

FOR SALE

1 ACRE LOT WITH HOME

2275 SOUTHPORT ROAD
SPARTANBURG, SC 29306



TIM SATTERFIELD
864.415.2373

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	2275 Southport Road Spartanburg, SC 29306
Sale Price:	\$250,000
Acreage:	1.12 Acres
Home SF:	1,621 SF
Zoning:	ULMO
Tax Map Number:	7-17-15-017.00

PROPERTY HIGHLIGHTS

- 1 Acre Lot with 1,621 SF Home
- Adjacent to Walmart, Zaxbys, & Bojangles
- Zoning Subject to Spartanburg County ULMO



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PROPERTY PHOTOS

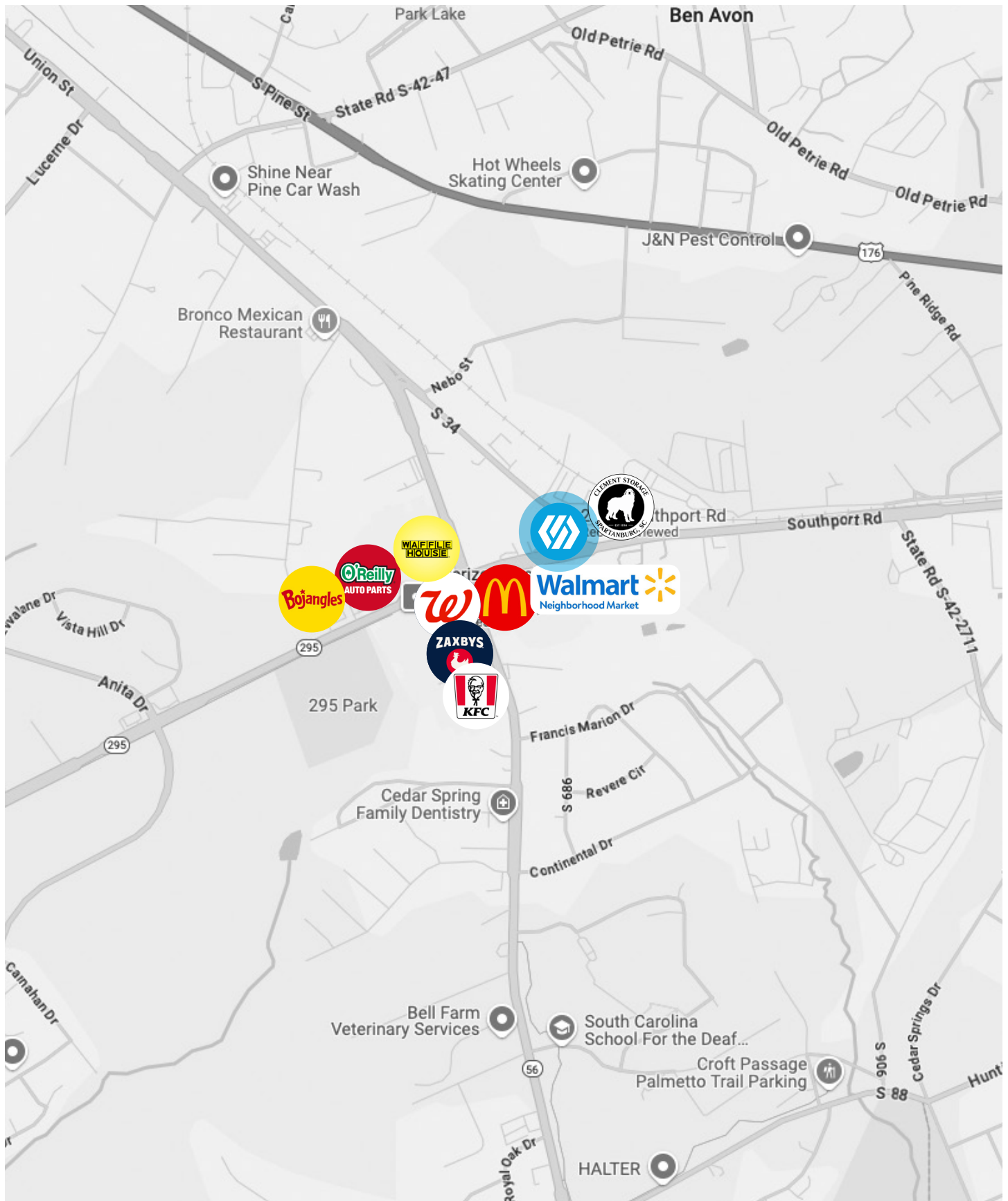


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LOCATION

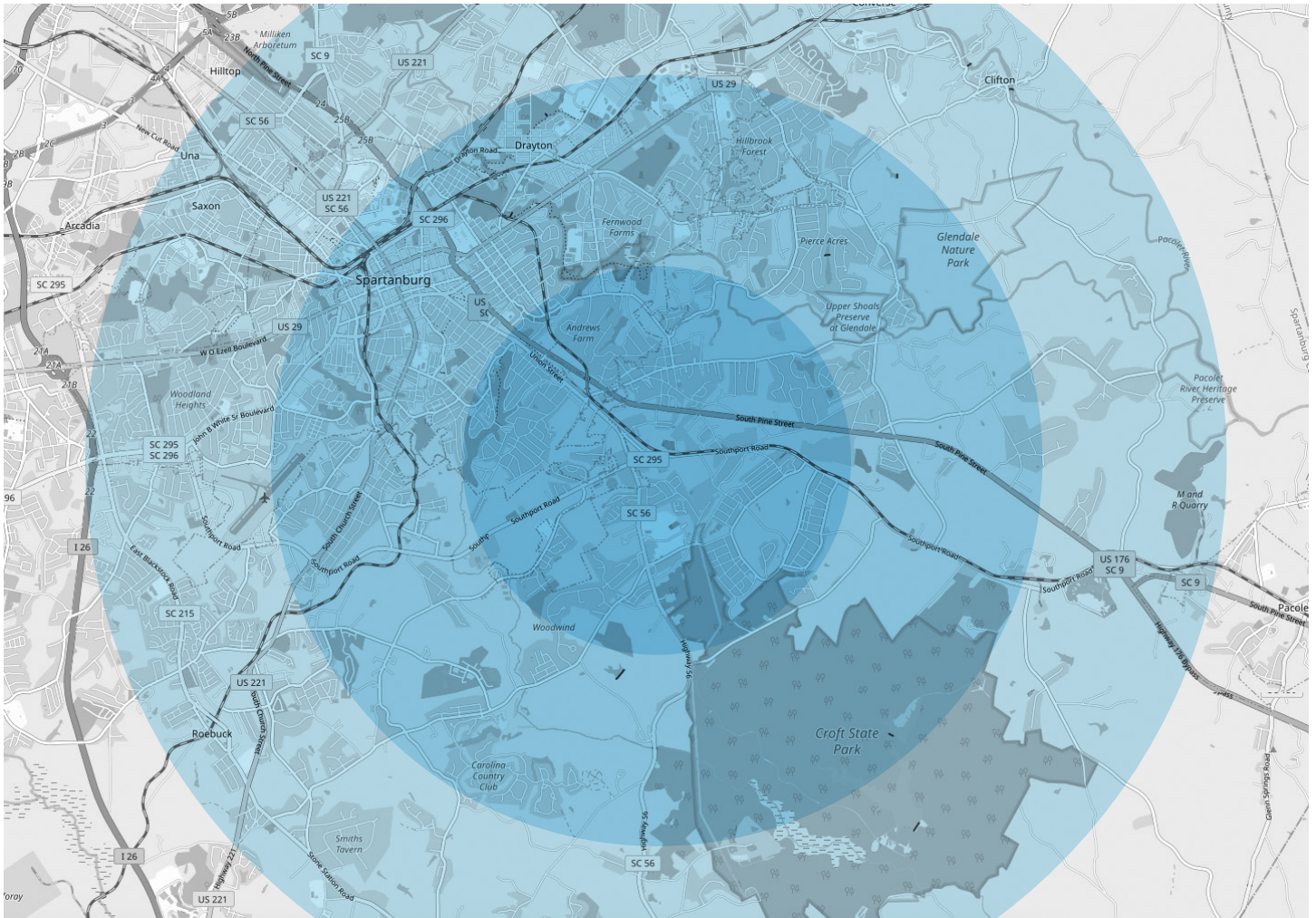


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POPULATION & ECONOMIC DATA



	1 Mile	3 Miles	5 Miles
2029 Population Projection	3,402	32,296	77,527
2024 Population Estimate	2,998	28,537	68,304
2020 Census	2,787	26,978	62,680
Population Growth 2024-2029	13.48%	13.17%	13.50%
Population Growth 2020-2024	7.57%	5.78%	8.97%
Median Age	40	40.6	37.9
Average Age	40.8	41.2	39.6
High School Graduate	26.04%	24.92%	27.41%
Bachelors Degree	19.96%	21.5%	17.06%
Advanced Degree	10.13%	14.75%	10.08%
Average Household Income	\$106,504	\$115,777	\$117,405
Media Household Income	\$65,089	\$79,575	\$69,291



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WHY SPARTANBURG?

AN IDEAL LOCATION

Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 residents across 13 distinct municipalities.

There's truly something for everyone here. A bustling downtown filled with new shops, restaurants, and public art at every turn. Career opportunities abound, from international corporations to thriving small businesses, alongside civic and professional organizations. Outdoor enthusiasts will love the miles of trails, blueways, and exceptional recreation options. Spartanburg also takes a community-first approach to education and public health.

Families, young professionals, retirees, and entrepreneurs alike find their place in Spartanburg, growing and thriving in this dynamic community.

A DECADE OF SUCCESS

Since 2021, Spartanburg County has attracted 80 economic development projects, totaling \$5.1 billion in capital investment and creating 5,787 new jobs.

Spartanburg has consistently led South Carolina in economic investment and job creation for years, earning recognition as the U.S. Small Metro with the Most Economic Growth, and named to Site Selection Magazine's "Best to Invest Rankings" three times.



LOCATION, LOCATION, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing State
in the U.S.

Data & Information Provided by Upstate Alliance

¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.