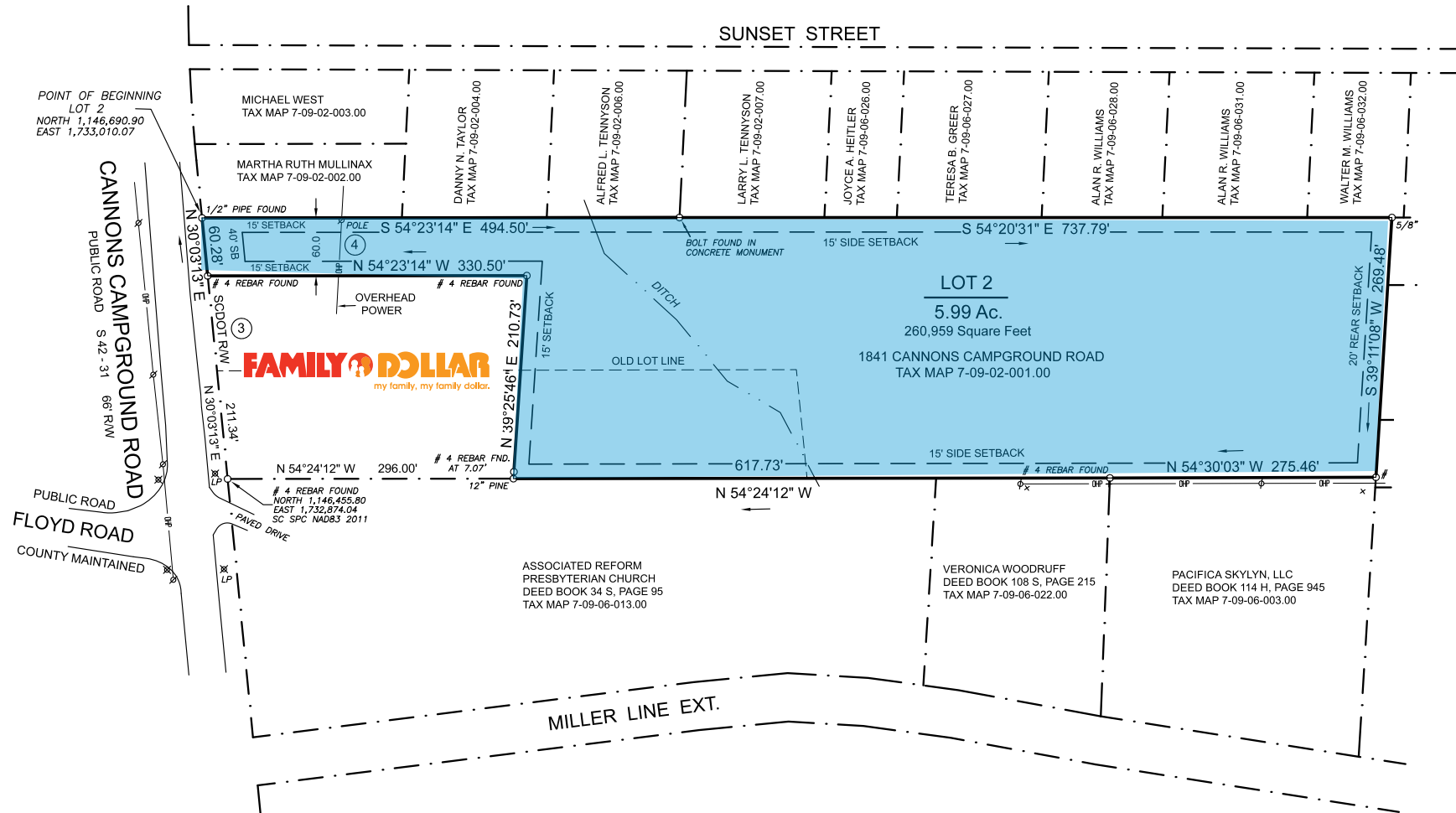


Mid Aerial





Lot 2 is Subject Property





Demographics & Business Overview

DEMOGRAPHICS

Spartanburg is a vibrant community featuring a multi-cultural environment (compliments of its status as an international business leader of the South), award-winning schools, seven colleges, lush parks and proximity to the nearby Blue Ridge Mountains.



37,375

POPULATION
CITY OF SPARTANBURG



284,305

POPULATION
SPARTANBURG COUNTY



37

MEDIAN AGE



\$45,219

MEDIAN HOUSEHOLD
INCOME

BUSINESS

BMW, Milliken, Denny's Michelin, Toray, AFL, Kobelco, American Credit Acceptance, Draexlmaier, Trelleborg, Advance America, Adidas Group, and Indorama all reside in Spartanburg. 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, make it a top choice.



138,675

TOTAL LABOR FORCE



110+

INTERNATIONAL COMPANIES

LEADING INDUSTRIES

(# of jobs)



26,648

Manufacturing



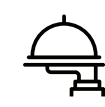
15,699

Retail Trade



21,757

Government



11,174

Accommodation &
Food Services



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of nearly \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs**

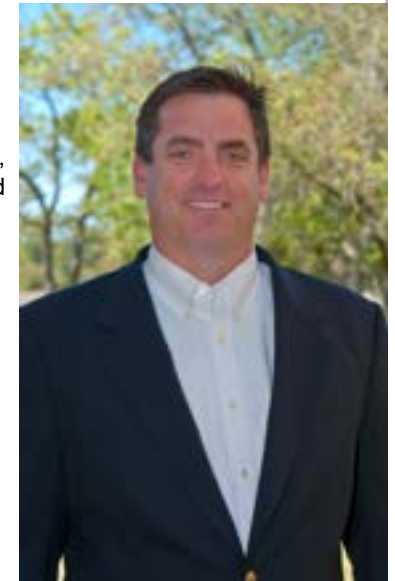
YOUR TWIN RIVERS CAPITAL CONTACT

Phil Rose

Phil provides leasing and management services, with a focus on Tenant Representation, Landlord Representation and Retail Brokerage.

After receiving his SC Real Estate License in 2006, Phil worked with Retail & Investment Property Advisors, LLC/Carolina Retail. He has acted both as a tenant representative for companies such as Little Caesars, Cache, Trek, Cellular Sales, Verizon, Meineke/Maaco, and ZPizza and as a landlord representative for CVS Disposition as well as local and regional investors and property owners.

Phil is licensed in SC, GA and NC, and is a member of the International Council of Shopping Centers and the National Association of Realtors.



OFFICE 843.203.1668

MOBILE 843.270.3280

EMAIL phil@twinriverscap.com

WEB twinriverscap.com

Client Roster

**FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON**

**WALMART
DUNKIN DONUTS
DICK'S
AT&T**

**HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES**