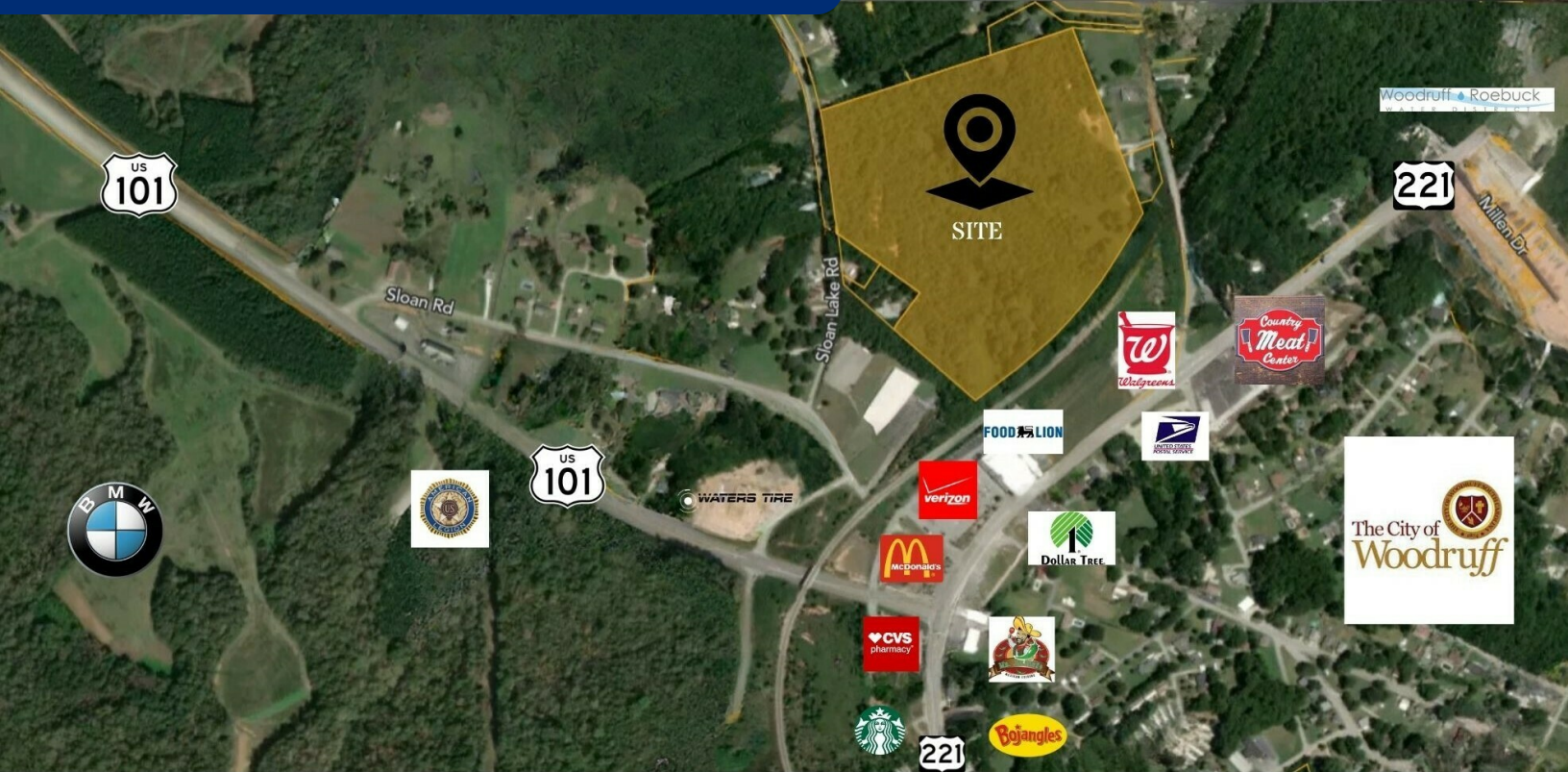


# PRIME DEVELOPMENT OPPORTUNITY

±33 Acres Woodruff, SC 29388



14 SLOAN LAKE RD WOODRUFF, SC 29388 • FOR SALE



## PROPERTY HIGHLIGHTS

- Spartanburg County Tax Map: #4-25-00-026.00
- Woodruff City Limits | Currently Zoned - Industrial
- Wooded Acreage: Mature Mixed Hardwoods and Pines
- Topography: Level/Rolling
- Road Frontage: ±550 Linear feet on Sloan Lake Rd
- 4,000+ Homes Coming Soon within 1 Mile Radius
- ±3 Minutes to the Heart of Emerging Downtown Woodruff
- ±.4 Miles to intersection of N Main/Hwy 221 & Hwy 101
- Acreage & Utilities to be Verified by Buyer or Buyer's Agent.
- 2022 SCDOT Traffic Count: ±8,600 on Hwy 221/N Main Street | ±9,700 VPD on SC-101
- Utilities: Public Water on Site; 1/2 Mile from Sewer

## OFFERING SUMMARY

Sale Price:	\$1,665,000
Lot Size:	±33.3 Acres



**TYLER WHIMS**  
Senior Associate  
864.430.4507  
twhims@reedypg.com

**CHASE STYLES**  
Associate  
864.365.5440  
cstyles@reedypg.com

**REEDY LAND CO.**  
P.O. Box 17009  
Greenville, SC 29606  
864.610.5263  
reedyccommercial.com



# PRIME DEVELOPMENT OPPORTUNITY

±33 Acres Woodruff, SC 29388



14 SLOAN LAKE RD WOODRUFF, SC 29388 • FOR SALE



**TYLER WHIMS**

Senior Associate  
864.430.4507  
twhims@reedypg.com

**CHASE STYLES**

Associate  
864.365.5440  
cstyles@reedypg.com

REEDY LAND CO.  
P.O. Box 17009  
Greenville, SC 29606  
864.610.5263  
reedyccommercial.com



# PRIME DEVELOPMENT OPPORTUNITY

±33 Acres Woodruff, SC 29388



14 SLOAN LAKE RD WOODRUFF, SC 29388 • FOR SALE



## VIDEO

### LOCATION DESCRIPTION

- ±.3 miles from SC-101
- ±.5 miles from Highway 221(N Main Street)
- ±2 Minutes to Starbucks
- ±3 Minutes to Downtown Woodruff
- ±11 Miles to I-85
- ±24 Minutes from Downtown Spartanburg
- ±30 Minutes from Downtown Greenville

DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total Households	2,080	4,817	7,335
Total Population	3,668	9,323	15,088
Average HH Income	\$48,480	\$52,609	\$55,582

### PROPERTY DESCRIPTION

Discover an exceptional opportunity located at 14 Sloan Lake Road! Located within the Woodruff City Limits and presently zoned for industrial use, this property offers a prime expanse of wooded acreage adorned with a blend of mature hardwoods and pines. Boasting a level to gently rolling terrain and featuring rail frontage, this parcel spans approximately ±550 linear feet along Sloan Lake Rd, ensuring accessibility and visibility. The area's promising future is evident with plans for 4,000+ homes set to emerge within a one-mile radius, indicating substantial growth. Situated mere minutes away from the expanding aspects of the new BMW's high-voltage battery assembly plant in Woodruff, South Carolina this property is strategically positioned. Within close proximity, merely three minutes from the heart of the burgeoning downtown Woodruff and a short 0.4-mile distance from the intersection of N Main/Hwy 221 & Hwy 101, this location epitomizes convenience and centrality. Notably, the property benefits from access to public water on-site and lies just half a mile from sewer lines. Traffic data from 2022 reflects impressive exposure with approximately 8,600 vehicles per day on Hwy 221/N Main Street and around 9,700 vehicles per day on SC-101, promising visibility for commercial ventures, making it an enticing prospect for savvy investors or developers.

#### TYLER WHIMS

Senior Associate  
864.430.4507  
twhims@reedypg.com

#### CHASE STYLES

Associate  
864.365.5440  
cstyles@reedypg.com

#### REEDY LAND CO.

P.O. Box 17009  
Greenville, SC 29606  
864.610.5263  
reedyccommercial.com