

Livian® Estates

SPARTANBURG

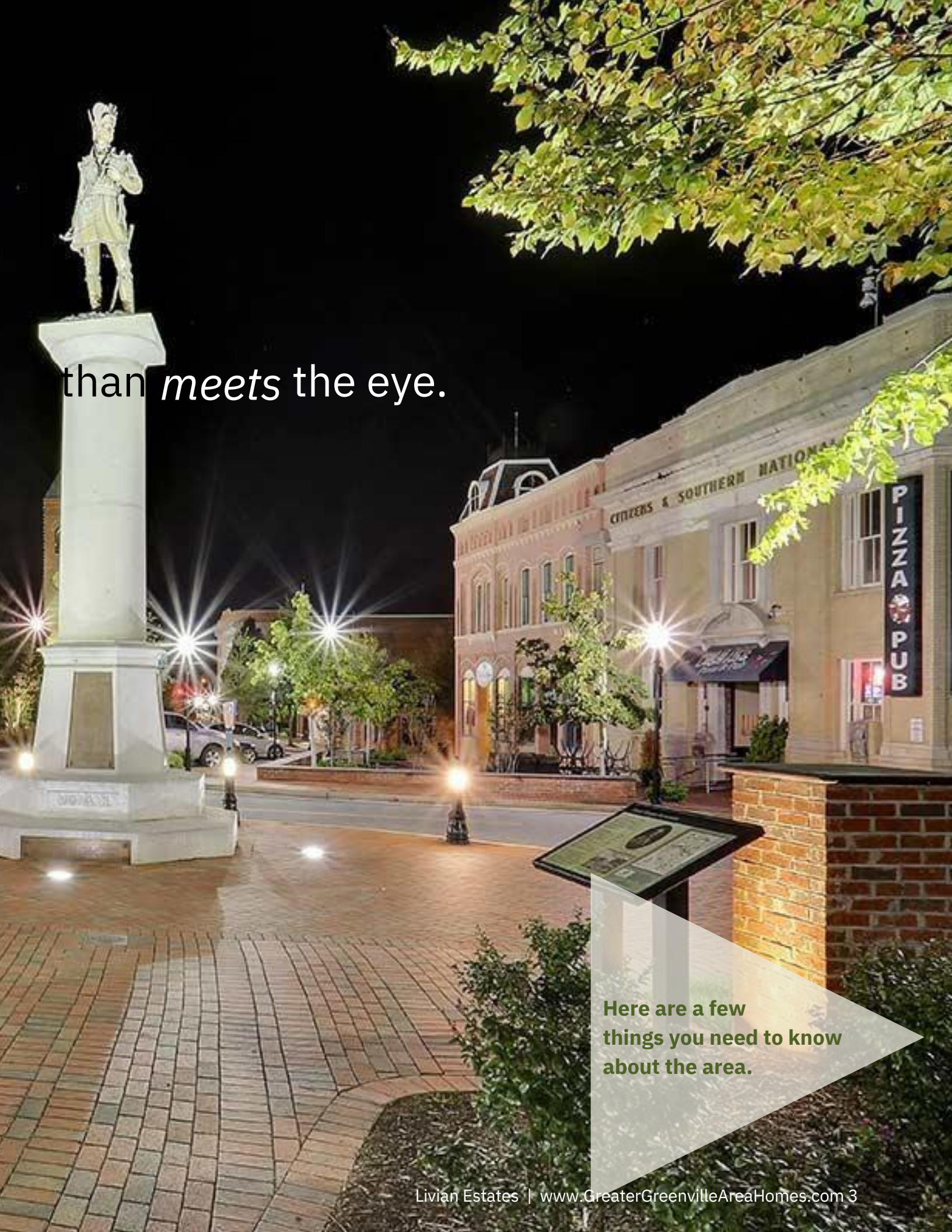
RELOCATION GUIDE

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A nighttime photograph of a street in Spartanburg, South Carolina. The scene is illuminated by streetlights, creating a warm and inviting atmosphere. In the foreground, a brick pillar stands next to a black metal fence. The middle ground shows a historic building with a prominent arched entrance and a sign that reads "HANG". To the right, a paved walkway leads towards a street with parked cars and more buildings. The background is dark, with the lights of the city providing the main illumination.

There is **MORE** to
SPARTANBURG



than *meets* the eye.

Here are a few things you need to know about the area.

SPARTANBURG ACCOLADES

- Spartanburg High School was the first high school in the nation, public or private, to be awarded the US Department of Education Blue Ribbon School Award four times.
- U.S. News & World Report named Spartanburg Medical Center the best hospital in South Carolina in 2014-15.
- In 2015, Spartanburg was one of eight communities nationwide to receive the Robert Wood Johnson “Culture of Health” prize for its award winning wellness and healthcare initiatives.
- Spartanburg’s downtown was ranked 9th on Wonderfully Walkable Downtowns in South Carolina by DiscoverSouthCarolina.com
- Southern Living ranks Spartanburg 3rd in South’s Best Cities on the Rise in 2024.
- Spartanburg is the third-best place to live in SC. In the US stats, Spartanburg ranks 11th in cheapest places to live, 12th in fastest-growing places and 68th in best places to retire.

Spartanburg boasts a wealth of history and some of the best up-and-coming neighborhoods in the Upstate, it is a rising and vibrant place with a diverse community.

The location is ideal for commuters

The city of Spartanburg lies near major Interstate Highway I-85 which serves several major locations in the Southeastern United States, stretching from Alabama to Virginia and major metropolitan areas such as Atlanta and Charlotte. Besides its proximity to Greenville SC, Spartanburg is about 80 minutes from Charlotte, North Carolina, just over two hours from Atlanta, Georgia, 3 hours from Charleston, South Carolina, and under 4 hours to beaches in Myrtle Beach.



You can find a variety of outdoor activities to enjoy

Spartanburg is home to numerous parks scattered across Spartanburg County. You'll find basketball and tennis courts, playgrounds,

athletic fields, walking paths, and more. A local favorite is Cleveland Park with its beautiful lake, amphitheater, playground, and picnic pavilions.



Immerse yourself in history, art, and culture

Spartanburg is a melting pot of history and culture. Here you can find many places that are dedicated to preserving the history and events of the past that continue to shape the community. A good place to start is the Spartanburg Regional History Museum located at Chapman Cultural Center. But it doesn't end there, there are many things to see and experience such as the old historic homes, the Seay House, the Price House, Walnut Grove Plantation, and others places of historical value located in several parts of the county.

SPARTANBURG ACCOLADES

- Spartanburg ranked #14 Best Place to Start a Business in South Carolina by NerdWallet Inc.
- Forbes ranked Spartanburg #116 Best Places for Business and Careers, #87 in Cost of Doing Business, and #45 in Job Growth out of 200 largest metro areas by population in the U.S. in 2016.
- In 2017, South Carolina ranked 4th in Chief Executive magazine's 13th Annual Best State To Do Business.
- The Spartanburg Convention and Visitors Bureau (CVB) was named "Champion of Economic Impact in Sport Tourism" for 2015 by Sports Destination Management.
- Denny's, located in Spartanburg was awarded one of the best places to work by S.C. Chamber of Commerce in 2016.

The food is to DINE for

There is great diversity in Spartanburg, one can discover a great restaurant highlighting the cuisine from any country in the world, and they do it well. *Cribb's* has some of the best American cuisine and *Gerhards* has focus on Austrian and German cuisines. Head to *Mon Amie* for al fresco dining, *Nu-Way* for classic hot dog joint, deli and sandwich shop, *Monsoon Noodle House* for Asian Fusion, and *Cuzina Grill* for Mediterranean cuisine.



shop Shop Shop

There are some of the best shopping places right here in Spartanburg County such as the WestGate Mall which is the largest shopping center and Hillcrest Shopping Center. You can find all your favorites like the Gap, Levi's and Sephora, Neiman's, Saks Fifth Avenue and Macy's. You'll also find some obscure little known boutiques and specialty stores in downtown area and in between towns of Spartanburg County.



Hub for Sports Tournaments

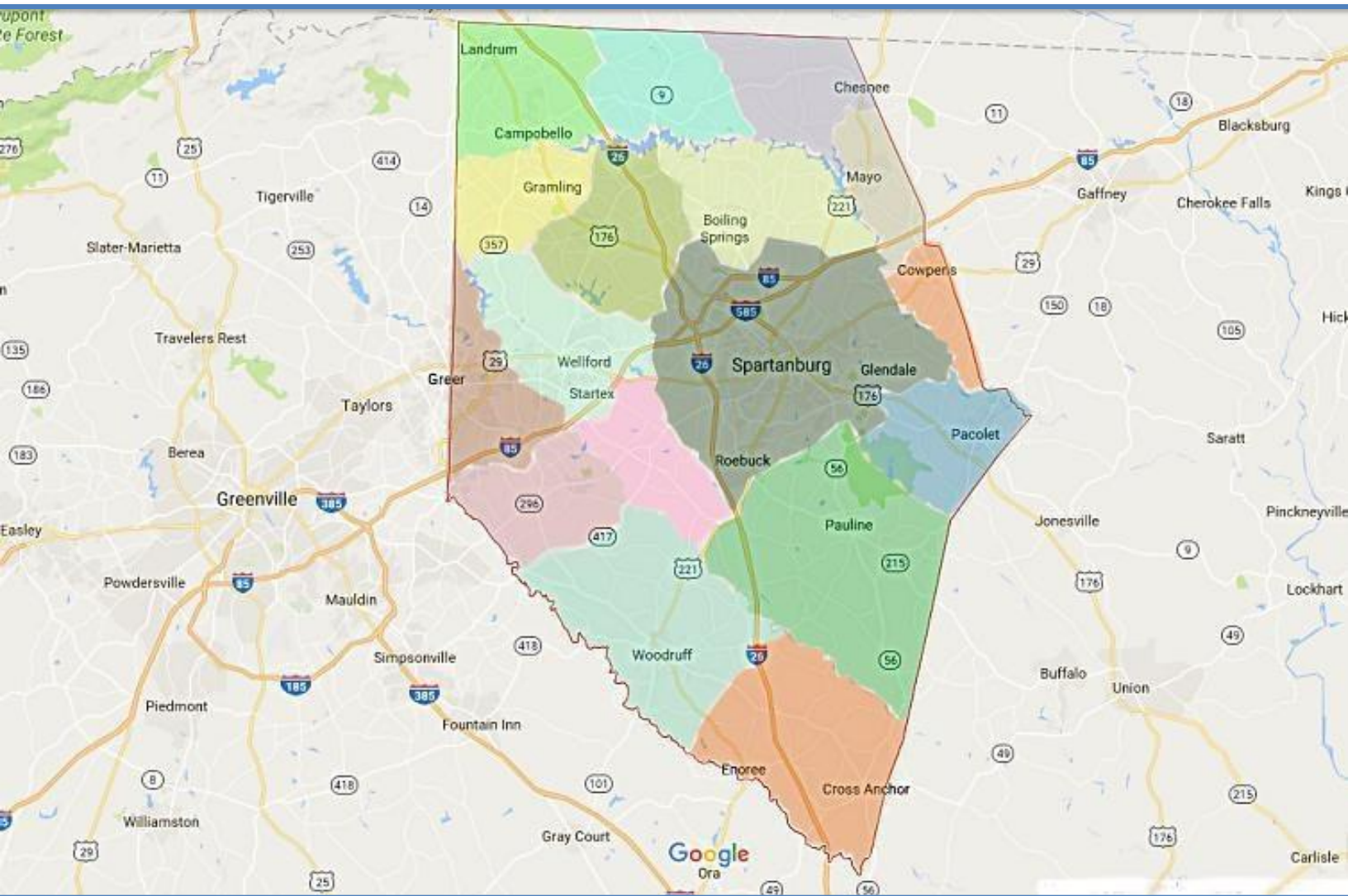
Spartanburg hosted more than 100 tournaments with more to come as the Spartanburg County Parks Department works with the Convention and Visitors Bureau to recruit and schedule future tournaments for baseball, softball, lacrosse, football, and soccer, as well as disc golf tournaments. Spartanburg is emerging as a leader in sports-related tourism. Recently, Spartanburg Convention & Visitors Bureau (SCVB) has been voted one of the top sports destinations in the US.



Lots of Things To Do

- Visit BMW museum, the only one in the country
- Cruise around town with BCycle!
- Taste the Best Burger in South Carolina at Nu-Way Restaurant
- Listen to live band at Music on Main every Thursday of April-August
- Visit Chapman Cultural Center in downtown Spartanburg
- Enjoy the outdoors, walking, biking, horseback riding and lakes at Croft State Park
- Visit the 70+ acres of free roaming animals at Hollywild Animal Park
- Love history? Visit Price House, built circa 1795, Walnut Grove Plantation circa 1700s, and other historical homes
- Stop at Strawberry Hill, the largest strawberry field in the Southeast and have a delightful breakfast or lunch.

LAY OF THE LAND



The official Spartanburg County comprises of 7 cities, 7 towns, 17 Census-designated places, and 18 unincorporated communities. Its county seat is Spartanburg. The 2021 population estimate is 335,864 making it the fifth-most populous county in South Carolina.

With the number of cities and towns in Spartanburg, there is the perfect community for everyone. Each community has its own distinct personality, options, schools, amenities, and more. Whether you are looking for a single family home in downtown area or a bigger property in the suburb for your family, you'll find something right for you with a bit of guidance and patience.

AROUND SPARTANBURG

Every community in Spartanburg is unique in itself for various reasons and there are many new and established residential developments and neighborhoods in all price ranges. This chart provides an overview of towns/cities/Census-designated/Unincorporated communities, their population, school district, and websites where you can find more information.

City/Town/CDP/UC	Population	County	School District	Website
Arcadia	2,634	Spartanburg	District 6	
Boiling Springs	8,219	Spartanburg	District 2	
Campobello	502	Spartanburg	District 1	townofcampobello.com
Central Pacolet	216	Spartanburg	District 3	
Chesnee	868	Spartanburg, Cherokee	District 2	www.cityofchesnee.org
Clifton	541	Spartanburg	District 3	
Converse	608	Spartanburg		
Cowpens	2,162	Spartanburg	District 3	www.townofcowpens.com
Cross Anchor	126	Spartanburg	District 4	
Duncan	3,181	Spartanburg	District 5	
Enoree	665	Spartanburg	Union County	
Fairforest	1,693	Spartanburg	District 5	
Fingerville	134	Spartanburg	District 1	
Glendale	307	Spartanburg	District 7	
Gramling	86	Spartanburg	District 1	
Greer	28,365	Spartanburg, Greenville	Greenville County	www.cityofgreer.org
Inman	2,321	Spartanburg	District 1, 2	www.cityofinman.org
Inman Mills	1,050	Spartanburg	District 1, 2	
Landrum	2,376	Spartanburg	District 1	cityoflandrumsc.com
Lyman	3,243	Spartanburg	District 5	www.lymansc.gov
Mayo	1,592	Spartanburg	District 2	
Moore		Spartanburg	District 5, 6	
Pacolet	2,235	Spartanburg	District 3	www.townofpacolet.com
Pauline	10,205	Spartanburg	District 6	
Reidville	601	Spartanburg	District 5	www.townofreidvillesc.com
Roebuck	2,200	Spartanburg	District 6	
Saxon	3,424	Spartanburg	District 6	
Southern Shops	3,767	Spartanburg	District 2	
Spartanburg	18,0786	Spartanburg	District 3, 6, 7	www.cityofspartanburg.org
Startex	859	Spartanburg	District 5	
Valley Falls	6,299	Spartanburg	District 2	
Wellford	2,378	Spartanburg	District 5	www.cityofwellford.com
Woodruff	4,101	Spartanburg	District 4	www.cityofwoodruff.com

POPULAR NEIGHBORHOODS

The following are lists of the popular neighborhoods in Spartanburg's east and west side. Whether you are a young professional, a family, retiree, investor, first time home buyer or a seasoned home buyer, Spartanburg real estate properties offer some of the best value in the country.

To see homes available for each neighborhood, just follow the link.

West Side

[Bordeaux](#)

[Woodbridge](#)

[Camelot](#)

[Woodland Heights](#)

[Hawkcreek](#)

[Woodlands](#)

[Hawk Creek North](#)

[Woodridge](#)

[Londonderry](#)

[Park Hills](#)

[Shadowlakes](#)

[Thornhill](#)

[Wadsworth Hills](#)

[Westgate Plantation](#)

East Side

[Andrews Farm](#)

[Lake Forest Hill](#)

[Calhoun Lakes](#)

[Woodburn Hills](#)

[Converse Heights](#)

[Vista Hills](#)

[Country Club](#)

[Duncan Park](#)

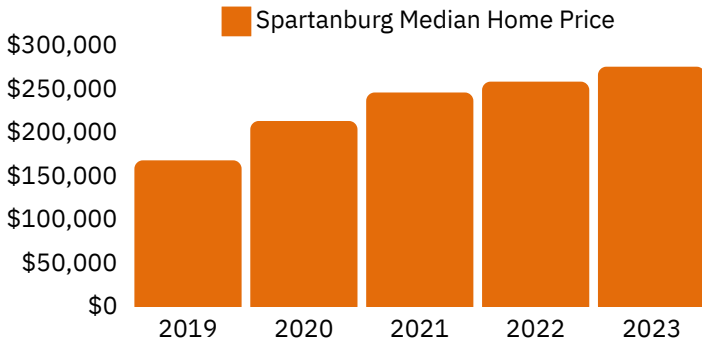
[Fernwood](#)

[Forest Park](#)

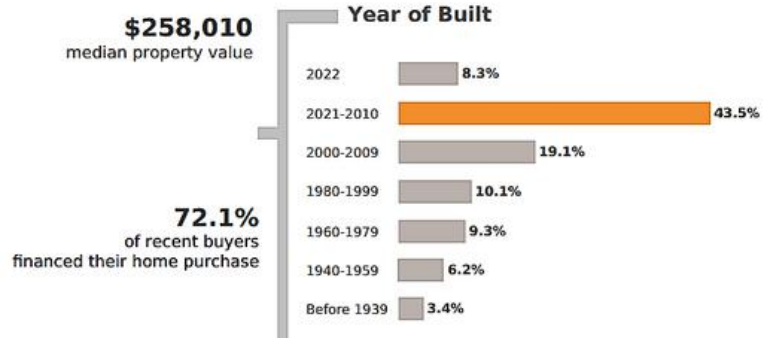
[Hillbrook](#)

[Lake Forest](#)

REAL ESTATE MARKET



In 2022, home buyers bought:



Source: NAR Local Market Report

SENIOR LIVING

With low property taxes and generous income tax breaks for seniors, South Carolina has landed on one of the top 10 Tax-friendly states. Spartanburg is one of cities where seniors love to relocate. Many older people love Spartanburg's outstanding health care, senior-living activities, and organization. Nearly 15 percent of the population in Spartanburg County is 65 or older, according to 2010 US Census Bureau data. The area has a wide variety of housing options for seniors: active adult communities, independent and assisted living facilities, retirement homes, and other long term care options.



Assisted Living, Independent Living, Continuing Care and Senior communities in Spartanburg

[Terra Bella Senior Living](#) (Spartanburg)

[Summit Hills Assisted Living Community](#)
(Spartanburg)

[Inverness At Spartanburg](#) (Spartanburg)

[Pacifica Senior Living Skylyn](#) (Spartanburg)

[Windsor House](#) (Spartanburg)

[Montrose Manor](#) (Woodruff)

[Ashlan Village](#) (Lyman)

[Wesley Court](#) (Boiling Springs)

[White Oak Estates](#) (Spartanburg)

[Maranatha Manor of Spartanburg](#)
(Spartanburg)

[Heritage Court Apartments](#) (Spartanburg)

[Rosecrest](#) (Inman)

[All Ways Caring HomeCare](#) (Spartanburg)

[Reid's Residential Care Facility](#) (Wellford)

HEALTH CARE

With two major medical systems within 15 minutes of each other, Spartanburg County offers access to some of the best healthcare in the state.

Spartanburg Medical Center ranked 6th Best Hospital in South Carolina by US News & World Report. Spartanburg Medical Center is a general medical and surgical hospital in Spartanburg, SC. It is a 540-bed research and teaching hospital and under Spartanburg Regional Healthcare System.

Mary Black Health System has been providing health care services to Upstate residents for more than 90 years, the



combined organization of Spartanburg Regional Health System encompass more than 400 physicians and 100 doctor offices, almost 9,000 employees and six hospitals in Spartanburg, Cherokee, and Union counties.

East, west, or whatever part of Spartanburg County you live, there is a medical expert nearby able to treat you from different conditions.

U.S. News Best Hospitals 2016-17

- ▶ SPARTANBURG REGIONAL MEDICAL CENTER
#6 in South Carolina
High Performing in 6 Procedures/Conditions
- ▶ MARY BLACK MEMORIAL HOSPITAL
High Performing in 1 Procedure/Condition

MAJOR HOSPITALS IN SPARTANBURG

Spartanburg Medical Center

101 E. Wood Street
Spartanburg, SC 29303
864-560-6000
spartanburgregional.com

Pelham Medical Center

250 Westmoreland Road
Greer, SC 29651
864-530-6000
spartanburgregional.com

Mary Black Health System

1700 Skylyn Dr.
Spartanburg, SC 29307
864-573-3000
maryblackhealthsystem.com

EDUCATION

Spartanburg has seven school districts locally administered and independent of each other. District lines generally relate to city boundaries but they are not exclusive to them.

Spartanburg is home to some of the most sought after schools in the Upstate. A recent web-based research firm found all of Spartanburg's seven school districts to be in the top 28 out of 87 school districts in South Carolina. Three of the seven districts were in the top ten.

SEVEN SCHOOL DISTRICTS IN SPARTANBURG

- District 1 – Campobello, Inman, Landrum
- District 2 – Boiling Springs, Chesnee, Inman, Mayo
- District 3 – Cowpens, Pacolet, Spartanburg
- District 4 – Woodruff
- District 5 – Duncan, Moore, Reidville, Wellford
- District 6 – Moore, Pauline, Roebuck, Spartanburg
- District 7 – Spartanburg



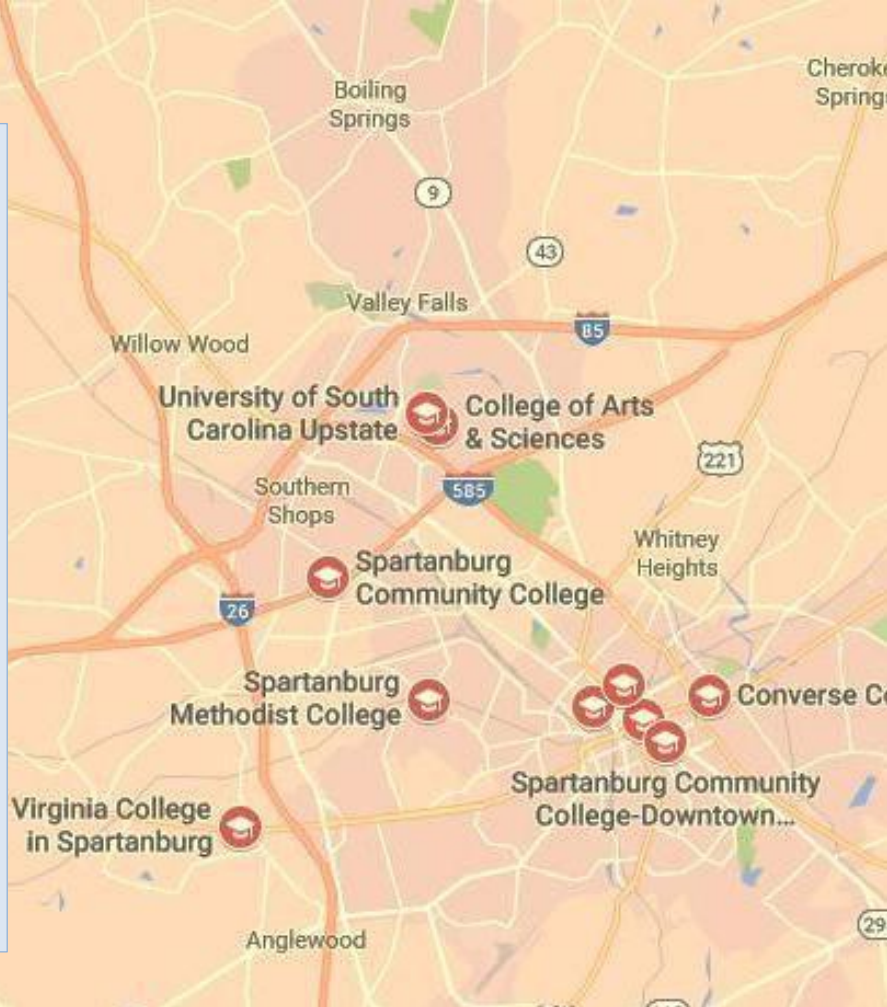
Wofford College. established in 1854. It ranked 77th in US News & World Report's list of the best national liberal arts colleges.



Spartanburg High School was the first four-time National Blue Ribbon School, and today boasts more AP class offerings than any public high school in South Carolina.

UNIVERSITY AND COLLEGES

- Converse College
- Sherman College of Straight Chiropractic
- Spartanburg Community College
- Spartanburg Methodist College
- University of South Carolina Upstate
- Wofford College
- Virginia College
- Edward Via College of Osteopathic Medicine (VCOM)



The city of Spartanburg is also known as a “College Town.” It is home to several institutions of higher learning that provide opportunities for students interested in a variety of courses. These colleges have a collective enrollment of nearly 15,000 students and a major economic driver for Spartanburg.

The local and business community collaborate to enhance the quality of learning experiences for students at these institutions. At the same time, the community also benefits from a number of seminars, workshop, sports events, arts and cultural events open to the public on these campuses, adding to the quality of life in Spartanburg.

JOBS

Spartanburg is home to some corporate headquarters and major company operations including Fortune 500 companies such as BMW

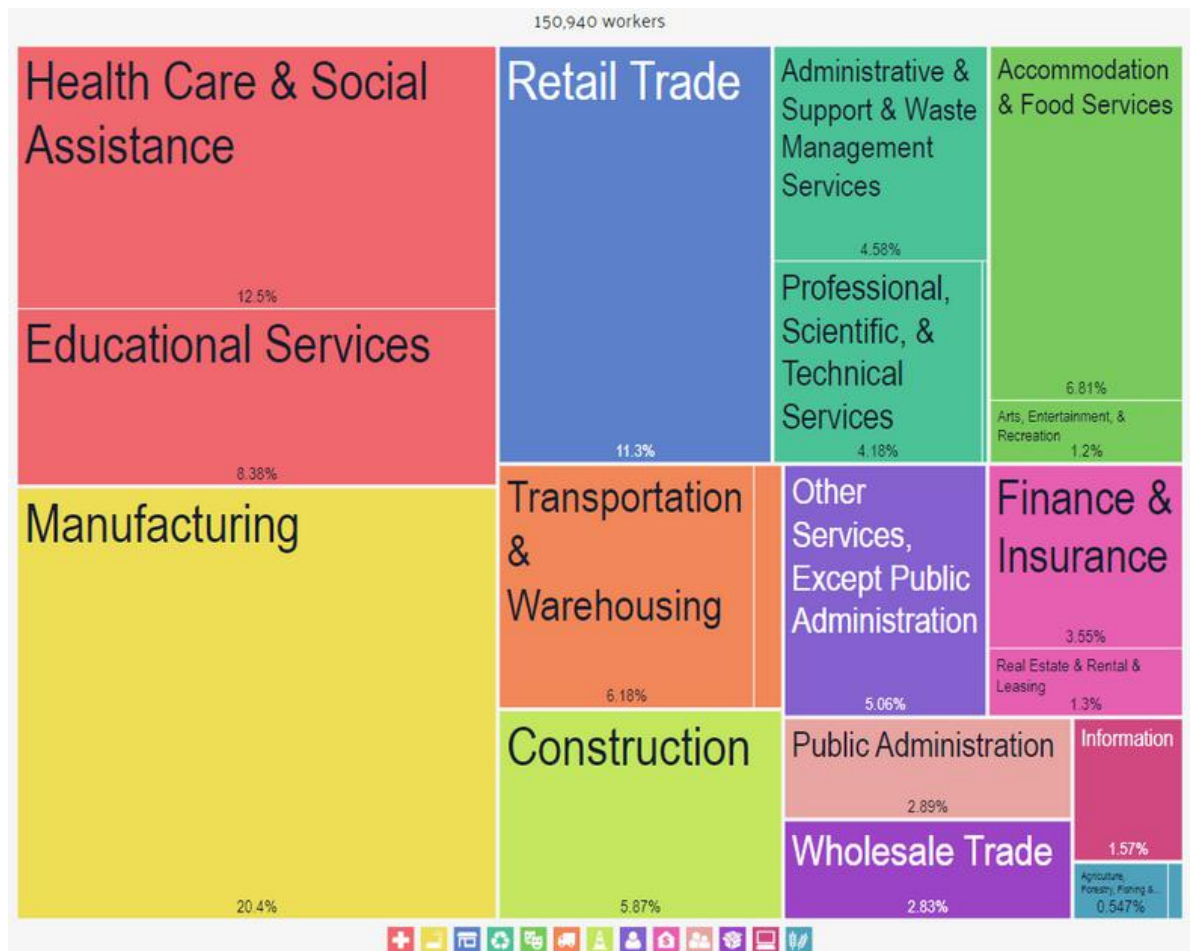
Manufacturing Company, LLC, Milliken, Michelin, Adidas, Dräxlmaier, Toray Carbon Fibers, Röchling, Magna, Auriga Polymers, Advance America, Denny's

TOP 5 INDUSTRY EMPLOYERS

- BMW Manufacturing Corp
- Michelin North America Inc
- Milliken & Co.
- Cryovac Division-Sealed Air Corporation
- Draexlmaier Automotive of America, LLC

and many more. More than 80 international companies from 19 countries call Spartanburg home, according to the New York Times. Looking at the roster of major employers in Spartanburg County, it's easy to see the breadth and depth of business community, from automotive to consumer brands that enhance the daily lives of families across the country. Spartanburg has come a long way from textiles industry in the early 20th century to becoming an automotive hub in the new millennium, truly Spartanburg has evolved into a high-growth economic area.

MAJOR INDUSTRIES



Source: www.onespartanburginc.com

ENTERTAINMENT & RECREATION

Spartanburg has much to offer. You could start with downtown Spartanburg – packed with shops and restaurants as well as galleries and museums. For something a little laid back, you could hit Cleveland Park and enjoy the rolling hills, rushing rivers while biking, hiking, or horseback riding. Whatever sports you play you can find a location in Spartanburg, there's abundance of playground around the County.



ATTRACTIONS

- [Carolina Panthers Training Camp \(Spartanburg\)](#)
- [Glendale Outdoor Leadership School \(GOLS\) \(Glendale\)](#)
- [Hatcher Garden & Woodland Preserve \(Spartanburg\)](#)
- [Hollywild Animal Park \(Wellford\)](#)
- [Shipwreck Cove \(Duncan\)](#)

BOWLING

- [Paradise Lanes & Family Entertainment Center](#)





Star Lanes

DISC GOLF

The Pipeline

Shoally Creek Disc Golf Course

Tyger River Disc Golf Course

FISHING, LAKES & RIVER

Berry's Pond (Duncan)

Lake Blalock (Chesnee)

Continued...

Lake Cooley (Inman)

Lake Craig (Spartanburg)

Lake Edwin Johnson (Spartanburg)

Lake Lyman (Lyman)

Lawson's Fork Creek (Spartanburg)

Municipal Reservoir #1 (Spartanburg)

Pacolet Reservoir (Pacolet)

Tiger 10 Park (Roebuck)

GOLF

[Heddles Hideaway Country Club](#)
(Spartanburg)
[Links of Tryon](#) (Campobello)
[Mountain View](#) (Inman)
[River Falls Plantation](#) (Duncan)
[The Creek Golf Club](#) (Spartanburg)
[Village Greens](#) (Inman)
[Woodfin Ridge Golf Club](#) (Inman)

EQUESTRIAN

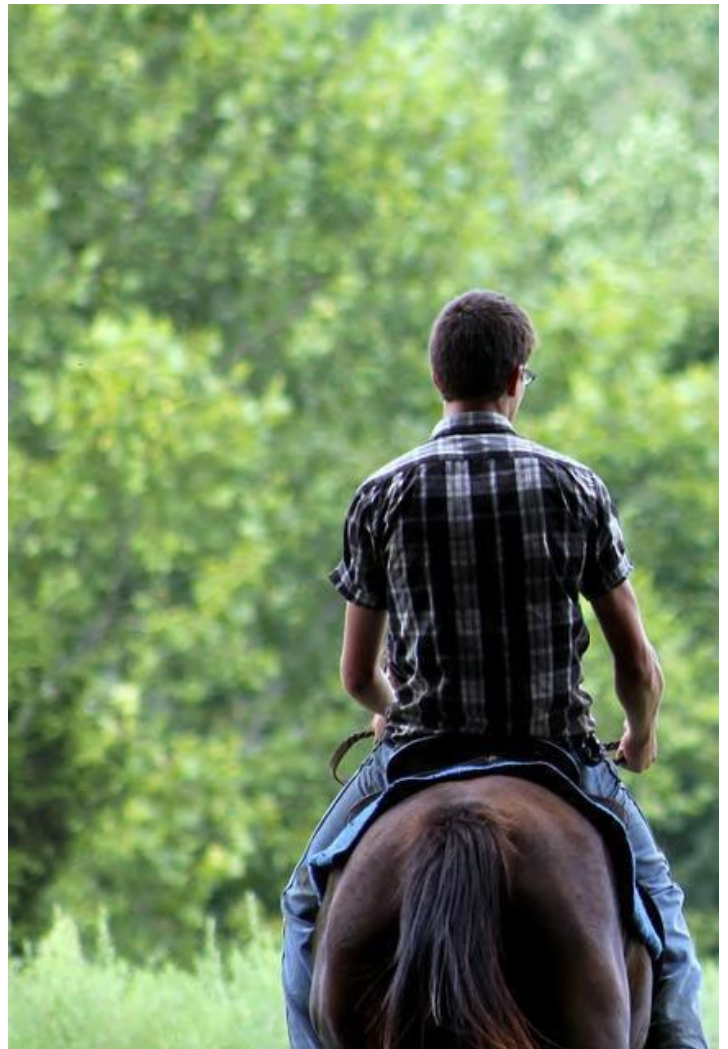
[Cannon Equine Instruction](#) (Moore)
[Motlow Creek Equestrian Center](#)
(Campobello)
[Scotsgrove Stables](#) (Inman)

PARKS

[Barnet Park](#) (Spartanburg)
[Brookwood Park](#) (Landrum)
[Cleveland Park](#) (Spartanburg)
[Croft State Park](#) (Spartanburg)
[Duncan Park](#) (Spartanburg)
[Edward C Stewart Park](#) (Spartanburg)

Continued...

[Lake Blalock Park](#) (Chesnee)
[Lake Bowen Park](#) (Inman)
[McKinney Park](#) (Woodruff)
[Rail Tail Dog Park](#) (Spartanburg)
[Stoneledge Park](#) (Duncan)
[Va-Du-Mar McMillan Park](#) (Boiling Springs)



SPORTS CENTERS

[295 Sports Complex](#) (Spartanburg)
[Carolina FC Soccer Complex](#) (Wellford)
[North Spartanburg Park](#) (Boiling Springs)
[Old Canaan Park](#) (Spartanburg)
[Tyger River Park](#) (Duncan)
[USA Soccer Complex](#) (Duncan)
[Star Center](#) (Spartanburg)



MOVIE THEATERS

[NCG Cinema](#) (Spartanburg)
[Regal Cinemas](#) (Spartanburg)
[AMC Classic Spartanburg 7](#)
(Spartanburg)

THEATERS & PERFORMING ARTS VENUES

[Wofford Theater](#) (Spartanburg)
[Spartanburg Little Theater](#) (Spartanburg)
[Spartanburg Memorial Auditorium](#)
[Chapman Cultural Center](#) (Spartanburg)
[Barnet Park](#) (Spartanburg)

Continued...

[District 5 Fine Arts Center](#) (Duncan)
[District 3 Community Auditorium](#)
(Spartanburg)
[HUB-BUB](#) (Spartanburg)
[Pacolet Opry House](#) (Pacolet)
[Twitchell Auditorium](#) (Spartanburg)

MUSEUMS & GALLERIES

[Art Lounge](#) (Spartanburg)
[Craighall Gallery](#) (Inman)
[Curtis R. Harley Art Gallery](#)
(Spartanburg)



Chapman Cultural Center is the focal point of the arts, science, and history of Spartanburg County.

Continued...

- [Gallery East](#) (Spartanburg)
- [Jacobs Frame Shop](#) (Spartanburg)
- [Milliken Art Gallery](#) (Converse College)
- [Spartanburg Art Museum](#) (Spartanburg)
- [TJC Gallery](#) (Spartanburg)
- [West Main Artists Cooperative](#) (Spartanburg)
- [Z Art Group](#) (Spartanburg)
- [Carolina Gallery](#) (Spartanburg)
- [Creative Hands Artisan Cts](#) (Lyman)
- [Frame House & Gallery](#) (Inman)

Continued...

- [HUB-BUB](#) (Spartanburg)
- [Mary Ellen Suitt Art Gallery](#) (Spartanburg)
- [Sandor Teszler Library Gallery](#) (Wofford College)
- [Spartanburg Science Center](#) (Spartanburg)
- [Touchable Art Gallery](#) (Spartanburg)
- [Wet Paint Syndrome](#) (Spartanburg)

Relocation Information



OBTAINING SOUTH CAROLINA DRIVER'S LICENSE

You have 90 days to obtain your license. If your out of state license is valid or unexpired you do not have to pass the knowledge test or road test. For more information, call (864) 241-1147.

MOTOR VEHICLE REGISTRATION

You have 45 days to transfer your vehicle title and registration. You may apply by mail or in person.

Spartanburg DMV #1
8794 Fairforest Road Suite B
Spartanburg SC
(864) 587-4713

Spartanburg DMV #2
1625 Southport Rd,
Spartanburg, SC
(864) 594-4940

POSTAL SERVICE

There are 32 postal service locations in Spartanburg County. Click here for information for any USPS located for each city/town. [Post Offices in Spartanburg County](#)

ELECTRIC UTILITY SERVICE PROVIDERS

Broad River Electric Cooperative
(864) 489-5737
www.broadriverelectric.com

Duke Energy
(800) 777-9898
www.duke-energy.com

Greer Commission of Public Works
(864) 848-5500
www.greercpw.com

Laurens Electric Cooperative
(800) 942-3141
www.laurenselectric.com

Spartanburg, South Carolina

WATER UTILITY SERVICE PROVIDERS

Spartanburg Water District
(864) 582-6375
www.spartanburgwater.org

SJWD Water District
(864) 439-4423
www.sjwd.com

Woodruff-Roebuck Water District
(864) 476-3188
wrwd.org

Inman Campobello Water District
(864) 472-2858
www.icwd.org

Greer Commission of Public Works
(864) 848-5500
www.greercpw.com

GAS UTILITY SERVICE PROVIDERS

Greer Commission of Public Works
(864) 848-5500
www.greercpw.com

Piedmont Natural Gas
(800) 752-7504
www.piedmontng.com

TELEPHONE & INTERNET SERVICE PROVIDERS

Windstream Communications
(800) 347-1991
www.windstream.com

AT&T
(877) 363-4943
www.attinternetservice.com

Chesnee Telephone
(864) 461-2211
www.chesnet.net

Charter Communications
(855) 757-7328
www.charter.com

Direct TV
(888) 777-2454
www.directv.com

Dish Net Work
(888) 434-0112
www.dishnetwork.com

SEWER UTILITY SERVICE PROVIDERS

Greer Commission of Public Works
(864) 848-5500
www.greercpw.com

Spartanburg Sanitary Sewer District
(864) 582-6375
www.spartanburgwater.org

Relocation Information

TRANSPORTATION

Spartanburg

International Airport

(864) 877-7426

www.gspairport.com

Spartanburg Area Regional Transit

Agency (SPARTA)

(864) 562-4287

www.cityofspartanburg.org/sparta

Light Transportation Co.

(864) 504-4450

lighttransportation.com

Amtrak

(800) 872-7254

www.amtrak.com

HEALTH CARE

Prisma Medical Center–Boiling

Springs

(864) 599-0731

www.prismahealth.org

ReGenesis Health Care

(864) 582-2411

www.myrhc.org

Spartanburg Regional Healthcare
System

(864) 560-6000

www.spartanburgregional.com

Mary Black Health System

(864) 573-3000

www.maryblackhealthsystem.com

SPARTANBURG PUBLIC SCHOOLS, COLLEGES &

District One

(864) 472-2846

www.spartanburg1.k12.sc.us

District Two

(864) 578-0128

www.spartanburg2.k12.sc.us

District Three

(864) 279-6000

www.spartanburg3.org

District Four

(864) 476-3186

www.spartanburg4.org

District Five

(864) 949-2350

www.spart5.net

District Six

(864) 576-4212

www.spartanburg6.k12.sc.us

Spartanburg, South Carolina

District Seven
(864) 594-4400
spartanburg7.org

Spartanburg Community College
(864) 592-4600
www.sccsc.edu

Converse College
(864) 596-9000
www.converse.edu

Edward Via College of Osteopathic
Medicine
(864) 327-9800
www.vcom.edu

Sherman College of Chiropractic
(864) 578-8770
www.sherman.edu

Spartanburg Methodist College
(800) 772-7286
www.smcsc.edu

University of South Carolina
Upstate
(864) 503-5000
www.uscupstate.edu

Wofford College
(864) 597-4000
www.wofford.edu

Virginia College
(864) 504-3200
www.vc.edu

COMMUNITY LINKS

[Boys and Girls Clubs of Upstate South Carolina](#)

[Chamber of Commerce](#)

[Child Care Resource and Referral of Upstate SC](#)

[GSP International Airport](#)

[Local Government](#)

[Mary Black Health System](#)

[Middle Tyger Community Center](#)

[Spartanburg Convention and Visitors Bureau](#)

[Chapman Cultural Center](#)

[Spartanburg County Community Emergency Response Team \(CERT\)](#)

[Spartanburg County Foundation](#)

[Spartanburg County Library](#)

[Spartanburg County School Districts](#)

[Spartanburg Housing Authority](#)

[Spartanburg Humane Society](#)

[Spartanburg Regional Healthcare System](#)

[Spartanburg Soil and Water](#)

[Conservation District](#)

[United Way of the Piedmont](#)

[Upstate Family Resource Center](#)

[Upstate Workforce Investment Board \(WIB\)](#)

Relocation to Spartanburg Buyer's Tips



Research your options

If you already have found a job then you probably want to use the location of your future employer to decide where to live. If you plan on finding a job when you arrive then you will at least want to research places to see what area you are most likely to find employment with your qualifications. Other things to consider when finding a neighborhood are your current financial situation and estimating how much you can afford in a home.

You should also ask yourself: What is your time frame for moving? Why are you buying a home? Are you ready? Answering these questions will help you define your goals and will make your research easier. Once you have a definite idea of what kind of home you are looking for and the price range of the home you can afford, then you're ready to move forward. You can start searching for housing and also finding out what financing options are available for you.

Hire a buyer's agent

Buying a home in an unfamiliar area carries risks and it can be overwhelming. That's why it's important to work with a real estate agent. You don't want to make a mistake buying a home in the wrong neighborhood.

Find a buyer's agent who can represent you in the home buying process and someone who has experience working with relocating buyers.



It is important that you already know how much money you can spend on a home. If you can attach a pre-qualification letter with your offer to

Relocation to Spartanburg Buyer's Tips

purchase a property, a seller will take your offer more seriously because it means that a lender has determined that you are a suitable candidate for a mortgage.

Finding the right home

When searching for your home, having a list all the things you want and need in your home is important. Note the must-haves, the deal-breakers, and your wish-list to help you target your search. This will save you a lot of time especially if you have a limited time to visit and check the area.

There are a lot of real estate websites where you can view many homes and their details, see video tours, and access neighborhood information. One great example of this is GreaterGreenvilleAreaHomes.com. Once you have found homes that meet your real estate needs, you can arrange with your buyer agent to view them in person.

Secure financing

Once your offer has been approved and both sides have signed a purchase contract, it is time to begin the process to secure your mortgage. You will need to meet with your lender within the time frame noted on your purchase contract to formally apply for your loan. Your loan approval will be

based on the information you provided to your lender during your initial application, so you should try to keep your financial life as stable as possible during the process – any changes to that information could very easily affect your loan approval.

Closing

This is the last step in buying and financing a home. You can check with your buyer's agent about the details of your closing. He or she will be able to keep track of the transaction and communicate with your lender or title company to make sure everything is moving along in a timely manner. The final walk-through is typically scheduled within the week leading up to the closing date. Your final walk-through is to ensure that any repairs have been completed if stated in your contract and that the home is ready to move into.

Moving

Moving out from your previous home also needs planning. As soon as you know a moving date, get price estimates and a list of services. Weeks before your moving date, you can start packing if you're doing the work yourself. If movers will do the packing, ask the moving company for advice on the best ways to prepare.

If you are planning to move to the Spartanburg, South Carolina area don't hesitate to contact us, we have years of experience working with relocating buyers and would welcome the opportunity to help you find your new home in Spartanburg.

Call Us at 864-881-1258

RELOCATE TO SPARTANBURG, SC

www.GreaterGreenvilleAreaHomes.com

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