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SUBJECT PROPERTY SUMMARY

Property Address	270 4th Street, Boiling Springs, SC 29316 & Hill St Spartanburg County, South Carolina
Property Type	Development / Investment Land — Vacant Acreage
Total Acreage	15.773 Acres (±) TMS 2-51-10-039.01, Plus .33 (±) TMS 2-51-10-118.02
School District	Spartanburg District 2
Road Frontage	600+/- linear feet on 4 th Street, plus 90+/- linear feet on Hill Street.
Access Points	Two Points of Ingress & Egress: 4th Street (primary); additional access from the Hill Street parcel
Location	Between Highway 9 and Valley Falls Road, Boiling Springs, SC
Utilities	Public water & sewer reportedly available — verify with Spartanburg Water
Previous List Price	\$1,500,000 (reduced from \$1,700,000)
Listed Price/Acre	\$95,117 per acre
Prepared By	Diane Netherton, Associated Licensee Clyde Realty, LLC and Ron Clyde, GRI — Broker-in-Charge, Clyde Realty, LLC



PROPERTY OVERVIEW

The subject property consists of approximately 16 acres of vacant land situated in Boiling Springs, South Carolina — one of Spartanburg County's most active residential growth corridors. The parcel is positioned between Highway 9 and Valley Falls Road with primary access from 4th Street (600+ feet of road frontage) and offers additional access from a Hill Street parcel, offering a meaningful development advantage for subdivision layout and traffic flow.

At \$95,117 per acre, the current ask reflects a developer-premium pricing strategy. Buyers will underwrite this on a per-lot or per-unit basis, making finished-lot economics the critical pricing driver.

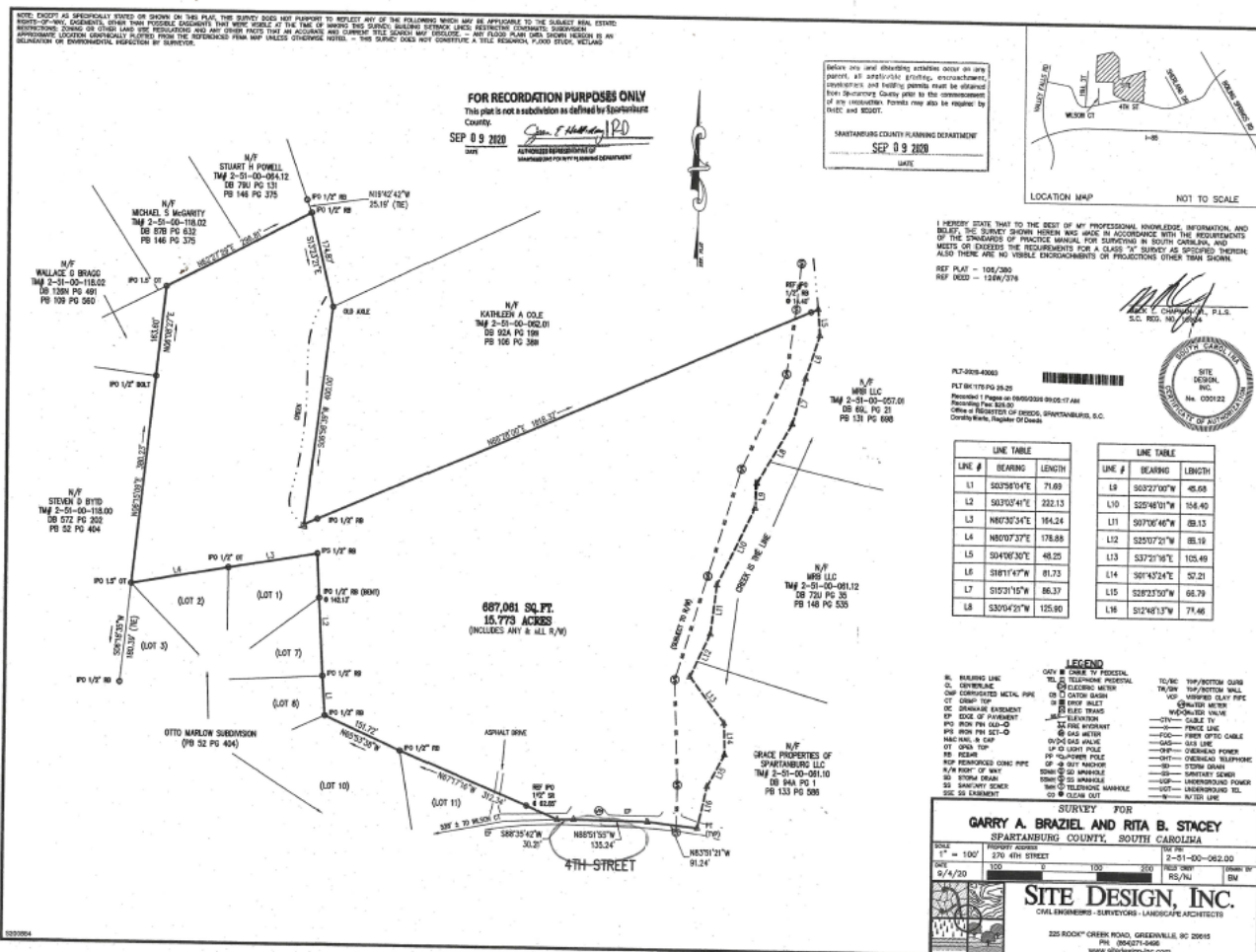
STRENGTHS & WEAKNESSES

☑ STRENGTHS	⚠ WEAKNESSES
• Prime Boiling Springs location — high-growth corridor • 600+ feet of road frontage on 4th Street • Multiple access points (4th Street + Hill Street) • Public water and sewer reportedly available • Spartanburg District 2 schools — strong market driver • Near Highway 9 retail and commercial corridor • Potential for 25–50 residential units	• Pricing aggressive vs. comparable raw land sales • Sewer availability must be independently verified • Development costs (engineering, stormwater, taps) unquantified • Stormwater requirements may reduce net buildable acreage • Carrying costs elevated if marketed to end-users vs. developers

POR-FORMA DEVELOPER YIELD ANALYSIS

Conservative assumptions: 20–25% of gross acreage allocated to roads, open space, and stormwater retention, yielding 12 to 14 net buildable acres. All unit counts are estimates subject to engineering, topographic survey, and Spartanburg County zoning approvals.

Product Type	Estimated Units	Raw Land Cost/Unit @ \$1.5M
40-foot lots	28 – 34 lots	\$44,100 – \$53,600 per lot
50-foot lots	22 – 28 lots	\$53,600 – \$68,200 per lot
Townhome product (zoning dependent)	40 – 50 units	\$30,000 – \$37,500 per unit





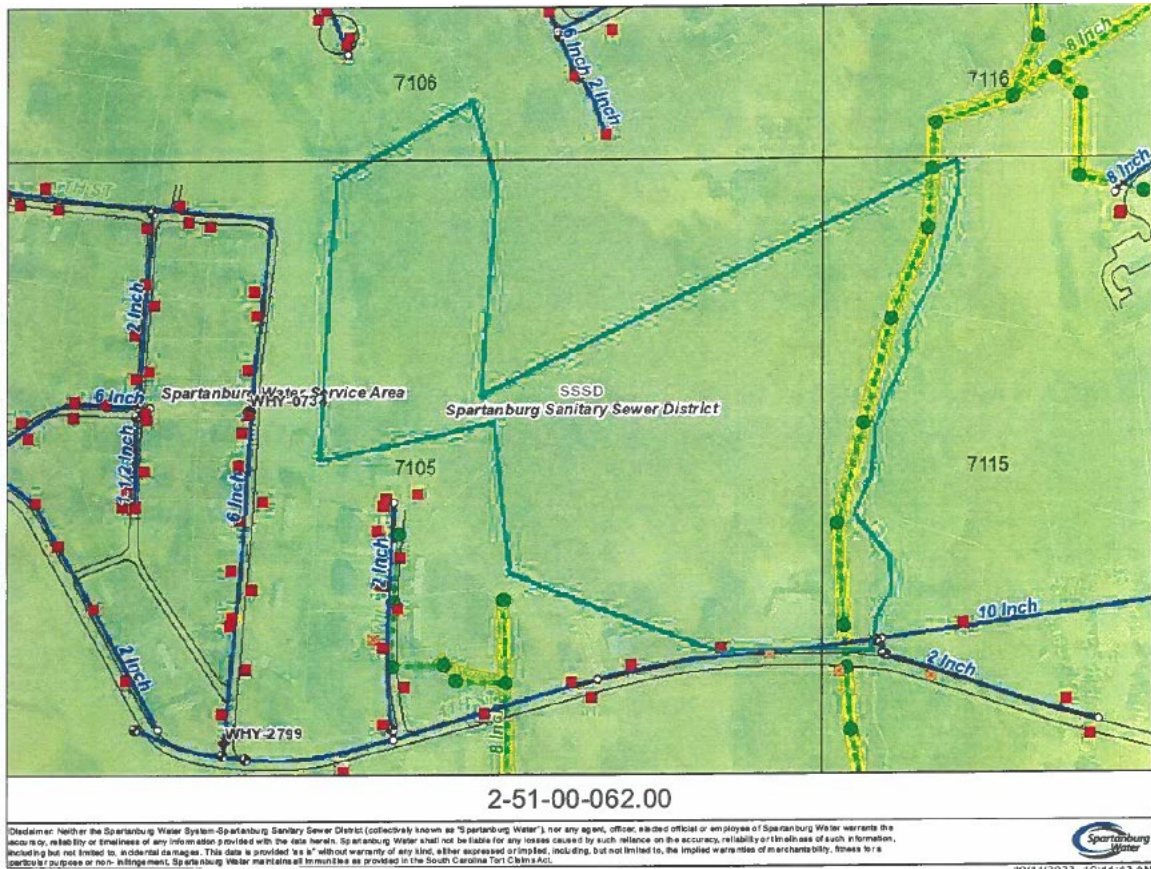
**Deed/Legal Description for 15.77 Acres, TMS 2-51-00-062.00
Deed Book 129-E Pages 747-751**

All that lot or tract of land located in School District No. 2, near Valley Falls, in Spartanburg County, South Carolina, containing 15.773 acres, more or less on a survey for Garry A. Braziel and Rita B. Stacy by Site Design, Inc., dated September 4, 2020 and recorded in Plat Book 178, Page 25 in the Register of Deeds Office for Spartanburg County, South Carolina.

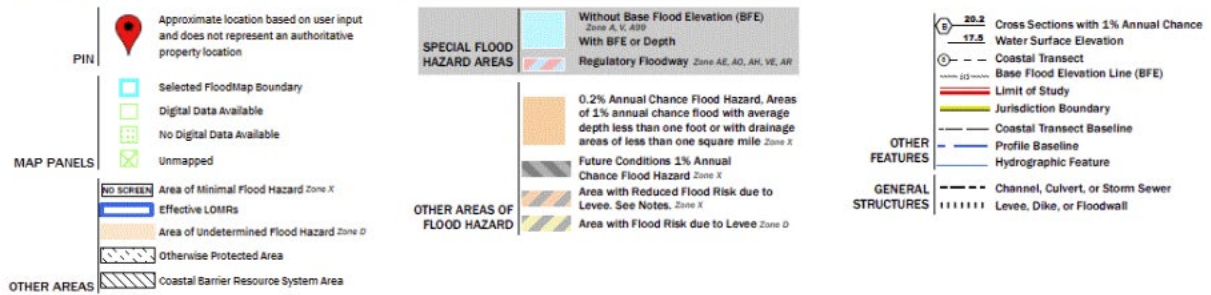
This being a portion of the property conveyed unto William A. Chapman from H.L. Chapman, Clarence E. Chapman, Charles D. Chapman, Clyde Chapman, Della C. Hand and Joe S. Chapman by Deed dated May 24, 1965, recorded May 24, 1965, in Deed Book 31-H, Page 186, in the Official Records for Spartanburg County, South Carolina. Thereafter, William A. Chapman died on October 13, 1993 leaving Kate P. Chapman as his heir for life then to Julene C. Braziel as will appear in Spartanburg County Probate#1993ES4201350. Kate P. Chapman died on December 23, 1993. Thereafter, Julene C. Braziel died on November 22, 2010 leaving Clyde Allen Braziel as her sole heir as will appear in Spartanburg County Probate#20104201777. See also Deed of Distribution to Clyde A. Braziel dated January 5, 2012, recorded January 13, 2012, in Deed Book 99-X, Page 609. Subsequently, Clyde Allen Braziel died on March 7, 2019 leaving Rita B. Stacey and Garry A. Braziel as his heirs as will appear in Spartanburg County Probate

2019ES4200455 and by Deed of Distribution dated February 6, 2020, recorded February 6, 2020, in Deed Book 126-W, Page 376, in aforesaid records.

Utilities

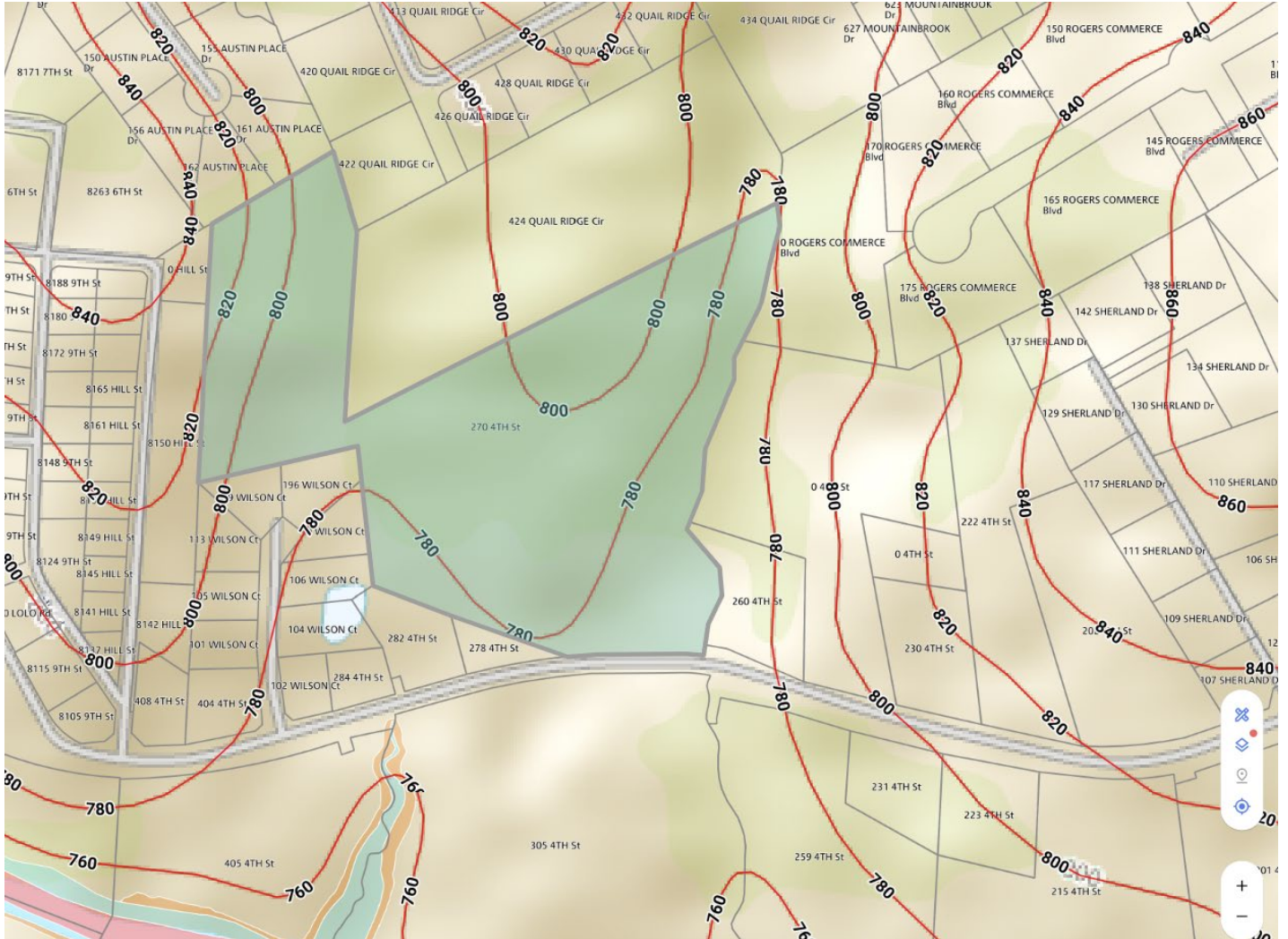


FEMA Flood Panel 42041CO244F





Topography





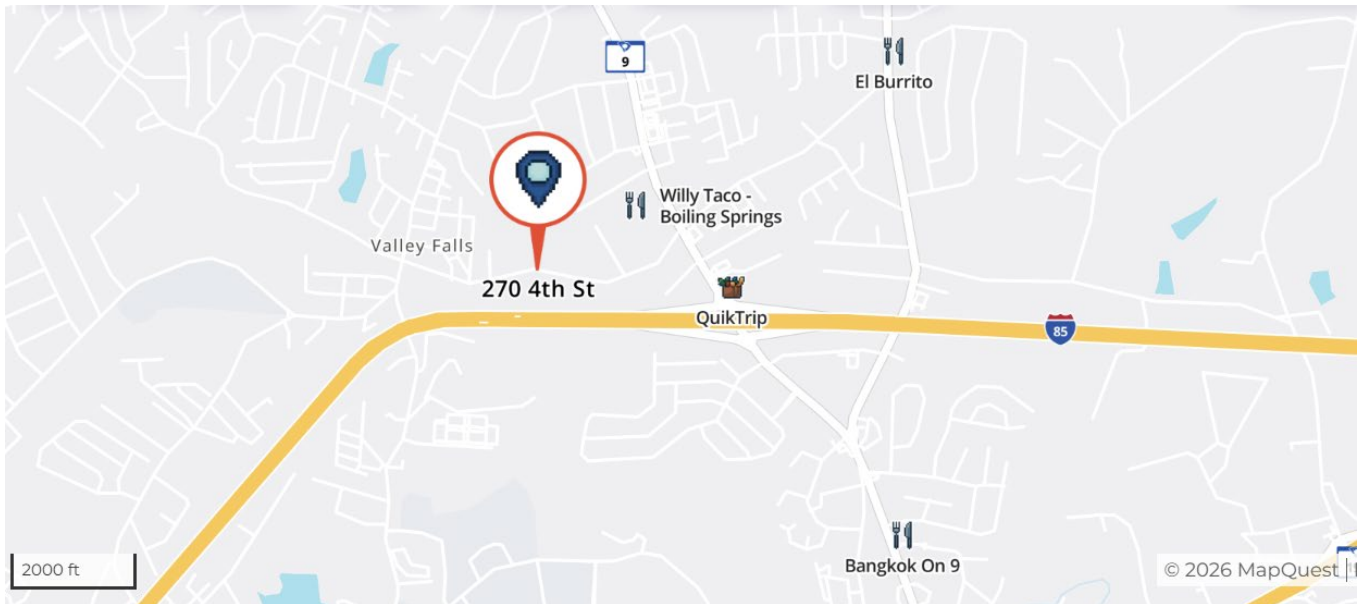
Aerial View



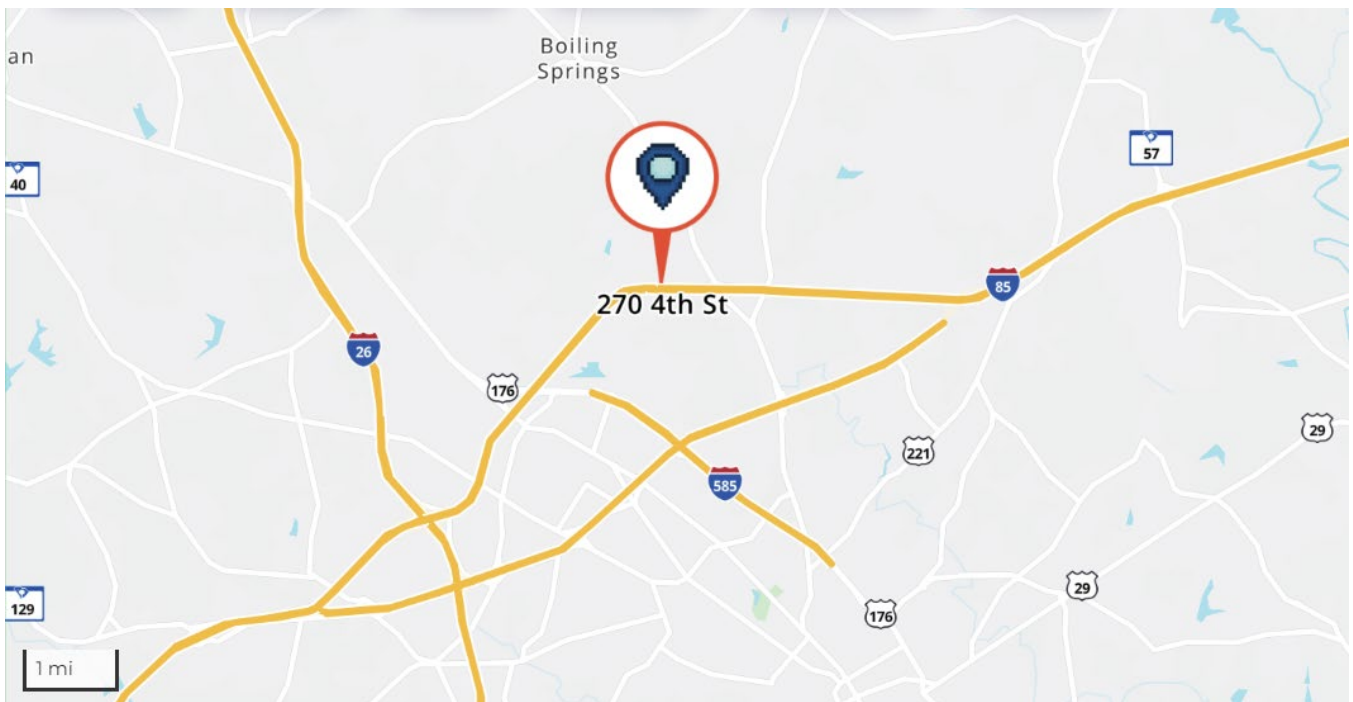


Location Maps

Near Range Location View



Long Range Location View





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Real Property Description:
Spartanburg County TMS 2-51-00-062.00 Containing 15.773 +/- Acres
See Plat Book 178-25 less the R/W TAKEN TR 27

Plus
Spartanburg County TMS 2-51-10-118.02 Containing 0.033 +/- Acres
See Plat Book 109-560

270 4th Street PLUS 0 Hill Street, Boiling Springs, SC 29316

See Surveys and Legal Descriptions Attached

DISCLAIMER & CONDITIONS

This Offering Memorandum was prepared by Diane Netherton, Associate Licensee and Ron Clyde, GRI, Broker-in-Charge of Clyde Realty, LLC, for informational purposes only and does not constitute a certified appraisal. Values expressed herein are estimates based on available market data, broker judgment, and general market conditions as of the date of preparation. This Offering Memorandum is not intended for use in loan underwriting or any purpose requiring a certified appraisal by a licensed South Carolina Certified Appraiser.

All parties are advised to independently verify utility availability, zoning, development approvals, easements, encumbrances, and acreage through appropriate governmental agencies and licensed professionals. Clyde Realty, LLC assumes no liability for the accuracy of third-party information.

Diane Netherton, Realtor

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Date: June 20, 2026