

FOR SALE

Carolina Ridge Rd Gaffney, SC 29341



Parcels from ± 5.38 to ± 12 Acres

- Mini farm lots available in various sizes, from 5.38 acres up to 12 acres.
- Located in growing Cherokee County
- Conveniently located while still in a quiet, rural setting.
- Only 20 minutes to Downtown Gaffney, 30 minutes to Downtown Spartanburg, 50 minutes to Downtown Greenville and 1 hour to Downtown Charlotte
- Just off Scenic Hwy 11
- 10 Minutes to Cowpens National Battlefield
- Enjoy gorgeous mountain views from your own slice of heaven!



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Alec Moncini**
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✉ **Dallas Wright**
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CAROLINA RIDGE FARMS



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 **Huff Creek**
Properties

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AERIAL PHOTOS



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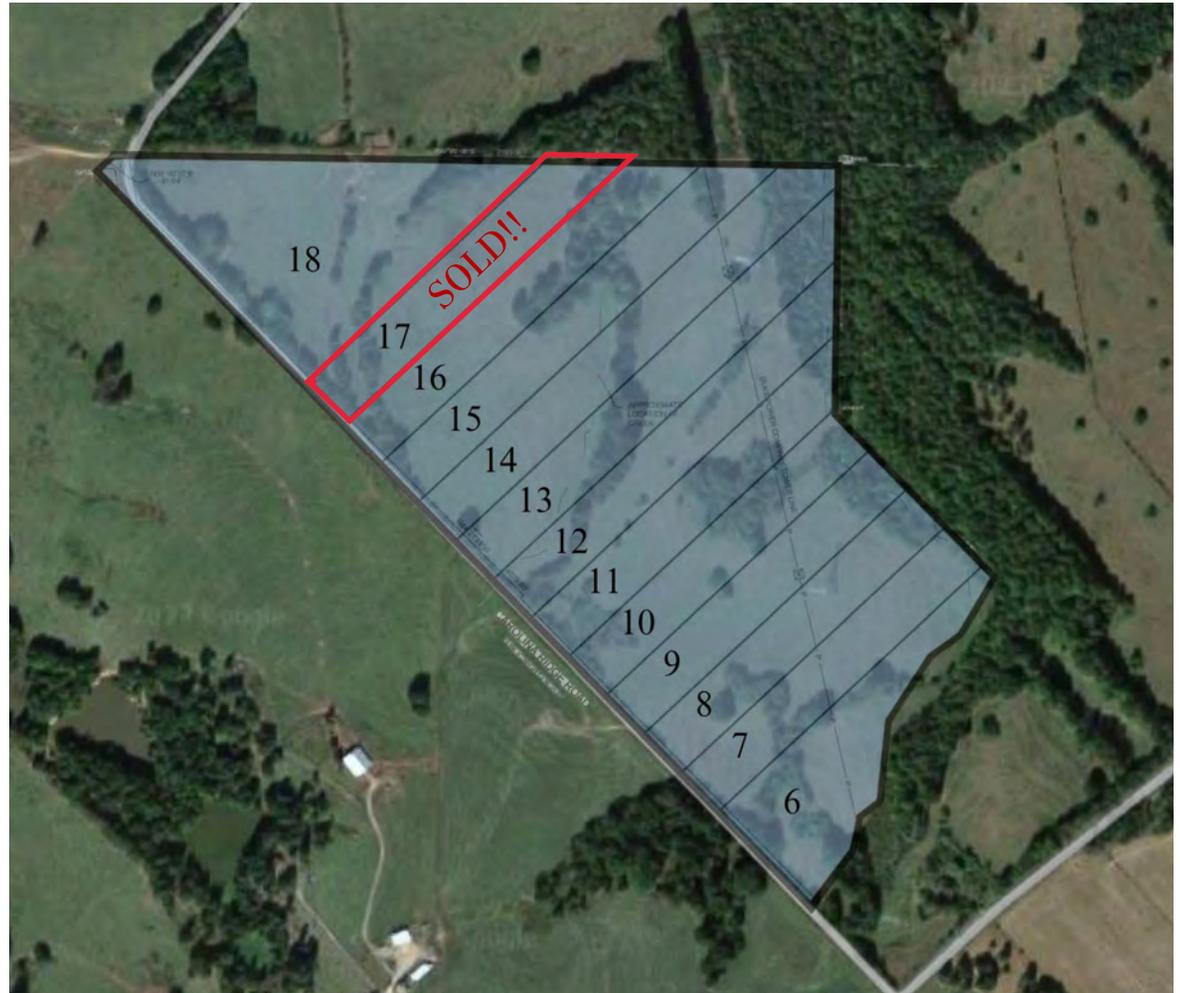
 **Huff Creek**
Properties

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LOT PRICING

Lot #	Lot Size	Sales Price
6	7.68	\$130,645
7	6.08	\$111,166
8	6.08	\$111,368
9	6.09	\$111,158
10	6.09	\$111,295
11	6.55	\$115,766
12	7.47	\$128,535
13	8.38	\$145,095
14	8.83	\$151,044
15	7.97	\$138,436
16	7.04	\$119,816
17	6.24	\$109,824
18	16.93	\$287,912



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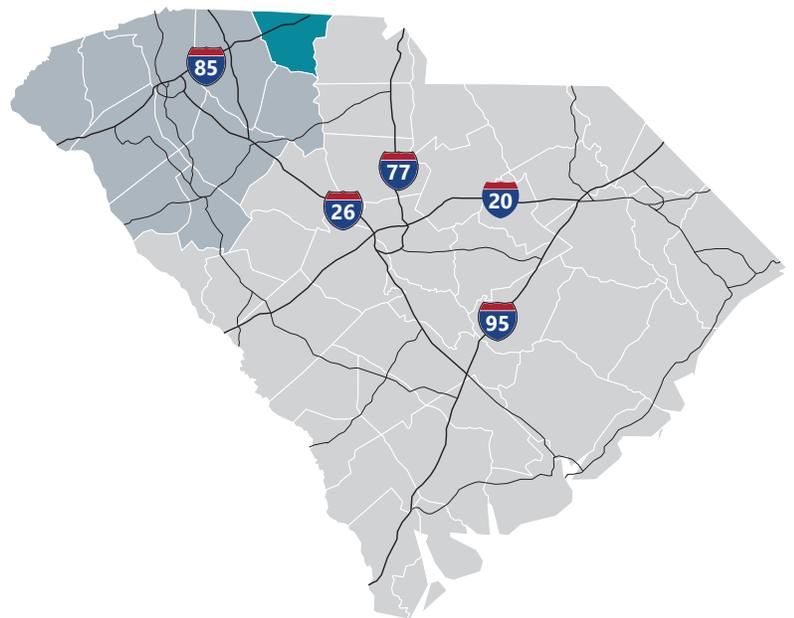
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 Huff Creek
Properties

Discover Your Potential

Cherokee County

The county was named for the Cherokees who once made it their home. It was formed in 1897, and the county seat is Gaffney. Iron mining was such an important activity in this region before the Civil War, it is sometimes called the Old Iron District. Today, Cherokee County enjoys a thriving and profitable local economy and an abundance of natural and manufactured resources. Cherokee County sits in a prime location just off I-85 between Charlotte, NC and Greenville/Spartanburg, SC. Charlotte's Douglas International Airport and the Greenville-Spartanburg International Airport are both within 45 miles and the mainline of Norfolk Southern Railroad runs through Cherokee County. The Port of Charleston is easily accessible via major highways. Cherokee County offers an unbeatable combination of such factors as an abundant and educated work force with customized training by South Carolina Special Schools, a diversified industrial base, a high standard of living and quality of life, pro-business local governments, and easy access to transportation routes.



Total Population

	2010	2021	2026	Growth Rate ¹
Cherokee County	55,342	57,965	59,228	0.43%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.7%	5.8%	5.7%
5 to 9	6.7%	6.2%	5.9%
10 to 14	6.9%	6.3%	6.4%
15 to 24	13.8%	11.3%	11.4%
25 to 34	11.5%	13.4%	10.9%
35 to 44	13.9%	12.2%	13.2%
45 to 54	14.2%	13.2%	12.6%
55 to 64	12.8%	13.3%	13.3%
65+	13.5%	18.3%	20.6%
Median Age	38.2	40.6	42.2

38.7% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	75.0%	74.5%	73.9%
Black	20.4%	19.7%	19.4%
American Indian/ Alaska Native	0.4%	0.4%	0.5%
Asian	0.6%	0.6%	0.7%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.2%	2.8%	3.3%
Two or More Races	1.4%	1.9%	2.2%
Hispanic Origin (Any Race)	3.7%	4.7%	5.4%

Households & Families

	2010	2021	2026
Total Households	21,519	22,398	22,901
Total Families	14,941	15,255	15,515
Average HH Size	2.54	2.54	2.54
Renter Occupied*	31.1%	31.0%	30.1%
Owner Occupied*	68.9%	69.0%	69.9%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2021	2026
Cherokee County	\$39,855	\$43,395
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Cherokee County	\$21,500	\$23,698
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 5.6%

Bachelor's Degree 10.1%

Associate's Degree 9.2%

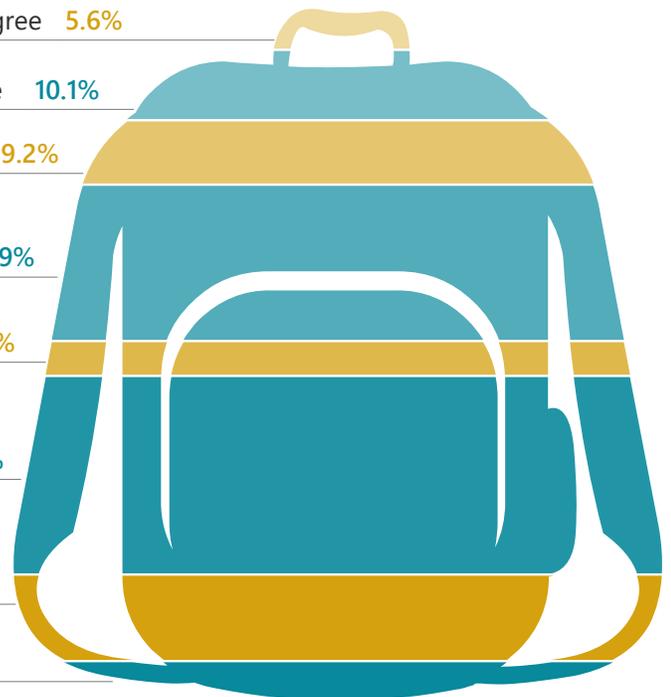
Some College, No Degree 22.9%

GED/ Alternative Credential 4.8%

High School Graduate 29.2%

9th to 12th Grade, No Diploma 12.5%

Less than 9th Grade 5.7%





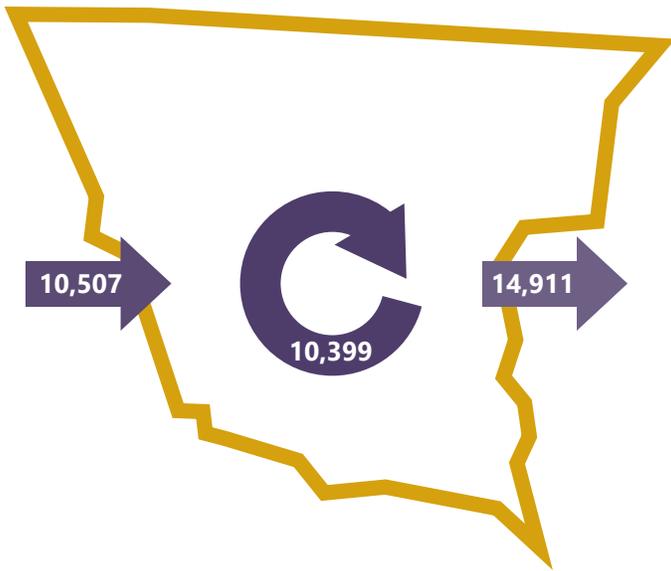
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	25.1%
25-50 miles	18.5%
50 miles or more	17.8%

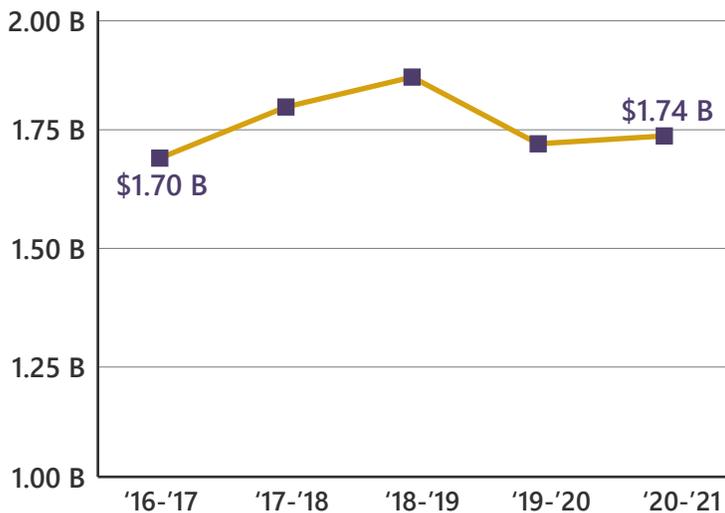
63.6% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Cherokee County	10,399
Commute into Cherokee County	10,507
Commute Out of Cherokee County	14,911

Gross Retail Sales by Fiscal Year



Where Do Cherokee County Workers Live?

Cherokee County	49.7%
Spartanburg County	15.1%
Cleveland County, NC	6.1%
Greenville County	3.6%
York County	2.9%
Rutherford County, NC	2.5%
Union County	2.1%
Gaston County, NC	1.5%
Laurens County	1.1%
Anderson County	1.1%

2021 Employment by Industry

Agriculture/Mining	0.6%	147
Construction	6.0%	1,502
Manufacturing	25.5%	6,398
Wholesale Trade	3.0%	739
Retail Trade	12.5%	3,129
Transportation/Utilities	8.9%	2,228
Information	0.6%	137
Finance/Insurance/Real Estate	3.6%	897
Services	35.9%	9,012
Public Administration	3.6%	895
Total	100%	25,084

2021 Civilian Population in Labor Force (16+)

Labor Force	27,267
Unemployed	8.0%

2021 Business Establishments by Industry



Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Nestlé USA	1,000	Frozen prepared foods
Milliken & Company	989	Broadwoven fabrics, fabric dyeing and finishing
Freightliner Custom Chassis Corp	909	Motor home chassis
Hamrick Mills	890	Print cloth, shade cloth & sheeting
Suminoe	400	Ball and roller bearings

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Cherokee County School District	1,369	Public Education, K-12
Dollar Tree Distribution	700	Logistics
T-Force	400	Logistics
Cherokee Medical Center	300	Health Services
Limestone University	269	Higher Education

 Airport Access	 Port Access	 Highway Access	 Rail Access
<p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> - 50 non-stop daily departures - 17 major cities and airports across the US <ul style="list-style-type: none"> - Allegiant Air - American Airlines - Delta - Southwest Airlines - United Airlines - 1.2M passengers flown in FY2021 - 84,217 tons of air cargo moved in FY2021 <p>Spartanburg Downtown Memorial Airport</p>	<p>Inland Port Greer</p> <ul style="list-style-type: none"> - 40 miles from the City of Gaffney - 157,842 rail lifts in FY2021 - 12.3% growth from FY2020 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 202 miles from the City of Gaffney - 2.5 M TEUs handled in FY2021 - 9.63% growth from FY2020 	<p>Interstates</p> <ul style="list-style-type: none"> - I-85 <p>Highways</p> <ul style="list-style-type: none"> - US-29 - US-150 - US-221 - SC-11 - SC-18 - SC-105 	<p>Rail Providers</p> <ul style="list-style-type: none"> - CSX - Norfolk-Southern



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APPALACHIAN
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Additional Resources

www.cherokeeconomydevelopmentboard.com
www.cherokeeconomy.gov

www.cherokeechamber.org
www.upstatealliance.com

www.upstateforever.org
www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2018; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Upstate SC Alliance, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).