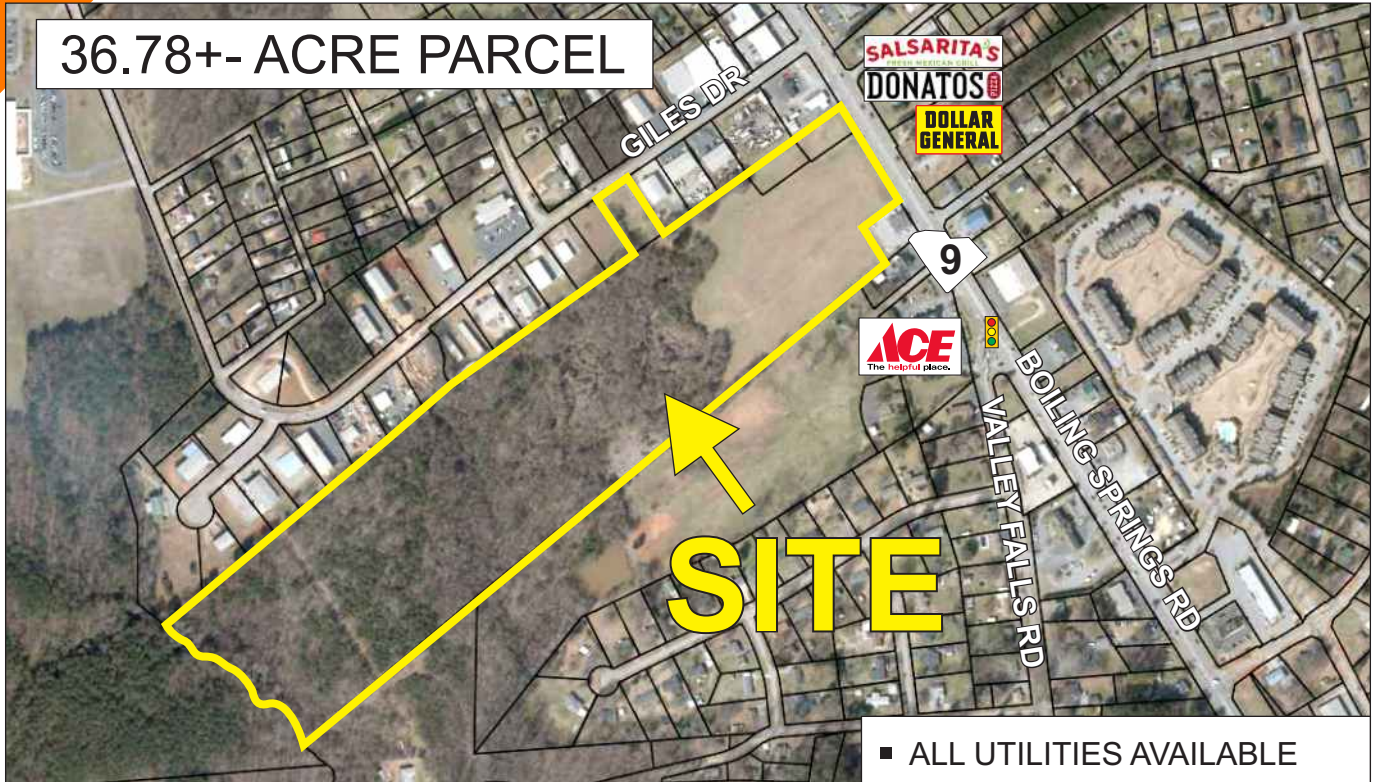


LAND FOR SALE

FRONTAGE ON HWY 9 (370'+-) AND GILES DR (129'+-)

3067 BOILING SPRINGS ROAD (HWY 9), BOILING SPRINGS

36.78+- ACRE PARCEL



- ALL UTILITIES AVAILABLE
- UNZONED IN SPARTANBURG COUNTY

\$2,500,000

FOR MORE INFORMATION CONTACT

BRAD TOY, CCIM, AT 864-640-7429

btoy@langston-black.com

CHUCK LANGSTON AT 864-230-4302

clangston@langston-black.com

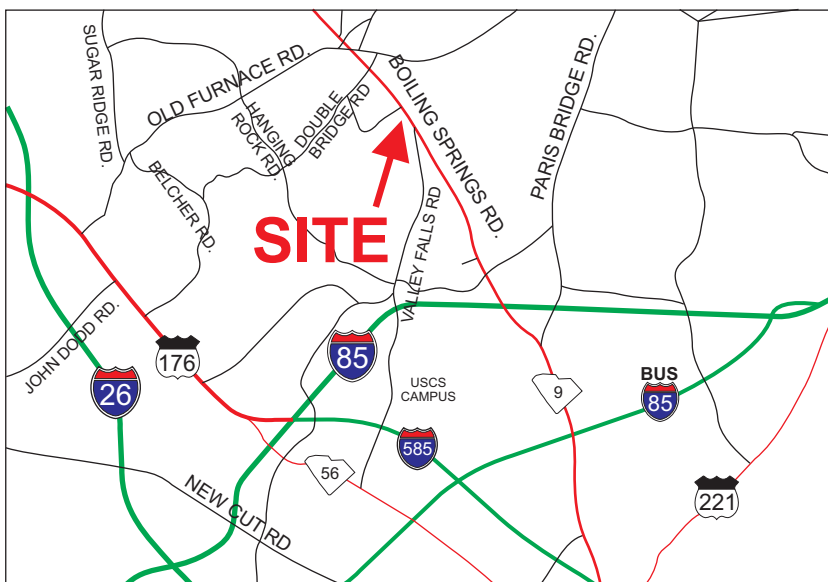
Langston Black
REAL ESTATE, INC.

P.O. BOX 2167

GREER, S.C. 29652

BUS: 864-848-9070

092



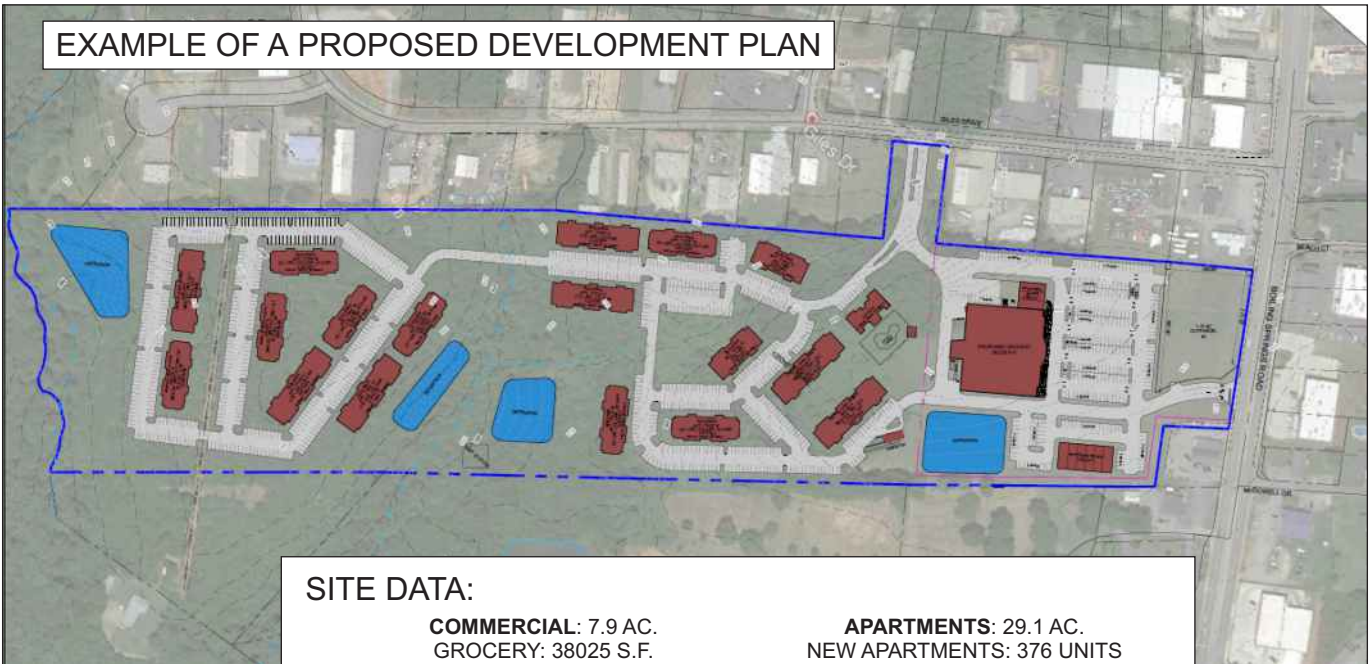
www.langston-black.com

TAX MAP:

2-44-10-037.00	35.28+- AC
2-44-10-029.15	0.65+- AC
2-44-10-035.00	0.43+- AC
2-44-10-036.00	0.42+- AC



EXAMPLE OF A PROPOSED DEVELOPMENT PLAN



SITE DATA:

COMMERCIAL: 7.9 AC.
GROCERY: 38,025 S.F.
SHOPS: 11,100 S.F.
TOTAL RETAIL: 46,125 S.F.
TOTAL PARKING 281 SPACES
PARKING RATIO: 5.72 SPACES / 1,000 S.F.

APARTMENTS: 29.1 AC.
NEW APARTMENTS: 376 UNITS
PARKING 836 SPACES
PARKING RATIO: 2.2 SPACE / UNIT

OUTPARCEL: 1.15 AC.



2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,183	33,401	62,635
TOTAL HOUSEHOLDS	2,395	12,615	23,266
AVG. HH INCOME	\$72,672	\$71,438	\$68,767
TRAFFIC COUNT: 29,319 VPD (BOILING SPRINGS RD & WESLEY CT)			