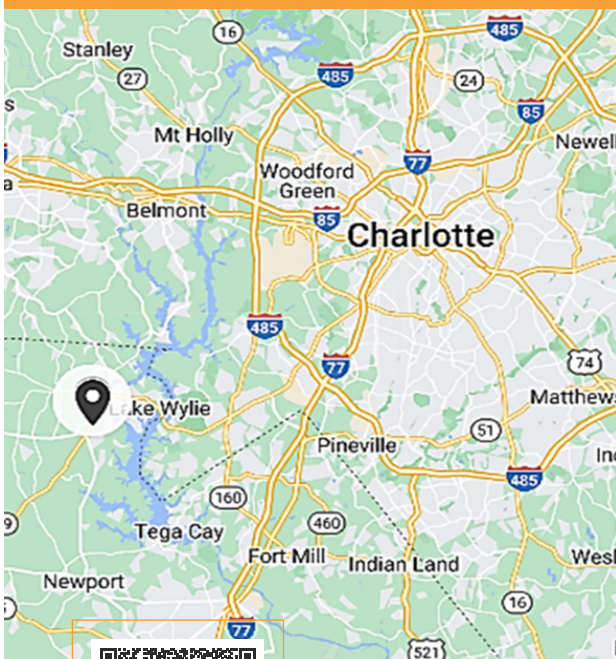


FOR SALE

\$725,000/AC



RETAIL/DAYCARE/OUTPARCEL

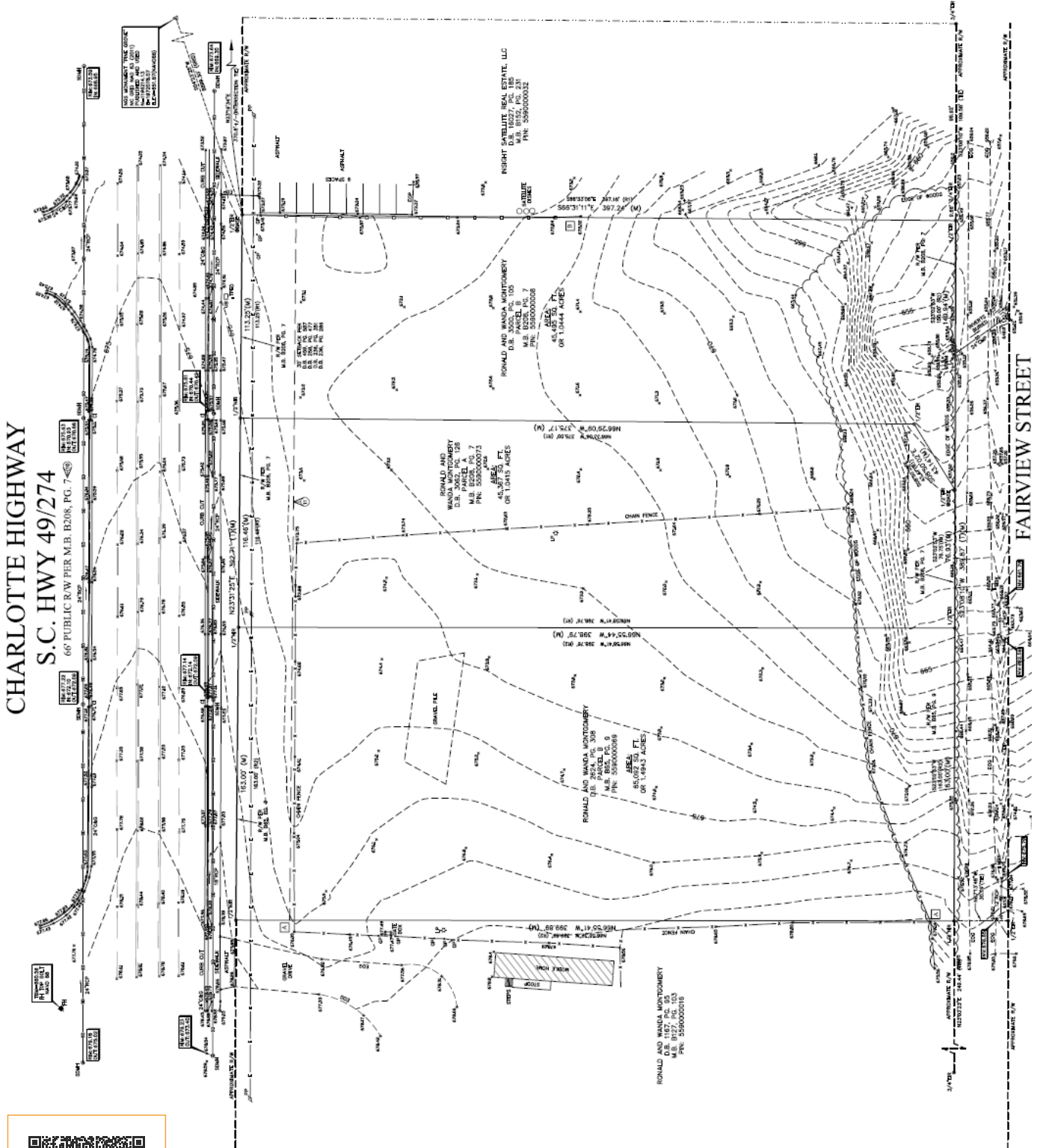


- ±0.5 to ±3.85 Acre Development Sites For Sale - Divisible
- Zoned GC - General Commercial
- Allowed Uses: Gas/Convenience, Carwash, QSR, Retail, Daycare, Office/Medical
- Site is Located just 5 Minutes from Mill Creek Commons, a ±75 Acre Master Development anchored by Super Walmart & Lowe's Home Improvement
- Located Across from Tractor Supply, **NEW** Harris Teeter, Tullamore, Paddler's Cove and York County Recreation Complex
- Located ±0.2 Miles from the Intersection of Highway 274 & Highway 49 - The Primary Intersection of the Lake Wylie Community
- Parcel #559-00-00-008, 559-00-00-069, 559-00-00-073



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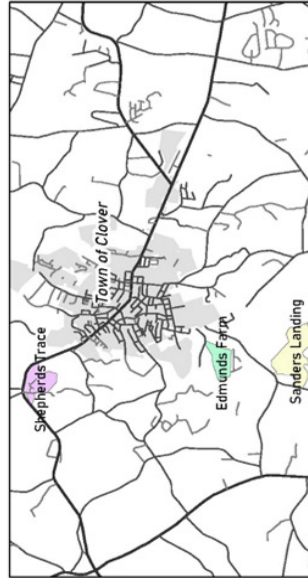
RESIDENTIAL DEVELOPMENT

Clover School District

New Residential Developments - Clover School District

Subdivision Name	Nbr of Lots	Total Acres	Type of Dev	Remaining Lots Dec 1, 2022	Status
Edmunds Farm	58	123.07	SF	58	Approved
Edmunds Farm	112	96.70	SF	17	Active
Handmill - The Colony Ph 2	25	15.50	TH	0	Active
Hand Mill - The Gables	19	50.82	SF	19	Approved
Handmill - The Gentry	129	94.72	SF	109	Active
Handmill - The Manors	201	83.09	SF	37	Active
Henrys Glen	21	151.50	SF	11	Active
Knowa Pointe	12	27.97	SF	6	Active
Lake Crest	175	85.80	SF	5	Active
Lakeside Glen	425	334.21	SF	425	Approved
McLean @ South Shore	37	37.00	SF	37	Approved
Merriway Pointe	468	213.81	SF	369	Approved
Paddlers Cove Phases 4,7	395	134.67	SF	395	Approved
Palm Tree Cove	21	16.21	SF	21	Approved
Sanders Landing	67	340.66	SF	12	Active
Shepherd's Trace	72	330.50	SF	41	Active
Westport	892	432.82	SF	892	Approved
Clover Village	183	2.168	Apts	2,237	Proposed
Total Approved	183	0.00	Apts	183	
Total Proposed and Proposed	3,016	2,168		2,420	

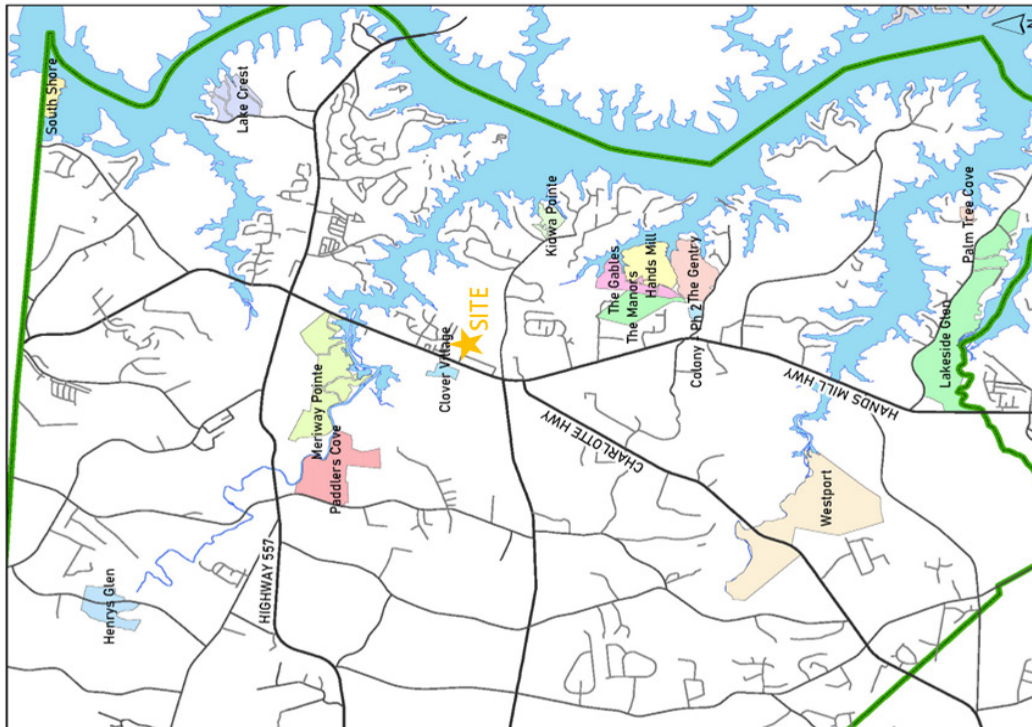
Notes:
 The "remaining lot" column indicates a lot where a permit has not been pulled.
 Handmill - The Colony Ph 2 - all permits pulled, units under construction.
 Merriway Pointe was reduced from 499 by a mediated settlement with the developer and the PC.
 Westport - impact fees not required according to development Agreement.
 Handmill - The Gentry - age restricted development.



This map depicts new residential developments within the Clover School District. It does not include construction within a municipality.

Created by York County Planning
December 2022

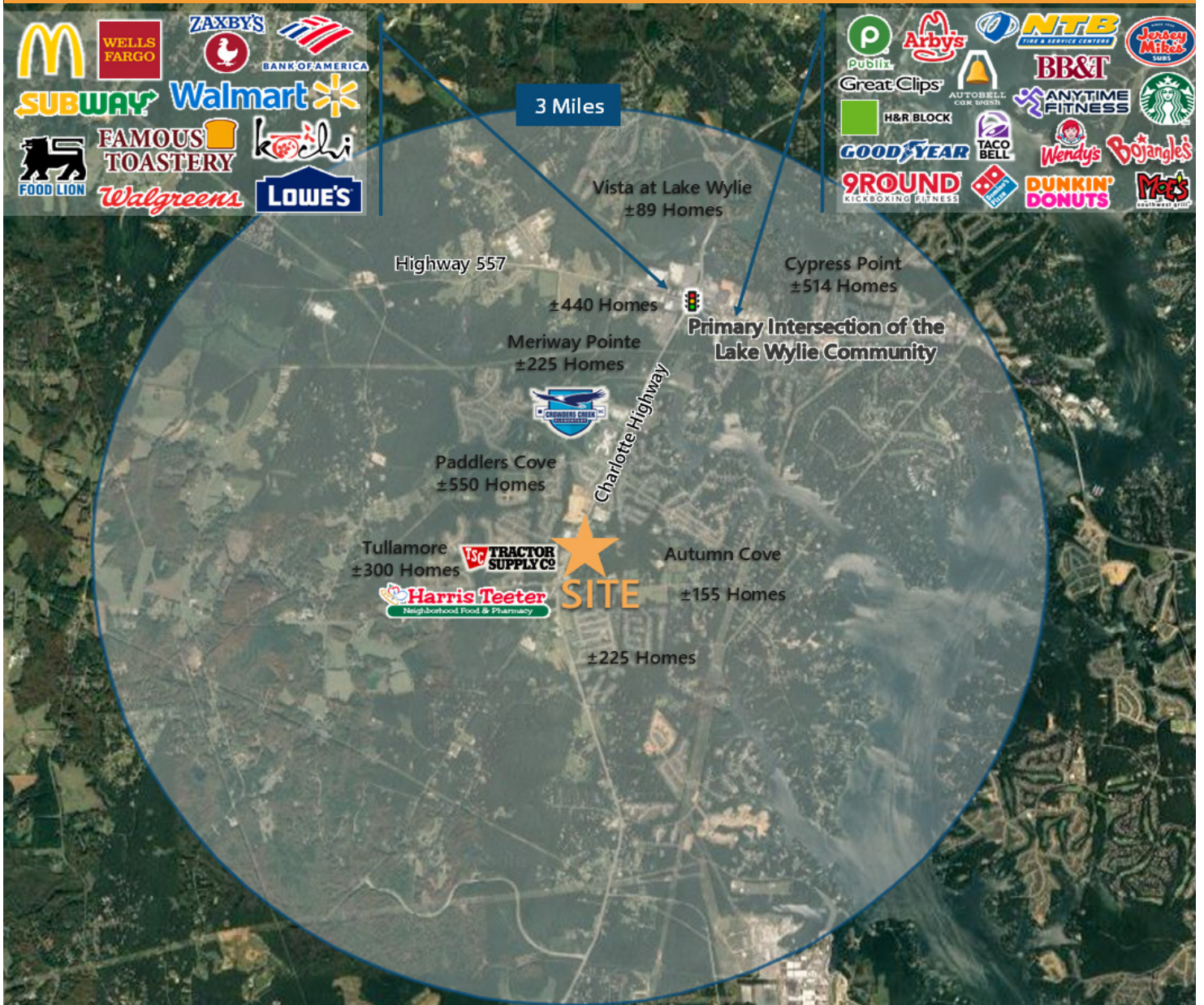
Clover School District



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PROPERTY OVERVIEW



2024 Demographics

Radius	2024 Population	2029 Population	Population Growth 2024 - 2029	Median Household Income
1 Mile	±5,623	±6,393	±2.7%	\$106,779
3 Mile	±22,211	±25,257	±2.7%	\$101,272
5 Mile	±48,087	±54,156	±2.5%	\$112,951



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