

OUTPARCEL | Hwy 221, Woodruff, SC | **Proposed Site Plan**

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### HIGHLIGHTS

2.83 acres located off Highway 221 in the rapidly growing town of Woodruff, SC. BMW has partnered with Envision AESC and announced a new battery plant facility that will invest \$700M for high-voltage battery manufacturing creating 300 new jobs. Greenville Chamber of Commerce President projects a 400% population growth in the area over the next 2-5 years.

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### OVERVIEW

Woodruff is a suburban community located within Spartanburg County, South Carolina. A small southern town with all the local amenities, Woodruff provides a great life for all ages of life. Strong schools, as well as one the State's most populated Home School Co-op's, high level of safety, low crime rate, and affordable housing provides families great opportunity to reside in Woodruff. Centrally located between Greenville, Spartanburg, and the Greenville-Spartanburg Airport makes commuting very reasonable to the vast majority of the Upstate's employment base.

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### MARKET

BMW and Envision AESC bring a strong new employment base to the community, along with Spartanburg County and local retailers. Local attractions include Tyger-10 Nature Park, Old Rock Quarry Winery, Willow Creek Golf Course, Sugar Tit Moonshine Distillery, Old Anderson Grist Mill, and Younts Center for Performing Arts.

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**NEARBY AMENITIES**

Food Lion, Walgreens, CVS, McDonald's, Starbucks, Biscuitville, Ace Hardware, Lowes Home Improvement, Circle K, Tractor Supply, Bojangles, Exxon, BP, O'Reilly Auto Parts, and Zaxby's are all located off Highway 221.

2022 SUMMARY	1 MILE	2 MILES	3 MILES	5 MILES
Population	1,786	5,688	7,432	12,032
Median Income	\$34,316	\$36,913	\$39,078	\$42,098

**TRAFFIC COUNTS**

N Hwy 221	8,700
S Hwy 221	14,400
Hwy 101	9,800





OUTPARCEL | Hwy 221, Woodruff, SC | **Aerial**

