

FOR SALE

**±118 ACRE  
DEVELOPMENT  
TRACT AVAILABLE**

# INTERSECTION OF KNIGHTON CHAPEL RD & ALLEN BRIDGE RD FOUNTAIN INN, SC 29644

**TMS# 250-00-00-001**

**PARCEL A** **45.87 ACRES**

**PARCEL B                      42.74 ACRES**

**PARCEL C                      29.59 ACRES**

**Call Listing Agent for Pricing**

**PRESENTED BY:**

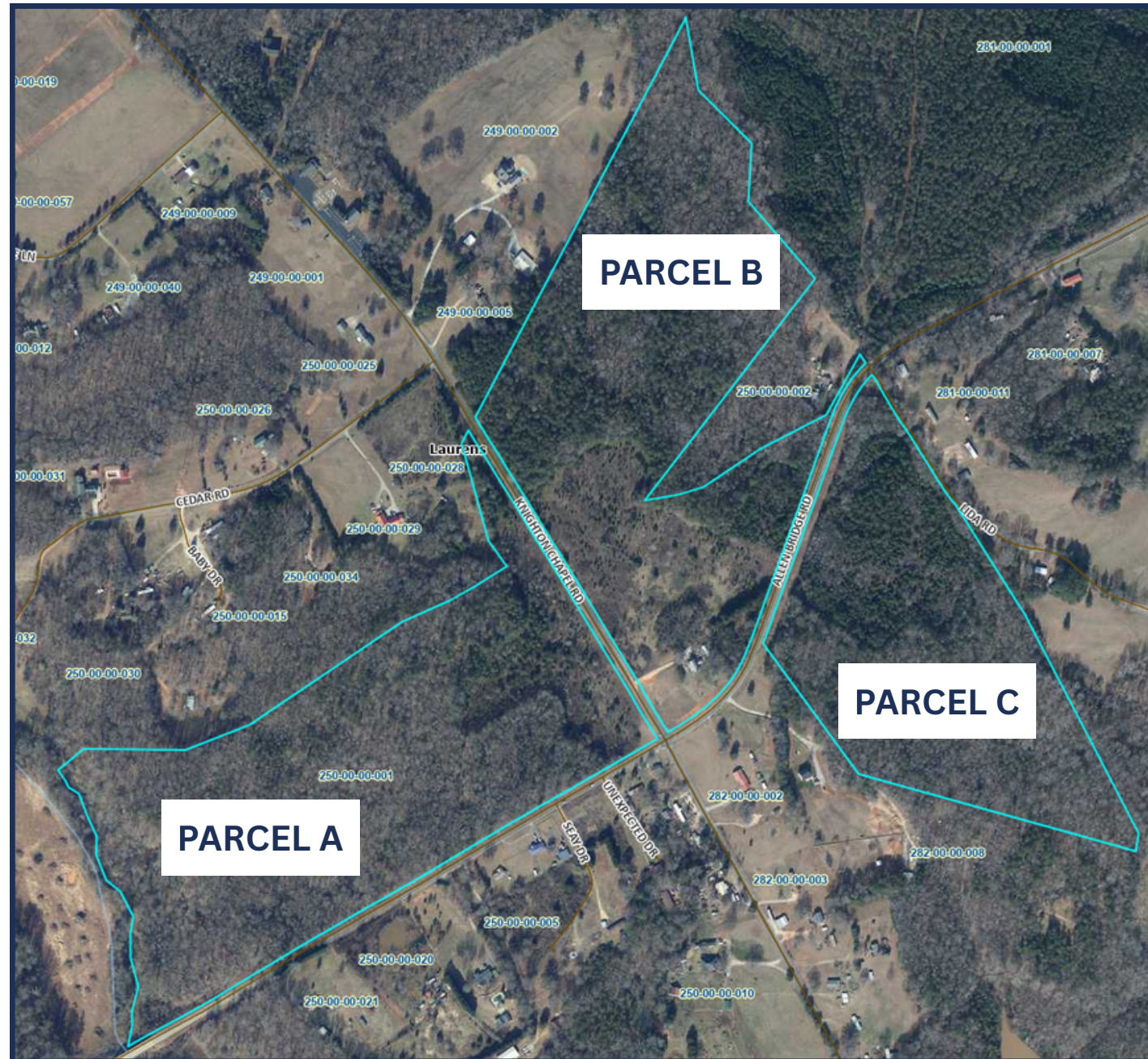
# Matthew Crider

## Broker Associate

M: 864.444.1689

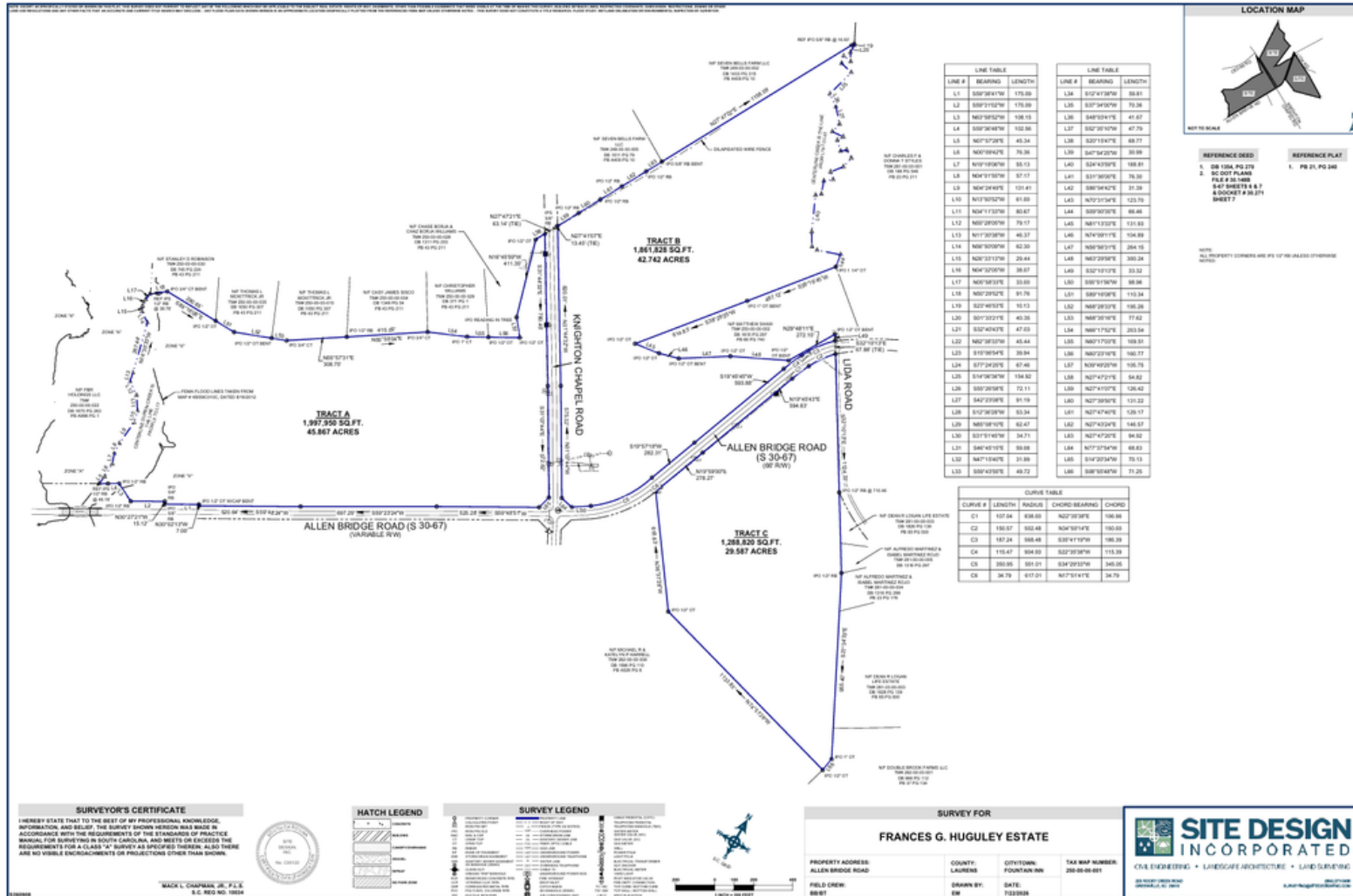
O: 864.382.3800

Matt@Herlong-SIR.com

Herlong | Sotheby's  
INTERNATIONAL REALTY

# Survey

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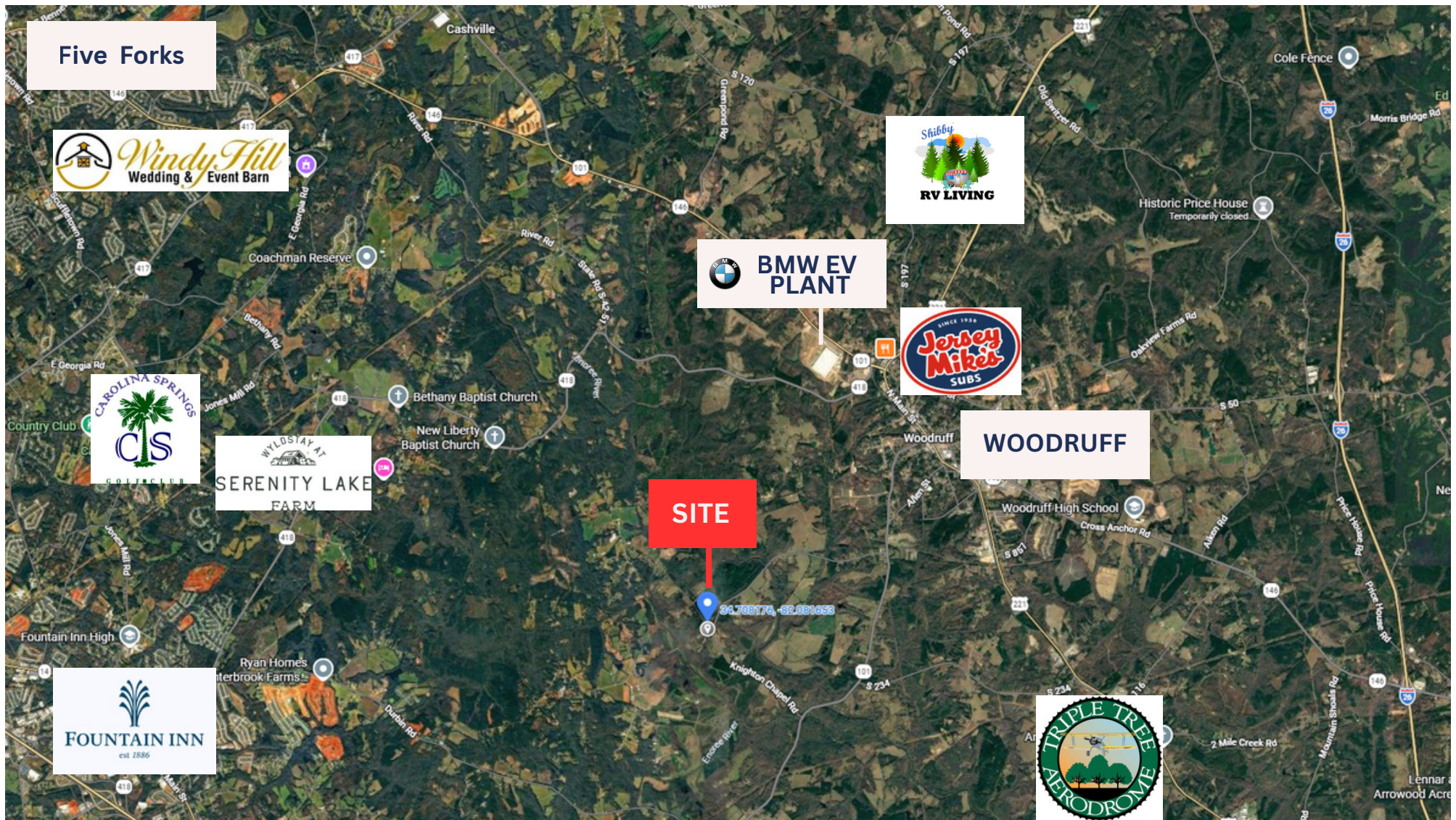
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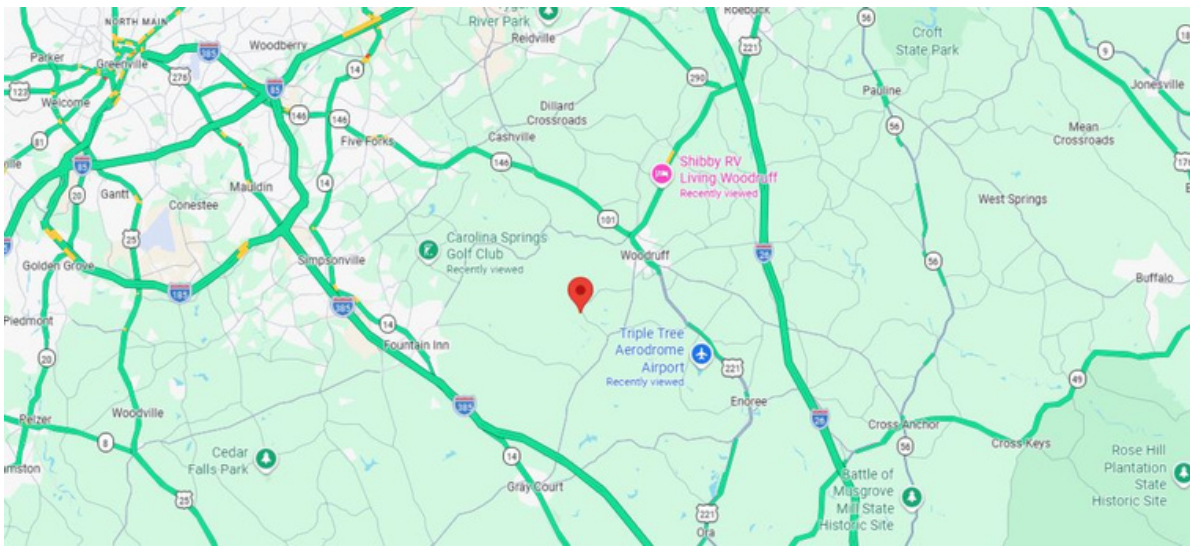
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## PROPERTY HIGHLIGHTS:

- Enjoy quick access to major highways including I-26, I-385 and SC Highway 101, providing convenient commutes to Spartanburg, Greenville, and surrounding employment centers.
- Minutes from downtown Woodruff business district, BMW EV Campus and Ft Inn market.
- Close to major retail, restaurants & essential services
- Convenient access to Greenville, Spartanburg & regional markets
- Ideal location for residential, mixed-use or investment opportunities

## OFFERING SUMMARY:

|                           |                           |
|---------------------------|---------------------------|
| <b>SALE PRICE:</b>        | Contact Agent for pricing |
| <b>TOTAL PARCEL SIZE:</b> | ~118 Acres Total          |

| <b>DEMOGRAPHICS:</b>                 | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------------|---------------|----------------|----------------|
| <b>TOTAL POPULATION</b>              | ~2500         | ~11000         | ~30000         |
| <b>5-YEAR POPULATION GROWTH EST.</b> | +9%           | +12%           | +15%           |
| <b>AVG HOUSEHOLD INCOME</b>          | ~95000        | ~102,000       | ~112,000       |

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## MARKET OVERVIEW

Located at the intersection of Knighton Chapel Road and Allen Bridge Rd in Laurens County, this +/-118 acre development opportunity is positioned in one of the fastest-growing regions in Upstate South Carolina. The parcel is divided into three highly functional tracts:

Parcel A - 45.87 Acres

Parcel B - 42.74 Acres

Parcel C - 29.59 Acres

This property features level topography, efficient configuration, substantial road frontage and public water availability well suited for a variety of residential or mixed-use concepts.

Strategically located just 10 minutes from downtown Woodruff and the new BMW EV manufacturing campus, with unprecedented regional investment and employment growth potential. Proximate to I-26, I-385 and the Fountain Inn / Simpsonville markets.

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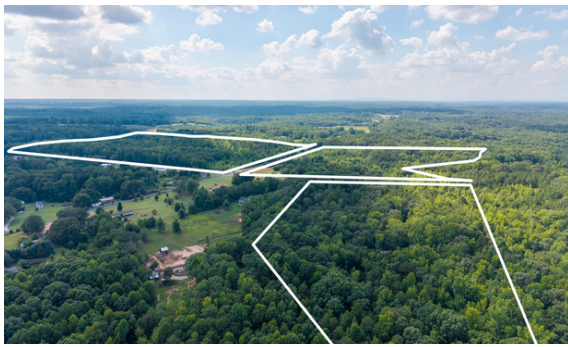
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## Parcel A



## Parcel B



## Parcel C



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- Level Topography
- Public Water Available
- 8,000'+ of Total Road Frontage
- Non-Signalized Int. of Knighton Chapel Rd and Allen Bridge Rd

Located minutes from Main St. Woodruff BMW's EV Campus, Simpsonville and Fountain Inn Markets.

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