

ENOREE FARMS

±189 ACRES | WOODRUFF, SOUTH CAROLINA

LAND DEVELOPMENT OPPORTUNITY

127 GODFREY TOWN ROAD

REEDY
LAND CO.

OFFERING SUMMARY



OFFERING DETAILS

Location	Woodruff, SC
Asset Type	Development Land
Site Area	±189 Acres
Utilities	Sewer Reported
Potential Use	Residential / Mixed Use
Asking Price	$12,500,000

**Owner is a licensed real estate agent*

PROPERTY OVERVIEW

Positioned in the path of substantial growth in Woodruff, South Carolina, Enoree Farms presents a rare opportunity to acquire approximately 189 acres surrounded by significant public and private investment. Located along Godfrey Town Road in Spartanburg County, the property directly adjoins the new 103-acre Riverbend Athletic Complex and is situated near Libertas Academy and BMW's expanding Woodruff manufacturing operations.

The property features Enoree River frontage, a scenic pond, multiple creeks, and a combination of natural landscapes that offer a compelling setting for future residential or mixed-use development. With reported access to public utilities and proximity to major employment, educational, and recreational investments, Enoree Farms provides an attractive foundation for a thoughtfully planned development, subject to applicable approvals.

±189 ACRES $12,500,000 SPARTANBURG COUNTY

LOCATION & CONNECTIVITY

Strategically Positioned in the Heart of Woodruff's Growth Corridor

Enoree Farms benefits from a strategic location near Woodruff's expanding employment base, educational facilities, and recreational amenities. With convenient access to I-26, I-85, and Highway 101, the property offers connectivity to the broader Upstate South Carolina market.

Nearby Destination	Approx. Drive Time
Riverbend Athletic Complex	±1 Minute
Libertas Academy	±1 Minute
BMW Woodruff Facility	±2 Minutes
Downtown Woodruff	±5 Minutes
New Woodruff High School	±8 Minutes
I-26	±10 Minutes
I-85 / Hwy 101 Interchange	±15 Minutes

CONCEPT DESIGN PLAN



*This is an AI generated rendering and is not current or promised. This is simply a conceptual image of what could be.

ECONOMIC GROWTH & MAJOR INVESTMENTS

Significant Public & Private Investments Driving Woodruff's Growth



BMW'S BATTERY PLANT
$700M South Carolina Battery Plant



LIBERTAS ACADEMY
$33.8M Newly Developed Charter School



WOODRUFF HIGH SCHOOL
$100M New High School



RIVERBEND ATHLETIC COMPLEX
±103 AC Recreational Complex

NATURAL FEATURES

A diverse mix of water, woods, and open land across Enoree Farms

THE LAND'S NATURAL ADVANTAGE

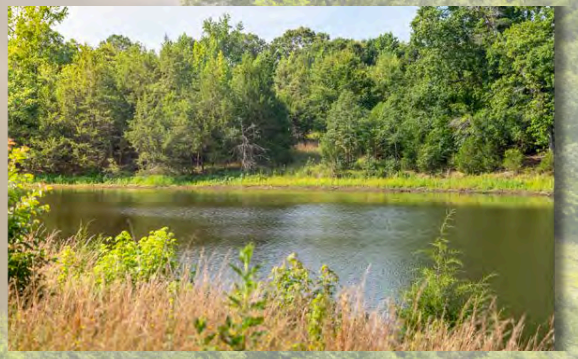
Enoree Farms offers a rare combination of Enoree River frontage, a scenic pond, multiple creeks, natural recreational amenities, and reported on-site sewer availability. These features create an attractive foundation for a thoughtfully planned residential or mixed-use community, subject to applicable approvals.

HIGHLIGHTS

- Enoree River Frontage
- Open Pastureland
- Wooded Trails and Creeks



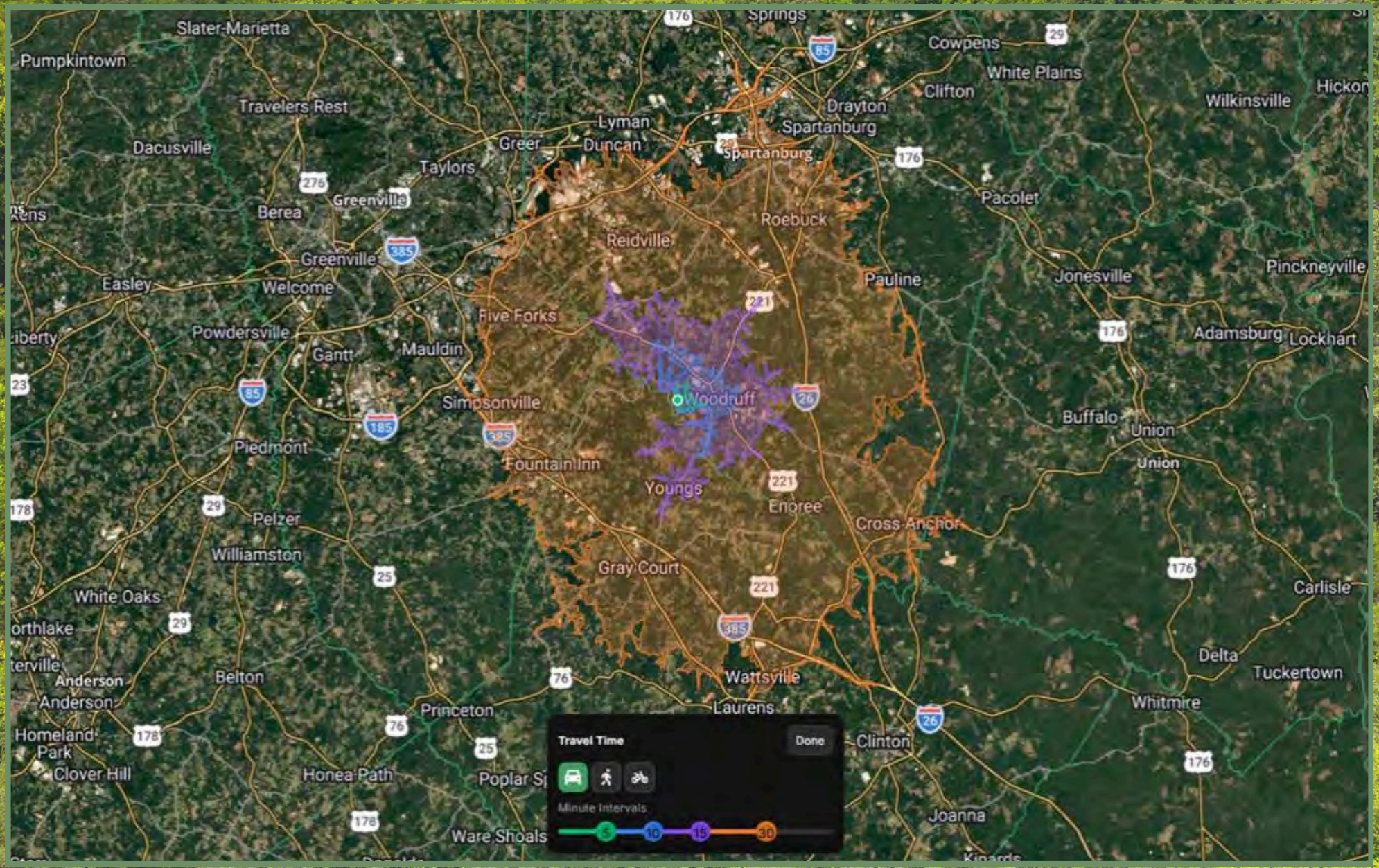






DRIVE TIME MAP

127 Godfrey Town Road, Woodruff, South Carolina



RETAIL MAP

127 Godfrey Town Road, Woodruff, South Carolina



Confidentiality & Disclaimer

All materials and information received or derived from Reedy Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Reedy Property Group its directors, officers, agents, advisors, or affliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Reedy Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

CONTACT INFORMATION



TYLER WHIMS

PARTNER
REEDY PROPERTY GROUP
REEDY LAND CO.

864-430-4507

TWHIMS@REEDYPG.COM

REEDY LAND CO.

Tyler Whims is a Partner at Reedy Property Group and helps lead Reedy Land Co., one of Upstate South Carolina's premier land brokerage teams. With a background in construction management, real estate investment, conservation efforts, and land development, Tyler has established himself as a leading land broker in the region, consistently ranking among the company's top three producing brokers for the past five years.

Tyler's entrepreneurial spirit began at an early age when, as a young teenager, he started his own landscaping business, which he continued growing and operating to help put himself through Clemson University. He graduated with a Bachelor of Science in Construction Science Management and a minor in Business Marketing. That early experience instilled in him a strong work ethic, an appreciation for land, and a passion for building businesses. Following graduation, Tyler joined Fluor Enterprises, gaining valuable experience in operations management, project evaluation, and financial analysis. He later joined Reedy Property Group as Director of Construction Services, where he further developed his understanding of real estate development, investment strategy, and the value of land.

Since transitioning into land brokerage in 2021, Tyler has helped grow Reedy Land Co. into a highly recognized and productive land brokerage operation. Under his leadership, his team has consistently facilitated the sale of approximately 5,000 acres annually, representing landowners, investors, developers, and families throughout the Upstate.

Tyler has become particularly well known for his expertise in large acreage transactions, recreational properties, conservation opportunities, and the rapidly growing mini-farm market. His ability to identify a property's highest and best use, recognize conservation potential, and develop creative land subdivision strategies has helped landowners unlock substantial value while preserving the unique character of their properties. Through numerous successful mini-farm development, Tyler and his team have positioned Reedy Land Co. as a market leader in this increasingly desirable segment of Upstate real estate.

Tyler doesn't simply sell the lifestyle that comes with land ownership—he lives it. With personal ownership in interests in more than 1,500 acres across South Carolina, Tyler brings a firsthand perspective to every transaction. His experience as both a landowner and investor provides a unique understanding of the opportunities, responsibilities, and long-term rewards associated with owning land. This personal investment allows him to advise clients not only from a brokerage perspective, but from the experience of someone who actively participates in the same market.

Beyond brokerage, Tyler has developed a genuine passion for building and marketing the Reedy Land Co. brand. He believes that successful land brokerage goes far beyond simply buying and selling land acreage. It requires understanding the history of a property, recognizing its potential, and helping clients make informed decisions that can positively impact their families for generations.

For Tyler, few things are more rewarding than sitting down with family to discuss their land, explore opportunities they may not have considered, and develop a strategy to maximize its value. Whether helping a family navigate the sale of property held for generations, identifying a conservation opportunity, or assisting an investor with a new acquisition, Tyler approaches every transaction with creativity, integrity, and a long-term perspective.

On a personal level, Tyler's perfect weekend is sunny and 75 degrees, spent exploring the land with his family on side-by-sides and four-wheelers, watching his kids enjoy the outdoors, or casting a fishing line alongside his son. It's these simple moments that remind him why owning and preserving land for future generations matters so much.

His philosophy is simple: Land is more than an investment. It's an opportunity to create value, preserve a legacy, and build a better future for the next generation.