



±1.00  
ACRES

Warren H Abernathy Hwy



44,545 VPD

## High-Visibility ±1 Acre Site Available on Highway 29 Between I-85 and I-26

Andrew Hewitt, Managing Partner  
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OVERVIEW

Property Type:	Land
Tax Map #:	6-19-00-014.03 Spartanburg County
Price:	Please call for pricing

Features

- High-Visibility ±1 Acre Site on Highway 29 Between I-85 & I-26
- This ±1-acre land parcel presents an excellent opportunity for retail, office, or light industrial flex development. Ideally located on Warren H. Abernathy Highway (Highway 29), the site sits directly between I-85 and I-26, offering outstanding regional connectivity and access.
- The property provides flexible acquisition options, including ground lease, build-to-suit, or outright purchase—allowing users and developers to tailor the site to their specific needs. Positioned along a well-traveled corridor, the site benefits from high visibility and strong traffic exposure.
- Surrounded by ongoing retail, residential, and industrial growth, this location is well-positioned to capitalize on the area’s continued expansion and increasing demand.



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**Traffic Counts:** Strong traffic counts at  
+/- 44,545 VPD HWY29  
+/- 26,727 VPD Fairforest Clevdale  
Rd and Old Greenville HWY

**Acres Available:** +/- 1 Acre

**Key Locations:** To I-85: 2.4 miles (4 min)  
To I-26: 2.2 miles (3 min)  
To Downtown Spartanburg: 5.9 miles

**Property Options:** Ground Lease  
Build-to-Suit  
For Sale

**Property Features:** +/- 1 acres of highly visible land with  
284' of frontage on Warren H  
Abernathy Hwy  
Located near a signalized  
intersection  
Water, Gas, Power, Telecommunication  
on-site (Sewer close by)  
+/- 2,500 new residential units  
developed in a 3 mile radius



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