



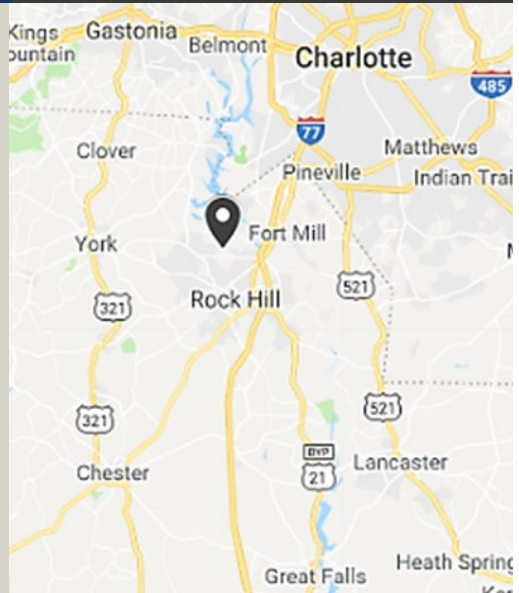
±22.801 AC For Sale

South Carolina Highway 161, Rock Hill, South Carolina 29732



Land For Sale

- **Land For Sale - +22.801 Acres**
- Currently Zoned LC and IG in the City of Rock Hill (Seller will Sell Subject to Rezoning)
- Located Adjacent to Rock Hill – York County Airport (<https://www.cityofrockhill.com/departments/airport>) and the Nearby Future Site of Aspen Business Park (<https://vimeo.com/663013876>)
- Just +3.5 Miles West of I-77 (Exit 82) on SC Highway 161 (Celanese Road)
- Rock Hill is located just 25 miles south of Charlotte, is the largest city in York County, SC, and is the 4th largest city in the Charlotte MSA. Rock Hill is a growing community of more than 74,000 residents and home to the Rock Hill-York County Airport.



Pricing

Note New Pricing



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Schematic Development Plan



Ebenezer Site (±6.560 AC)

Pricing

\$625,000

Trexler Flex Site (±6.2 AC)

\$695,000

Climate Controlled Storage & Outdoor Storage (±10.04 AC)

\$1,800,000



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Self Storage Rendering



Commercial Flex Building Rendering

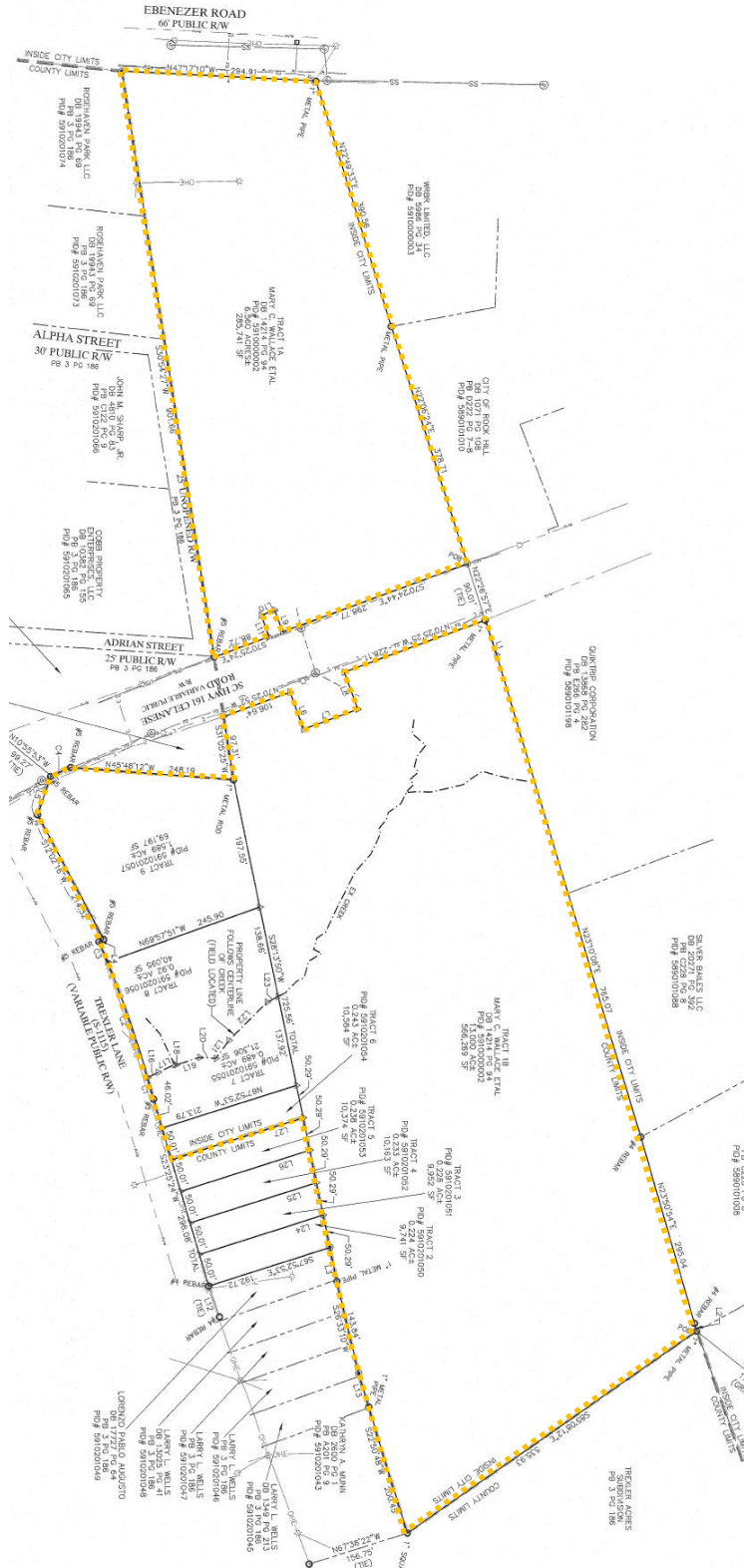




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ALTA Survey





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Aerial





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Aerial Location Map



2023 Demographics

Radius	2023 Population	2028 Population	Population Growth 2023 - 2028	Median Household Income
1 Mile	±3,405	±3,499	±0.6%	\$71,408
3 Mile	±39,144	±10,101	±0.5%	\$68,112
5 Mile	±98,187	±101,858	±0.7%	\$68,431