

# FOR SALE

Carolina Ridge Rd Gaffney, SC 29341

**Only 1 parcel remaining!**

## ±7.68 Acre Parcel

- Only ONE mini farm parcel remaining!  
±7.68 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!



Dallas Wright

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



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## ADDITIONAL PHOTOS



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# SITE PLAN



## Carolina Ridge Mini-Farms Carolina Ridge Road Gaffney, SC Available Lots

| Lot # | Lot Size | Sales Price |
|-------|----------|-------------|
| 6     | 7.68     | \$109,000   |
| 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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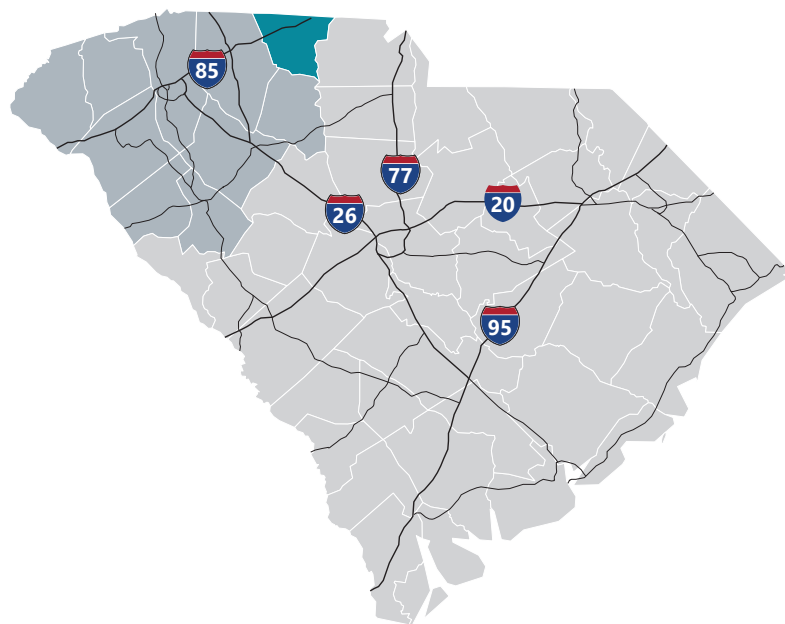
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# Discover Your Potential

## 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 <sup>1</sup> |
|------------------------|-----------|-----------|-----------|--------------------------|
| <b>Cherokee County</b> | 55,342    | 57,965    | 59,228    | 0.43%                    |
| <b>Upstate SC</b>      | 1,362,073 | 1,544,124 | 1,631,029 | 1.10%                    |
| <b>South Carolina</b>  | 4,625,364 | 5,321,206 | 5,665,411 | 1.26%                    |

<sup>1</sup>Projected 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%

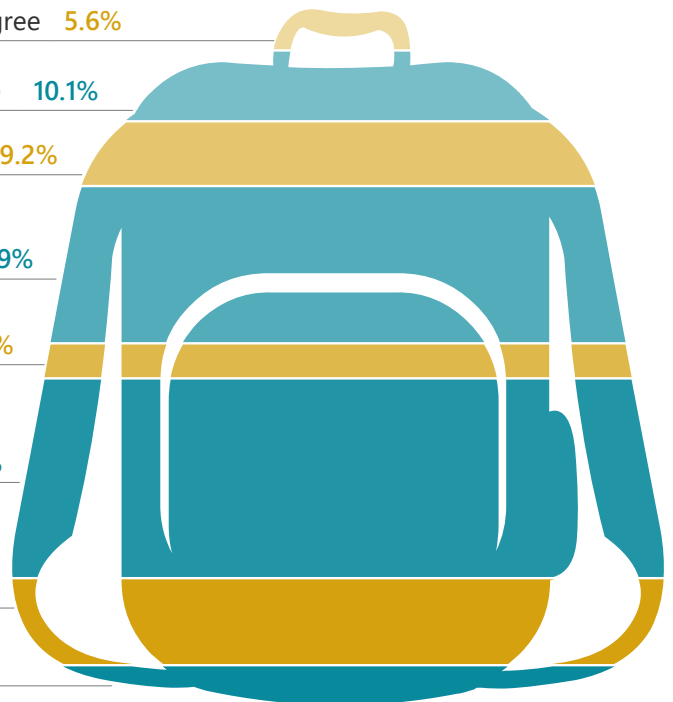
Some College, No Degree 22.9%

GED/ Alternative Credential 4.8%

High School Graduate 29.2%

9th to 12th Grade, No Diploma 12.5%

Less than 9th Grade 5.7%





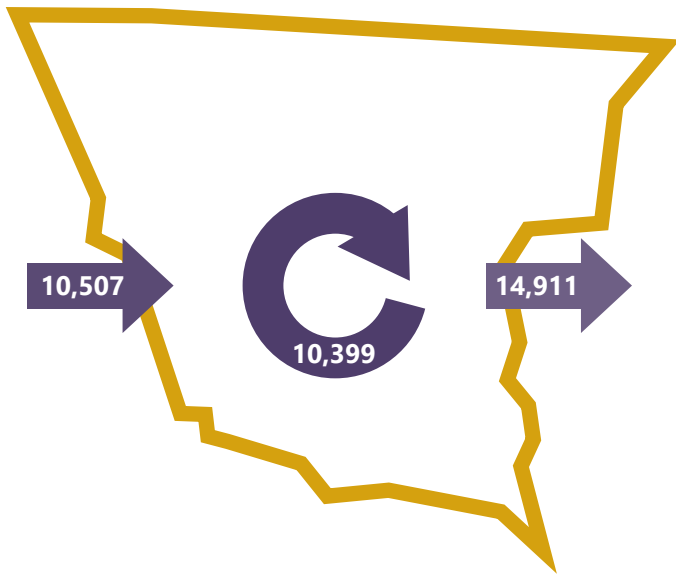
## 2018 Commuting Patterns

### 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% |

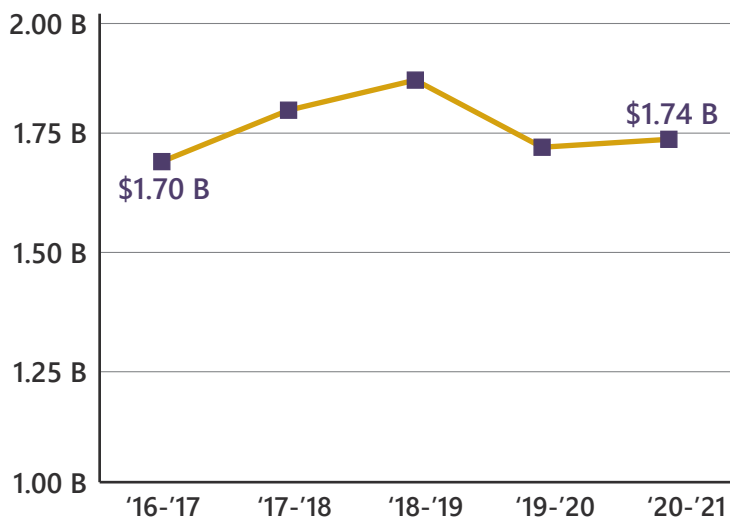
**63.6% of  
workers travel  
less than  
25 miles**

### 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           |
| <b>Total</b>                  | <b>100%</b> | <b>25,084</b> |

### 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

Greenville Spartanburg International

- 50 non-stop daily departures
- 17 major cities and airports across the US
  - Allegiant Air
  - American Airlines
  - Delta
  - Southwest Airlines
  - United Airlines
- 1.2M passengers flown in FY2021
- 84,217 tons of air cargo moved in FY2021

Spartanburg Downtown Memorial Airport



### Port Access

Inland Port Greer

- 40 miles from the City of Gaffney
- 157,842 rail lifts in FY2021
- 12.3% growth from FY2020

Port of Charleston

- 202 miles from the City of Gaffney
- 2.5 M TEUs handled in FY2021
- 9.63% growth from FY2020



### Highway Access

Interstates

- I-85

Highways

- US-29
- US-150
- US-221
- SC-11
- SC-18
- SC-105



### Rail Access

Rail Providers

- CSX
- Norfolk-Southern



**UpstateSCAlliance**

Upstate SC Alliance  
John Lummus, *President/CEO*  
864.283.2300  
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**APPALACHIAN**  
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[www.scacog.org](http://www.scacog.org)

## Additional Resources

[www.cherokeeconomydevelopmentboard.com](http://www.cherokeeconomydevelopmentboard.com)  
[www.cherokeeconomysc.gov](http://www.cherokeeconomysc.gov)

[www.cherokeechamber.org](http://www.cherokeechamber.org)  
[www.upstatealliance.com](http://www.upstatealliance.com)

[www.upstateforever.org](http://www.upstateforever.org)  
[www.southcarolinaparks.com](http://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).