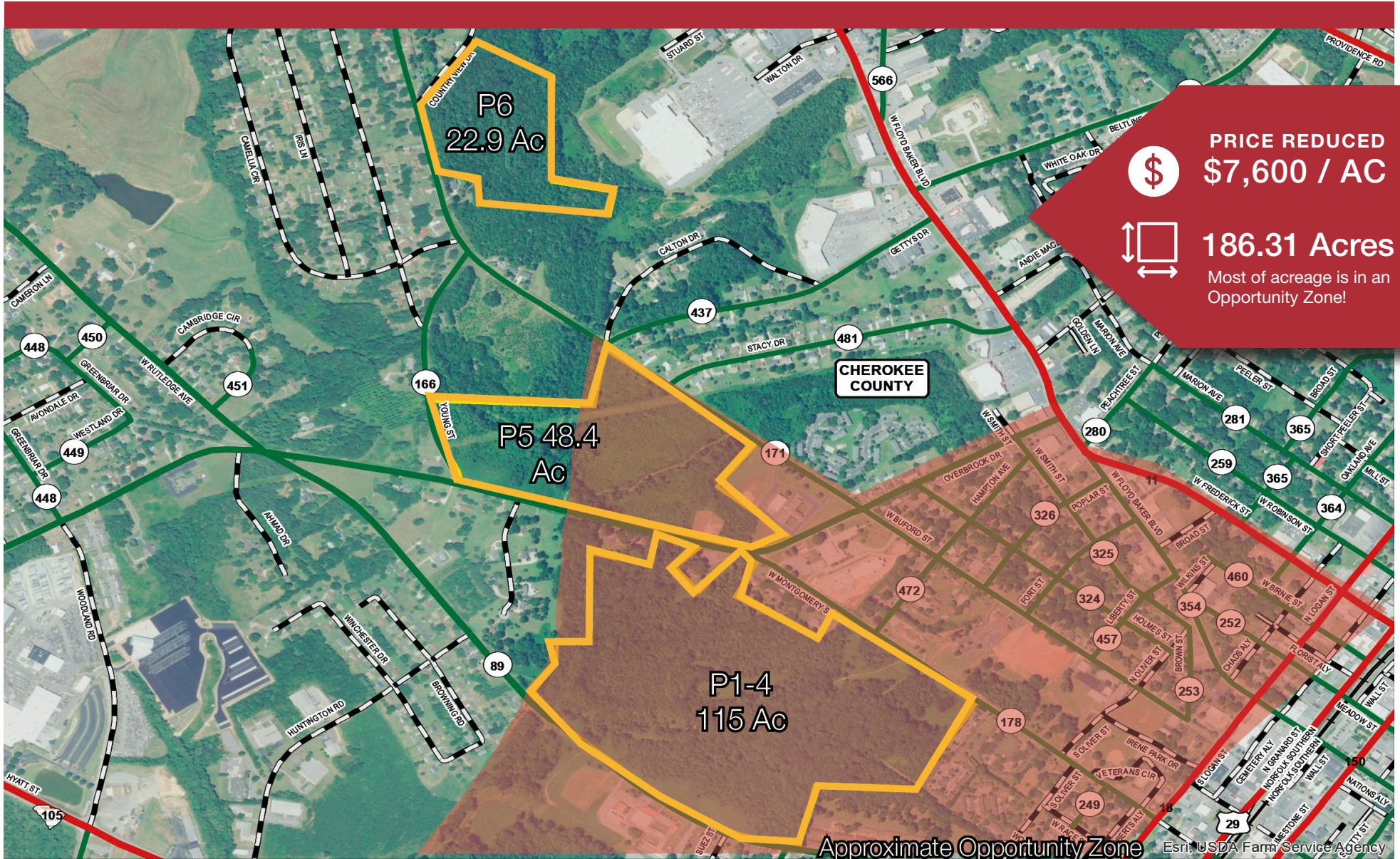


LAND FOR SALE

HIGHWAY 11 | GAFFNEY, SOUTH CAROLINA 29340



NAI Earle Furman

314 S Pine Street #100
Spartanburg, SC 29302

NAIEarleFurman.com | 864 398 4444

Andrew Babb

864 316 9488
ababb@naiearlefurman.com

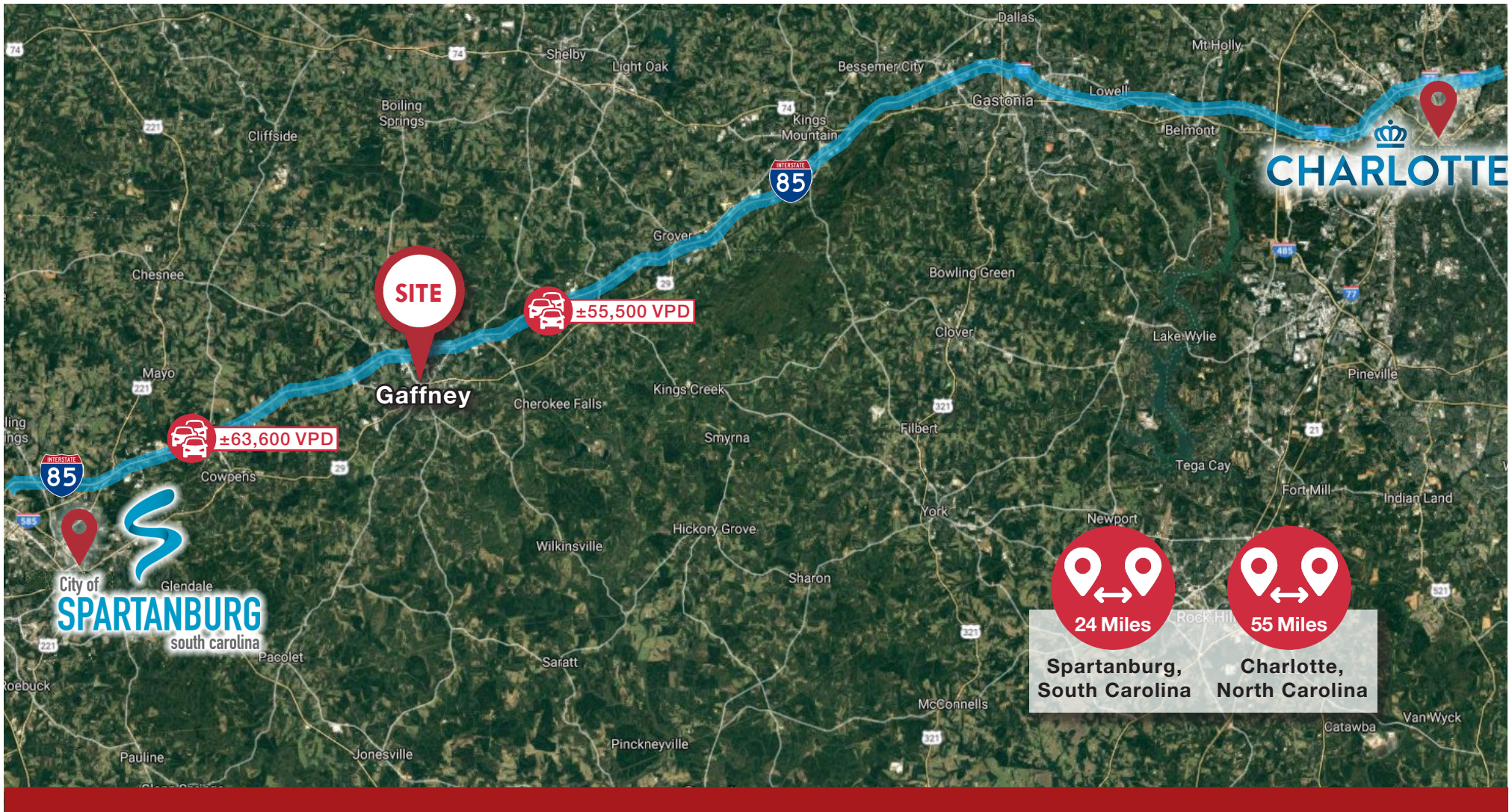
John Bauknight

864 809 9900
jbauknight@naiearlefurman.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

186.31 ACRES OFF HWY 11

Gaffney, SC 29340



LOCATION HIGHLIGHTS

- 2 miles to I-85
- 30 minutes to Downtown Spartanburg
- 1 hour to Charlotte, NC
- 3 hours to Atlanta, GA

PROPERTY DESCRIPTION

- Parcels 1-4: 081-00-00-027.005, .002, .000, .004
- Parcel 5: 081-00-00-027.001
- Parcel 6: 080-00-00-131.000
- Cherokee County

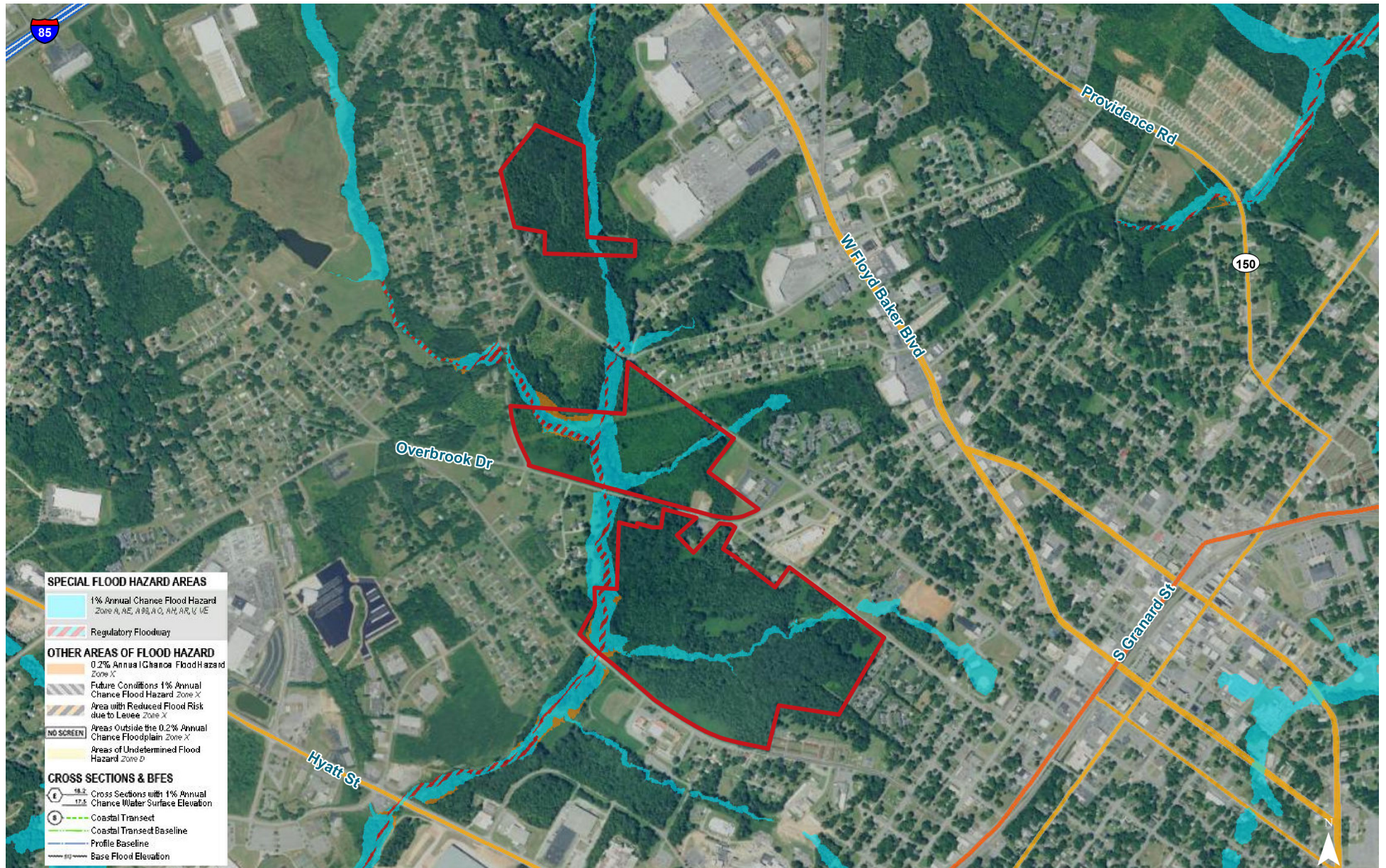
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Gaffney, SC 29340



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186.31 ACRES OFF HWY 11

Gaffney, SC 29340

GAFFNEY, SC | OVERVIEW



LOCATION

- Gaffney is located 55 miles southwest of Charlotte, NC and 50 miles northeast of Greenville, SC in Cherokee County South Carolina.
- Interstate 85 passes along the northern edge of Gaffney linking it to Atlanta, GA and Charlotte, NC.
- Cherokee County has a population of approximately 55,000 with Gaffney (known as the “Peach Capital of South Carolina”) has a population around 12,657.



HIGHER EDUCATION

- **Limestone College** — A Christian non-denominational college with Bachelor of Arts, Bachelor of Science, Bachelor of Social Work, Associate of Arts, Associate of Science, and Masters in Business Administration (MBA) degree programs. Limestone enrolls approximately 1100 traditional day students. However, its total student population numbers over 3500 when including evening and distance learning students in its Extended Campus program, making it the largest private accredited undergraduate institution in the state of South Carolina.
- **Spartanburg Community College Cherokee County Campus** — Established in 2003, the SCC Cherokee County Campus boasts state-of-the-art facilities on 74-acres of land conveniently located near Interstate 85 and downtown Gaffney. The Cherokee County Campus offers small class sizes, flexible schedules and a high-tech library facility, and is known for their caring faculty and supportive community.



COMMUNITY

- Travelers know Gaffney from the Peachoid water tower located along Interstate 85 near exit 92. It is a 135-foot structure that functions as a one million gallon water tank and iconic landmark
- **Gaffney Outlet Marketplace** houses 75 outlet stores from the world’s finest designers and name brands including Pottery Barn, Michael Kors, Kate Spade New York, H&M, and more.
- **Cherokee Medical Center** (formerly Mary Black Health System - Gaffney), a 125-bed acute care facility that services Cherokee County and the surrounding areas, became part of Spartanburg Regional Healthcare System in 2018.



MAJOR EMPLOYERS

- BIC Corporation
- Boomer Industries
- Boysen USA, LLC
- Brown Packing Co
- Gemini Manufacturing DBA Jetline
- Hamrick Mills
- JIT Manufacturing, Inc
- Lippert Components Inc
- Nestle
- The Timken Company