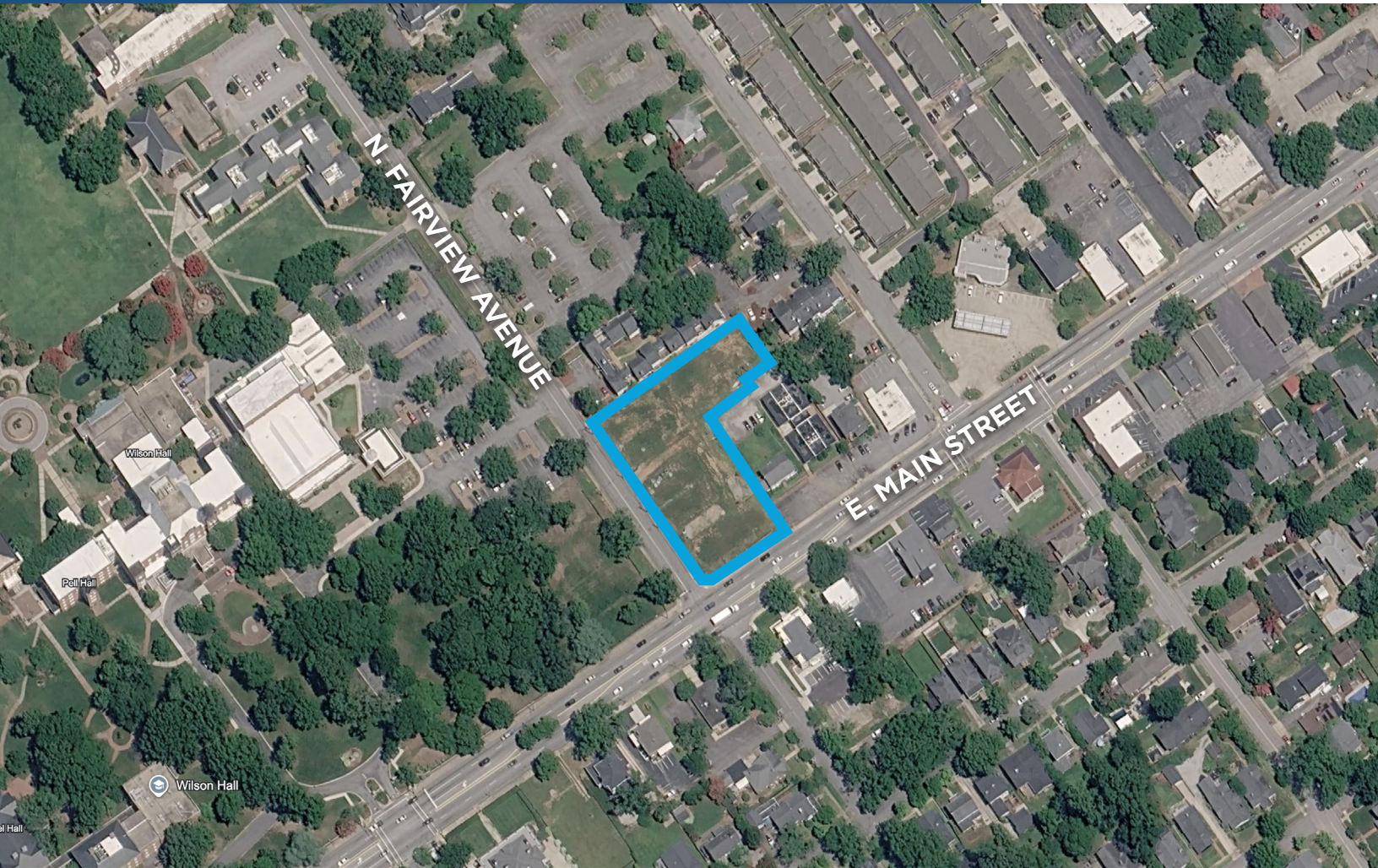


FOR SALE

REDEVELOPMENT OPPORTUNITY

E. MAIN STREET & FAIRVIEW AVENUE
SPARTANBURG, SC 29302



PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	E. Main Street & Fairview Avenue Spartanburg, SC 29302
Sale Price:	Contact Broker for Pricing
Acreage:	±1.01 Acres
Zoning:	Residential

PROPERTY HIGHLIGHTS

The site is comprised of multiple tax parcels, providing flexibility for parcel consolidation and redevelopment into a cohesive project. This East Main St property could be suited for multifamily residential, mixed-use, townhome, hospitality, or other higher-density concepts, subject to applicable zoning and approvals. Potential redevelopment advantages include:

- ±1+ acre redevelopment site in the heart of Spartanburg overlooking Converse University and Converse Heights
- Convenient access to Downtown Spartanburg, East Main Street, major employers, dining, retail, and institutional uses
- Multiple existing tax parcels offering opportunities for consolidation and comprehensive site planning
- Potential opportunity for qualified redevelopment projects to leverage abandoned building/property tax credits and/or height waiver, subject to buyer verification and eligibility
- Cleared/infill setting offering an opportunity to create a project specifically designed for the site's highest and best use

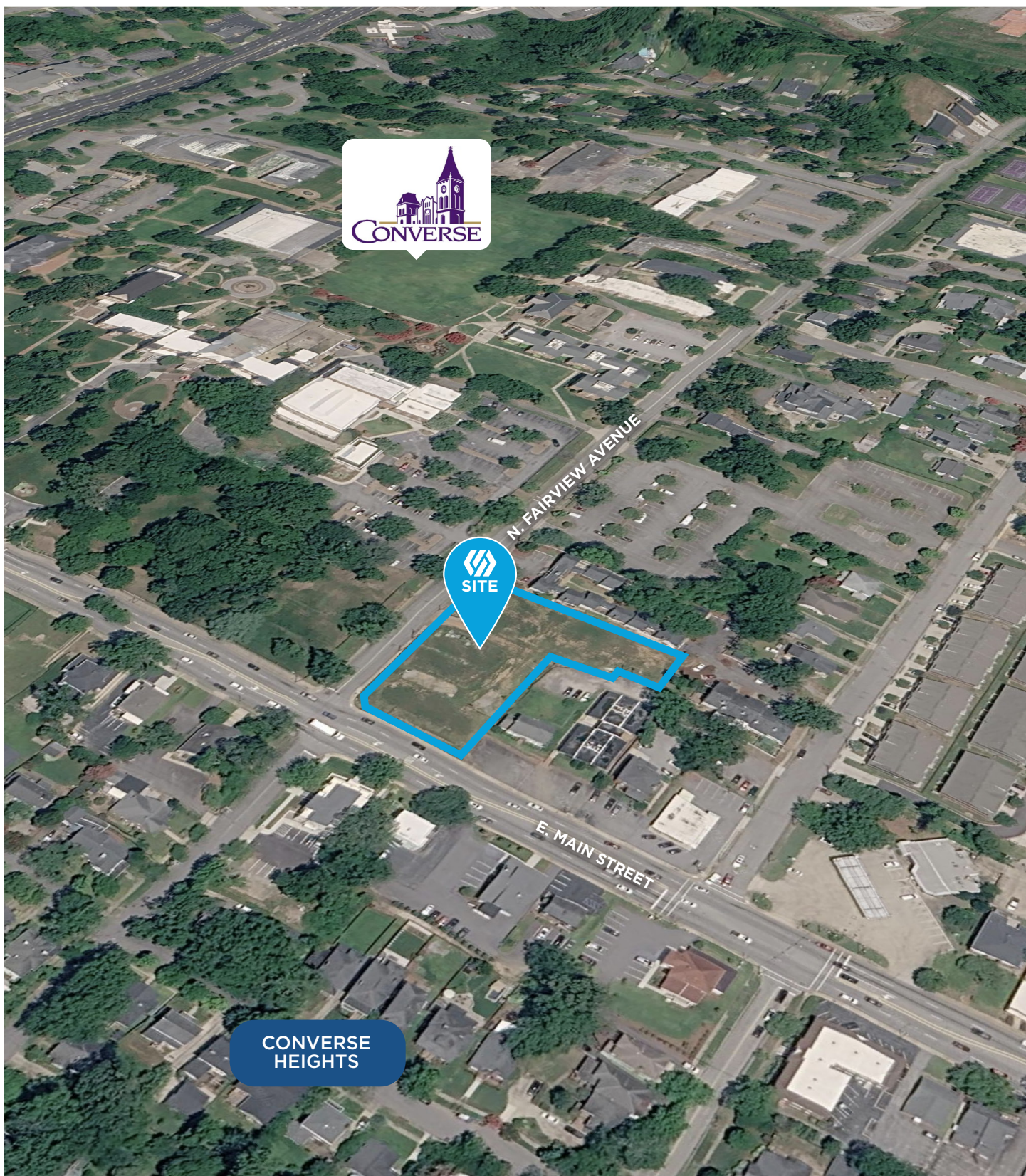


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PROPERTY OVERVIEW



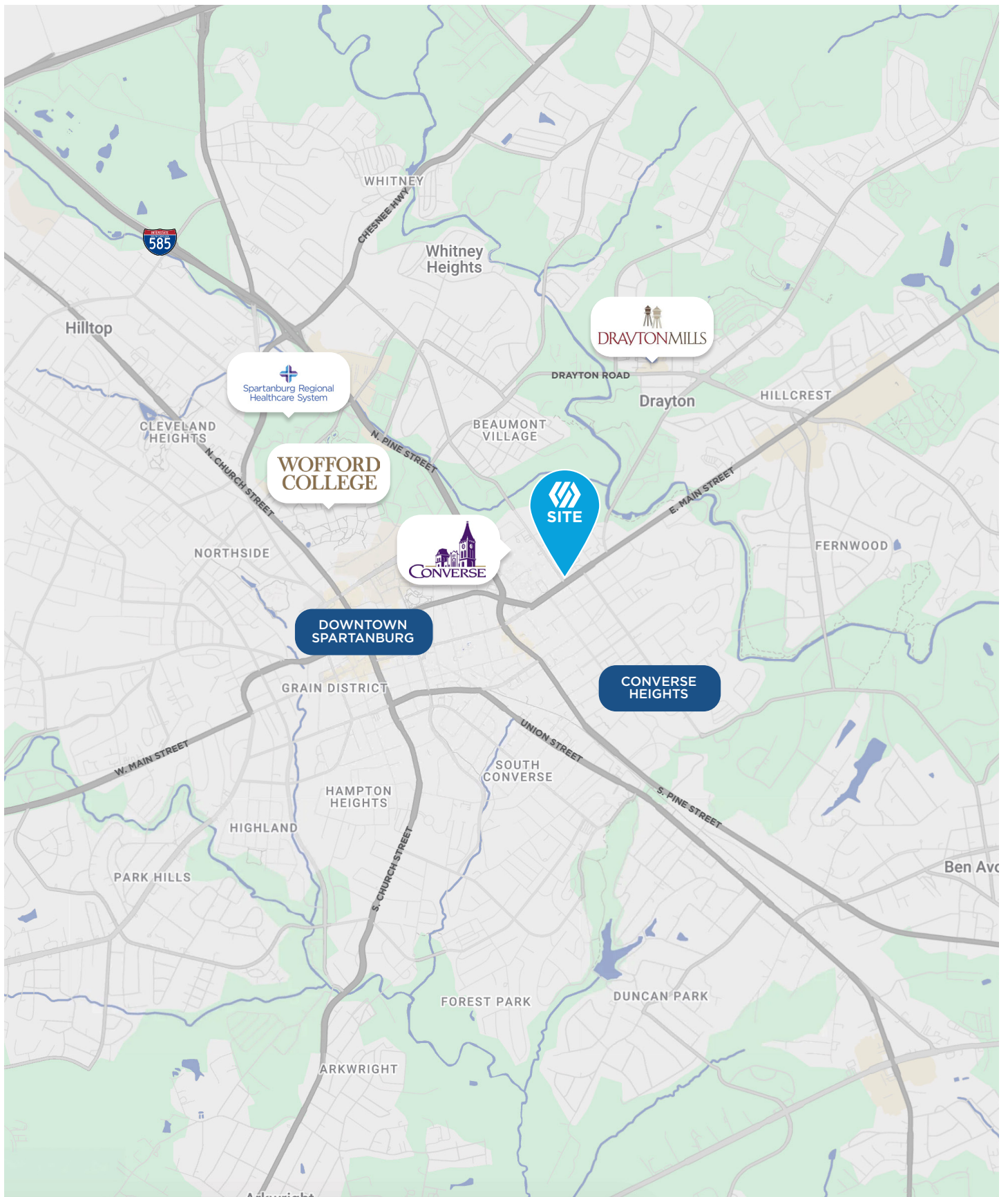
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SPARTANBURG, SC 29302

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LOCATION



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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 States 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

#2

in the U.S. for Manufacturing 2024
Site Selection Group

#2

State for Doing Business 2024
Area Development

\$18B+

Capital Investment in the
Upstate over Last 5 years



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

PAMELA JACKSON
713.927.7026
PJACKSON@KDSCAINE.COM

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.