

PRESENTED IN PARTNERSHIP BY

The **Johnson** Group







JOHNSON DEVELOPMENT ASSOCIATES, INC.,

part of The Johnson Group, is a multi-division real estate developer of multifamily, mixed use, logistics and self-storage on a nationwide scale, headquartered in Spartanburg.

CITY OF SPARTANBURG

is the governmental body overseeing Downtown Spartanburg and the other areas of the city.

SPARTANBURG COUNTY

is the governmental body responsible for the unincorporated area of the 819-square-mile county.

ONESPARTANBURG, INC.

builds a vibrant Spartanburg through business, economic and tourism development.

OUR VISION

Project Core will be transformative for our vibrant and growing Downtown Spartanburg, perfectly aligned with the trajectory of our city and county. One developer will leverage key acreage and historic infrastructure in our downtown core to create a new center of energy, making possible in a few years what could have taken a decade or more.

KEY

Mixed Use

Office

Accommodations

Restaurant/Retail

5 Min Walk Radii



WELCOME TO THE GRAIN DISTRICT

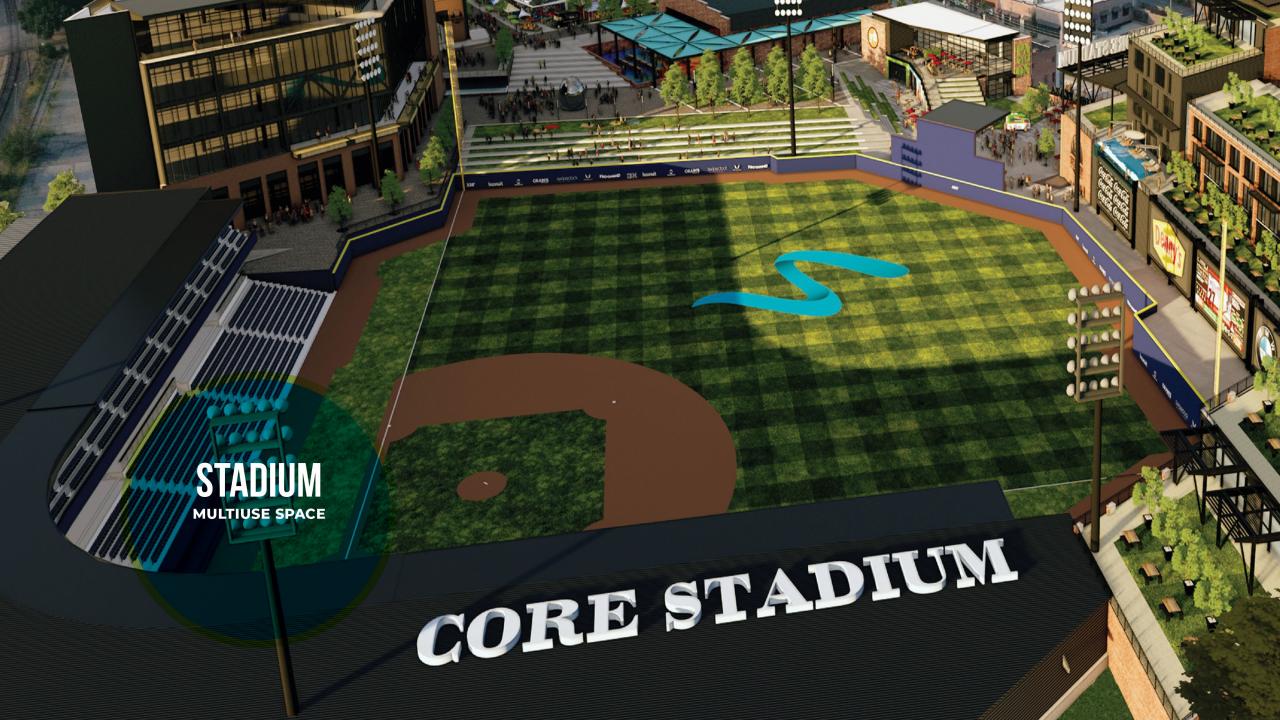
Project Core is a master plan for the next district of Downtown Spartanburg. Combined with improvements underway along West Main Street, Project Core will be transformational for downtown's western gateway, an area that has become increasingly attractive to mixed-use development.



















OUR WHY

Spartanburg aims to diversify its economy by attracting corporate & knowledge-based jobs. To do this, we must build a next-level Downtown Spartanburg with Class A office product, a variety of housing, and strategic programming.

IN GOOD COMPANY

Since 2017, Spartanburg has attracted \$7.4 billion in new investment and 10,562 new jobs. Now, we are experiencing increased interest in downtown office space.



DOWNTOWN OFFICE

OCCUPANCY RATE



















A GROWING AUDIENCE

46 people move to upstate South Carolina each day. Of those, 35% are choosing Spartanburg County.

341/

PROJECTED POPULATION

2025

U.S. SMALL
METRO WITH THE
MOST ECONOMIC

GROWTHStessa

AREA WITH GREAT OPPORTUNITES FOR

HOMEBUILDERSNational Association of Realtors

#2
BEST JOB MARKETS
IN THE U.S.

GoodHire

#11

FASTEST GROWING PLACES IN THE U.S.

U.S. News & World Report

#10
AMERICA'S MOST

AFFORDABLE
PLACES TO LIVE
AND WORK

GoodHire

20,241
COLLEGE
STUDENTS

attend Spartanburg's seven colleges



450,884
POTENTIAL
AUDIENCE

5.9% GROWTH RATE

115,739
POPULATION
IN 15 MIN
DRIVE TIME

FINANCING

ESTIMATED CAPITAL COST \$240\

\$145M PRIVATE

\$95M PUBLIC

\$210M

\$30M



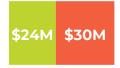
\$145M











A RECORD OF SUCCESS

Since 1988, **Johnson Development Associates** has proven successful in its strategically located development projects nationwide and here at home. The JDA team is known for delivering projects of a large magnitude while still offering familiarity, accountability and responsiveness.

JDA produces functional, flexible facilities with an unwavering commitment to long-term value creation for all stakeholders, including the communities in which those facilities reside.







AC HOTEL SPARTANBURG

The \$20-million, 10-story AC Hotel Spartanburg is a joint venture between the Johnson family and OTO Development.

ONE MORGAN SQUARE

Home to 115,000 square feet of Class A office space, including the corporate headquarters of Johnson Development, OTO Development, Eggs Up Grill and others.

320/340 E MAIN

One of the most attractive office sites in Spartanburg, these two Class A office buildings with 140,000 square feet of space are home to American Credit Acceptance and the local headquarters for TD Bank.

The City of Spartanburg, Spartanburg County, and OneSpartanburg, Inc. have vast experience partnering with The Johnson Group on projects that transform Spartanburg. Each entity also brings its own record of success executing complex projects.

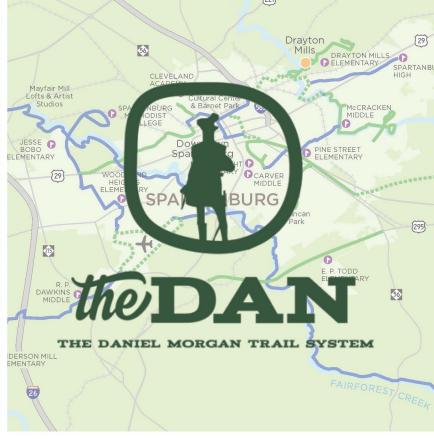
Spartanburg County touts a thriving economy, represented by \$5.4 billion of new investment since 2017.

The **City of Spartanburg** has been nationally recognized for urban revitalization and its culture of health.

OneSpartanburg, Inc. has launched Spartanburg's second five-year community and economic development strategy, after five transformative years under its first Vision Plan.







CHAPMAN CULTURAL CENTER

The center of Spartanburg's arts scene, is a world-class facility, built after a capital campaign raised \$42 million.

TYGER RIVER PARK

Home to 13 baseball and softball fields, Tyger River Park has put Spartanburg's sports tourism industry on the map, hosting the USA Softball Junior Olympic Cup twice.

THE DAN

The Daniel Morgan Trail System, Spartanburg's urban trail system connecting 50-miles of existing and proposed trails, is made possible by City, County and private funders. It's main segment, the Mary Black Rail Trail saw 217,335 users in 2020.







SPARTANBURG CITY-COUNTY COMPLEX

A \$217 million project approved by voters in 2017, construction is underway on a new Spartanburg County Courthouse, and the first joint City-County administrative complex in SC.

MONTGOMERY BUILDING

A \$29 million revival of the 93-yearold 10-story, 130,000-square-foot highrise into a mixed-use development is a prominent example of public private partnership in the city's urban center.

ONESPARTANBURG, INC.

Named the 2021 U.S. Chamber of the Year by the Association of Chamber of Commerce Executives for sustained success and new innovative initiatives.



#**24 BEST PLACE TO LIVE**IN THE U.S.

#1 in South Carolina USNews+World 2021

15TH
BEST PERFORMING CITIES IN THE U.S.

Milken Institute, 2020

1 SMALL AIRPORTIN THE U.S. – GSP

Airport Service Quality Award, 2020

FIRST NCAA CHAMPIONSHIP COMES TO SPARTANBURG IN 2021

Division II Cross Country Regional Championships #2
AMERICA'S BEST JOB
MARKETS

GoodHire, 2022

"UNEXPECTED CITY WITH A SURPRISINGLY GOOD FOOD SCENE"

Fodor's Travel, 2022

IN JOB CREATION AND INVESTMENT IN SC

\$1.9 Billion and 4,045 Jobs 2021

#6
USA'S HEALTHIEST
MANUFACTURING
ECONOMY

AdvisorSmith, 2021

"THE WORLD'S GREATEST MODERN ART WHERE YOU LEAST EXPECT TO FIND IT"

Forhes

CAROLINA METROS
TO PASS/APPROACH
PRE-PANDEMIC
EMPLOYMENT

Co-Star/BLS, 2021



2021 U.S. CHAMBER OF THE YEAR