

Woodruff Commercial Land



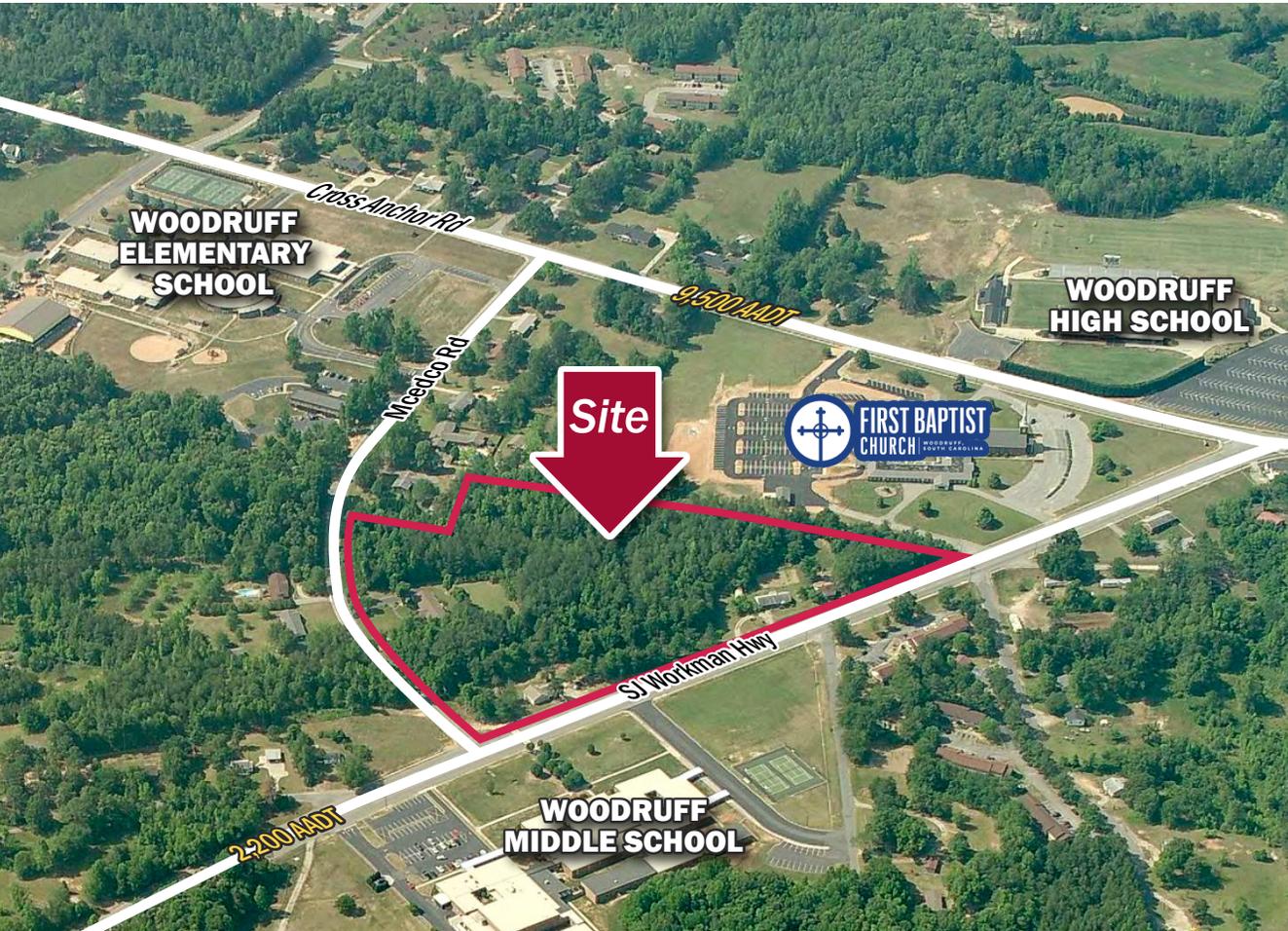
270 S J WORKMAN HWY, WOODRUFF, SC 29388

Land

FOR
Lease/BTS

SIZE
±11.3 AC

PRICE
Subject to Deal Structure



Overview

±11.315 AC proposed retail development - ideal for grocery, medical and retail users

Strategically positioned along the Greenville-Spartanburg growth corridor, one of the fastest-growing regions in South Carolina

Strong residential pipeline with ±5,800 new and planned homes nearby, along with the new Woodruff High School (opening summer 2026) which will serve approximately 2,000 students

Flexible site layout, allowing for grocery anchors, outparcel pad users, and medical office space

Proposed ±11.3 Acre Retail/Medical Development with Pad Sites and BTS Options Available



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Property Overview

Demographics

Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	2,384	8,188	11,761
Growth Rate	2.98%	1.99%	1.51%
Avg. HH Income	\$73,340	\$76,219	\$80,242

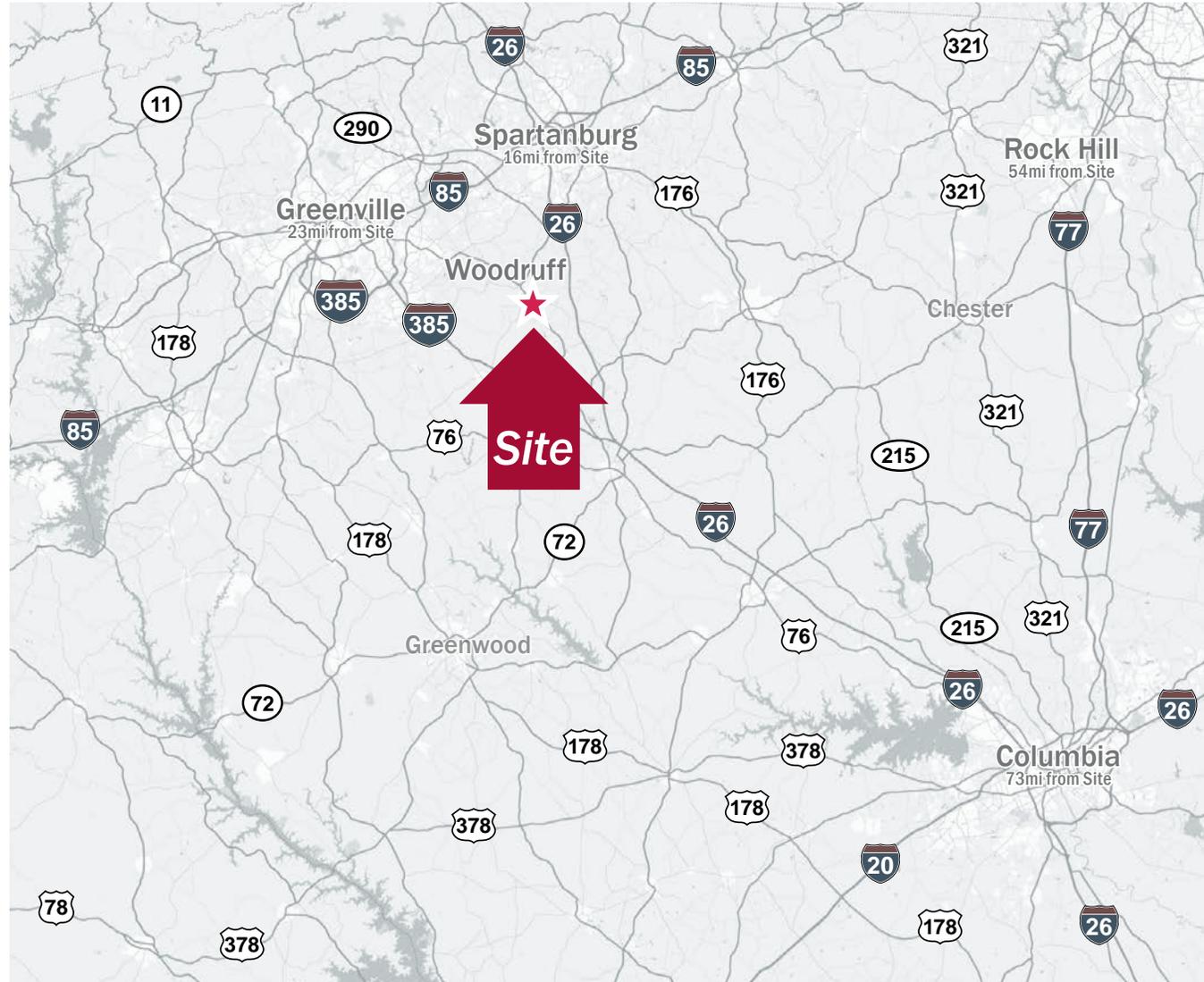
Traffic Count

Source: Esri® 2025

	AADT
S.J. Workman Rd	2,200 (2025)
Cross Anchor Rd	9,500 (2024)

Area Highlights

- * 5,800+ new residential units planned, built or under construction within 3 miles
- * Less than 1.5 miles from new Woodruff Highschool (±2,000 students) and directly adjacent to Woodruff Middle School and Woodruff Elementary School
- * 2.5 miles from BMW manufacturing plant (±1,200 employees upon full production capacity)
- * 3.8 miles from I-26 and 14 miles from I-85



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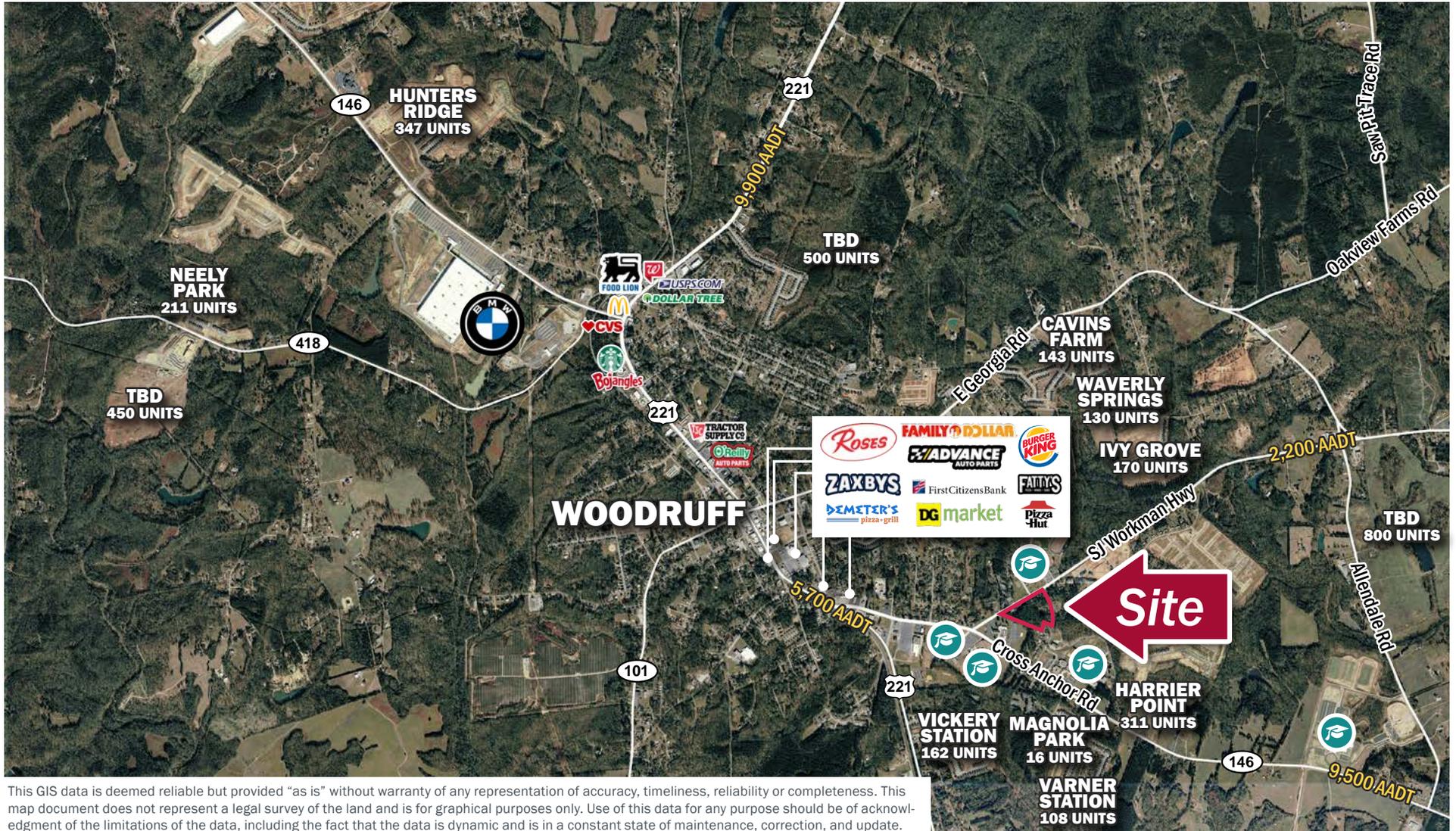
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Market Aerial



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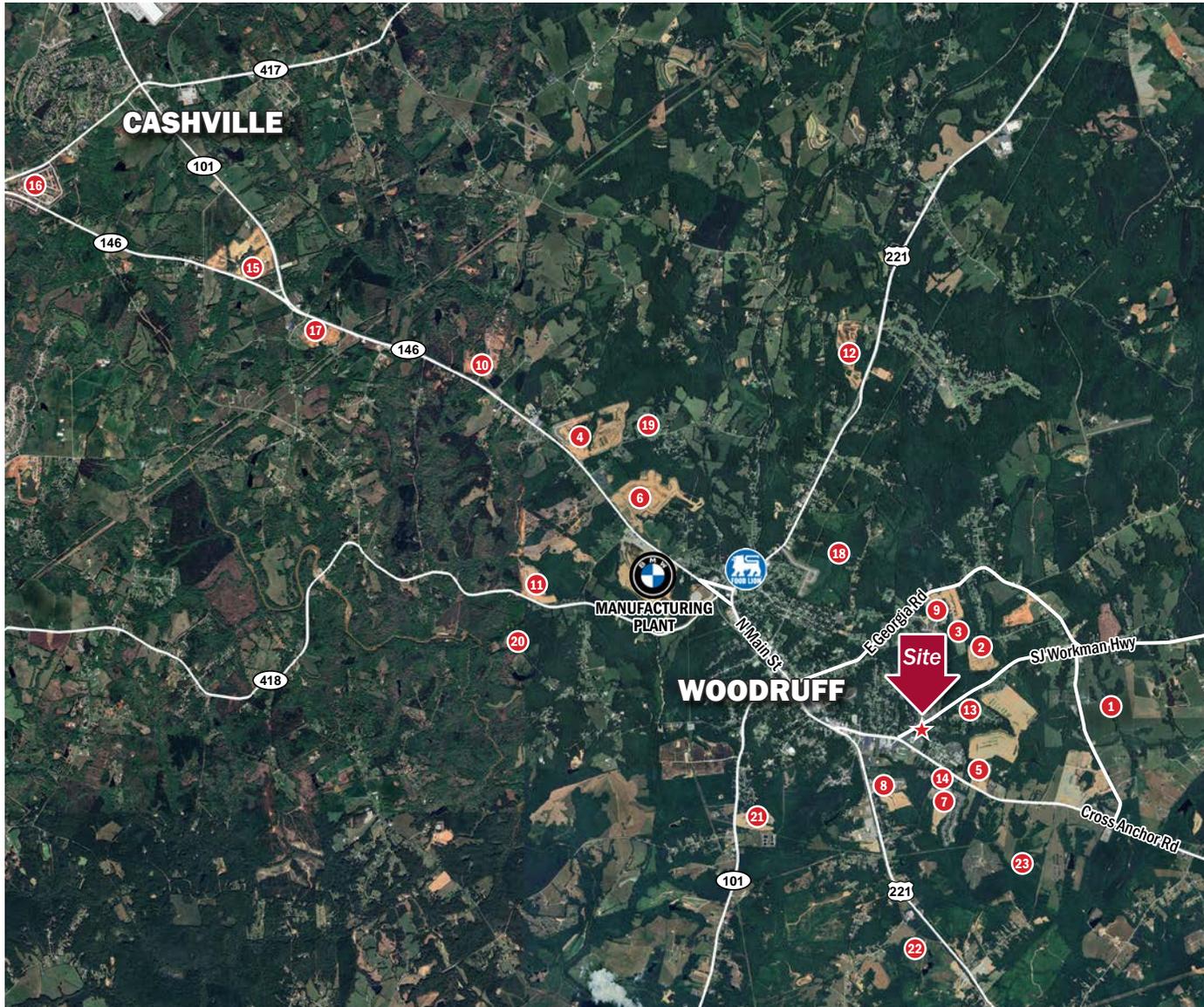
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Residential Activity



MARKER	DEVELOPMENTS	UNITS	TYPE
1	TBD/Future	800	Multi-Family
2	Ryan Homes at Ivy Grove	170	SF Homes
3	Ryan Homes at Waverly Springs	130	SF Homes
4	Lakestone by D.R. Horton	401	SF Homes
5	Harrier Point - D.R. Horton	311	SF Homes
6	Hunters Ridge by DR Horton	347	SF Homes
7	Varner Station by DR Horton	108	SF Homes
8	Vickery Station by Heritage Homes	162	SF Homes
9	Ryan Homes at Cavins Farm	143	SF Homes
10	Rutledge Estate by SK Builders	115	SF Homes
11	Lennar at Neely Park	211	SF Homes & Town homes
12	Pinebrook by DRB Homes	65	SF Homes
13	Lennar at Autumn Glen	63	SF Homes
14	DRB Homes Magnolia Park	16	SF Homes
15	Sycamore Cove by DR Horton	317	SF Homes
16	Ryan Homes at Emory Park	325	SF Homes
17	TBD	250	Town homes
18	TBD/Future	500	SF Homes
19	TBD/Future	190	Multi-Family
20	TBD/Future	450	SF Homes
21	TBD/Future	280	SF Homes
22	TBD/Future	300	SF Homes
23	TBD/Future	220	SF Homes

TOTAL UNITS: ±5,874



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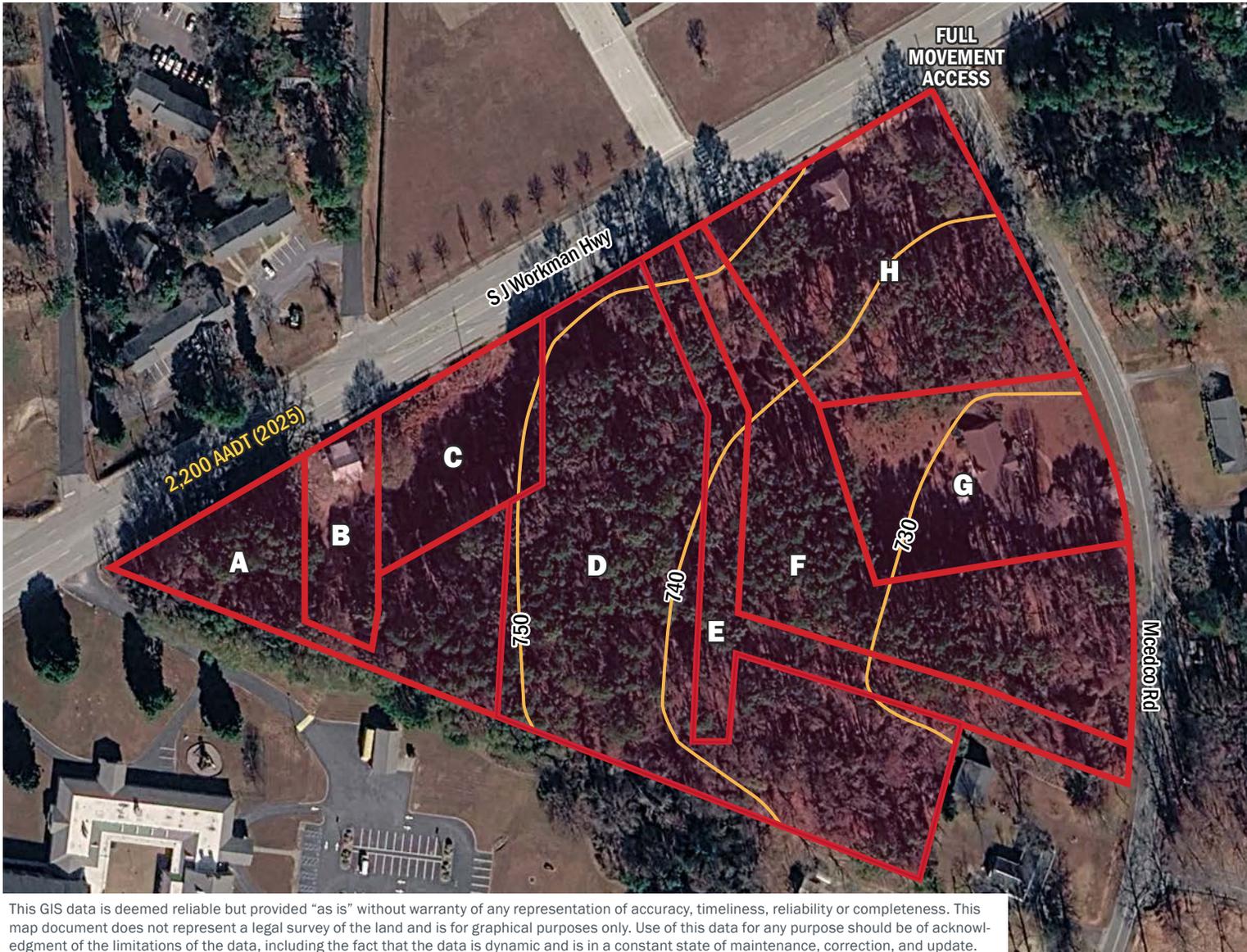
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Site Aerial & Topography



A: 4-33-00-009.00 (1.035 AC)

B: 4-33-00-010.00 (0.406 AC)

C: 4-33-00-011.00 (0.776 AC)

D: 4-33-00-012.00 (3.361 AC)

E: 4-33-00-012.03 (0.932 AC)

F: 4-33-00-012.01 (1.748 AC)

G: 4-33-00-012.02 (1.282 AC)

H: 4-33-00-017.00 (1.777 AC)

TOTAL ACREAGE: ±11.317



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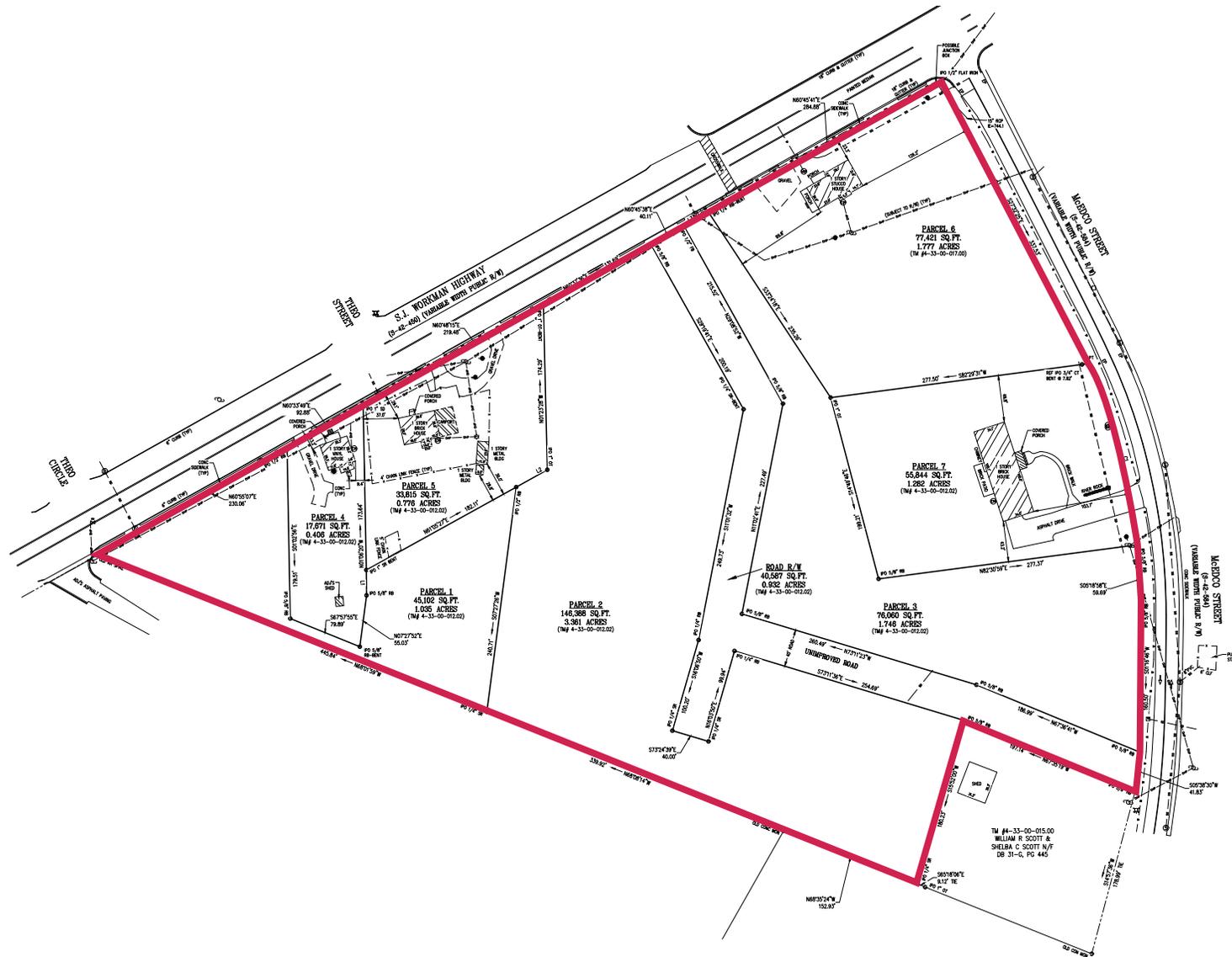
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Site Survey



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Nearby Major Employer

- **APPROX 1,200 EMPLOYEES UPON REACHING FULL PRODUCTION CAPACITY**



The BMW Group announced in late 2022 that it would invest an additional \$1.7 billion in its U.S. operations, including \$1 billion to prepare the Spartanburg plant to assemble fully electric vehicles and \$700 million to build a new high-voltage battery assembly plant in Woodruff. Plant Woodruff construction is complete, and all equipment has been installed. Associates are now preparing the first pre-series battery modules at the plant. In late 2026, Plant Woodruff will start assembly of the sixth-generation battery modules to supply fully electric vehicles at Plant Spartanburg. By 2030, at least six fully electric models will be assembled in the United States.

“Plant Spartanburg will soon contribute to BMW’s technology openness strategy by assembling three different drivetrains at our site: fully electric, plug-in hybrid, and highly efficient internal combustion engines,” said Dr. Engelhorn. “This approach allows customers in different regions to choose the mobility solution that is best for their individual needs.”

*SOURCE: <https://bimmerlife.com/2025/08/04/bmw-plant-spartanburg-celebrates-new-awards-from-j-d-power/>



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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