

# PRIME RESIDENTIAL DEVELOPMENT LAND FOR SALE

+/-26 ACRES | 357 RAWLINSON RD, ROCK HILL SC



## PROPERTY FEATURES

- +/- 26 acres on Rawlinson Rd in Rock Hill SC
- Current zoning OI (Office/Institutional)
- Seller is open to residential rezoning for SF-5
- Rezoning would allow for 60+ residential lots
- Water/sewer accessible to Site
- Level and gently rolling topography
- Over 1,300 feet of frontage on Rawlinson Rd
- 1 mile to Walmart Supercenter
- 5 miles to the downtown Rock Hill
- 25 miles to Uptown Charlotte
- Cell tower not included with purchase
- Parcel ID: 5420301004

**PRICE: \$2,500,000.00**



For more information, please contact:

Daniel J. Burns  
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dburns@towerpg.com

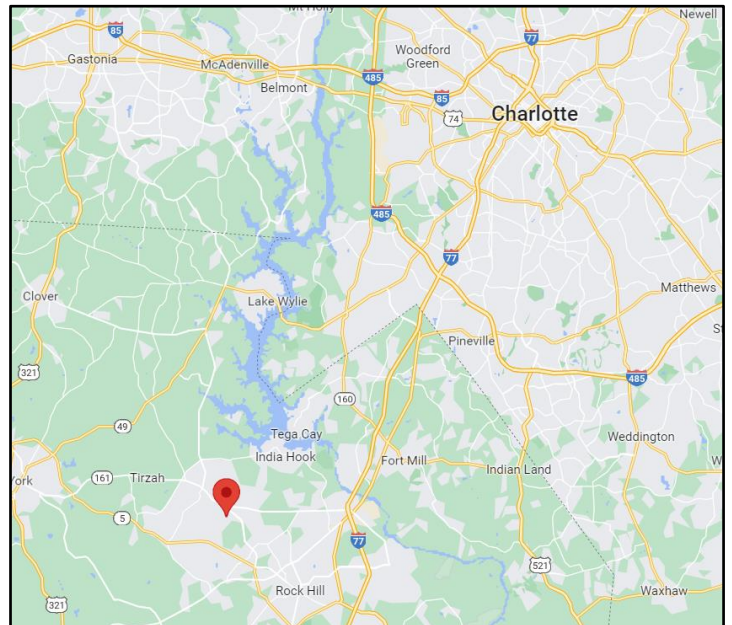
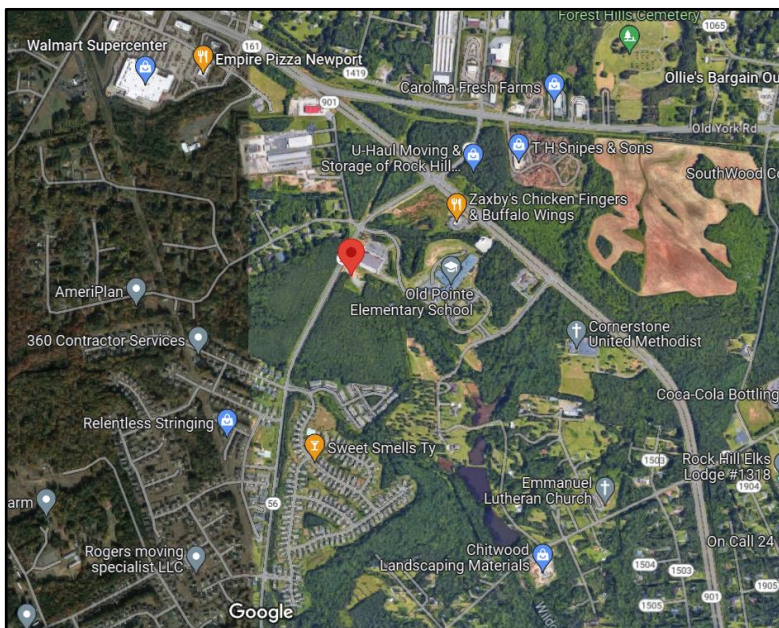
Tower Property Group  
124 W. John St, Suite 101  
Matthews, NC 28105

[towerpg.com](http://towerpg.com)



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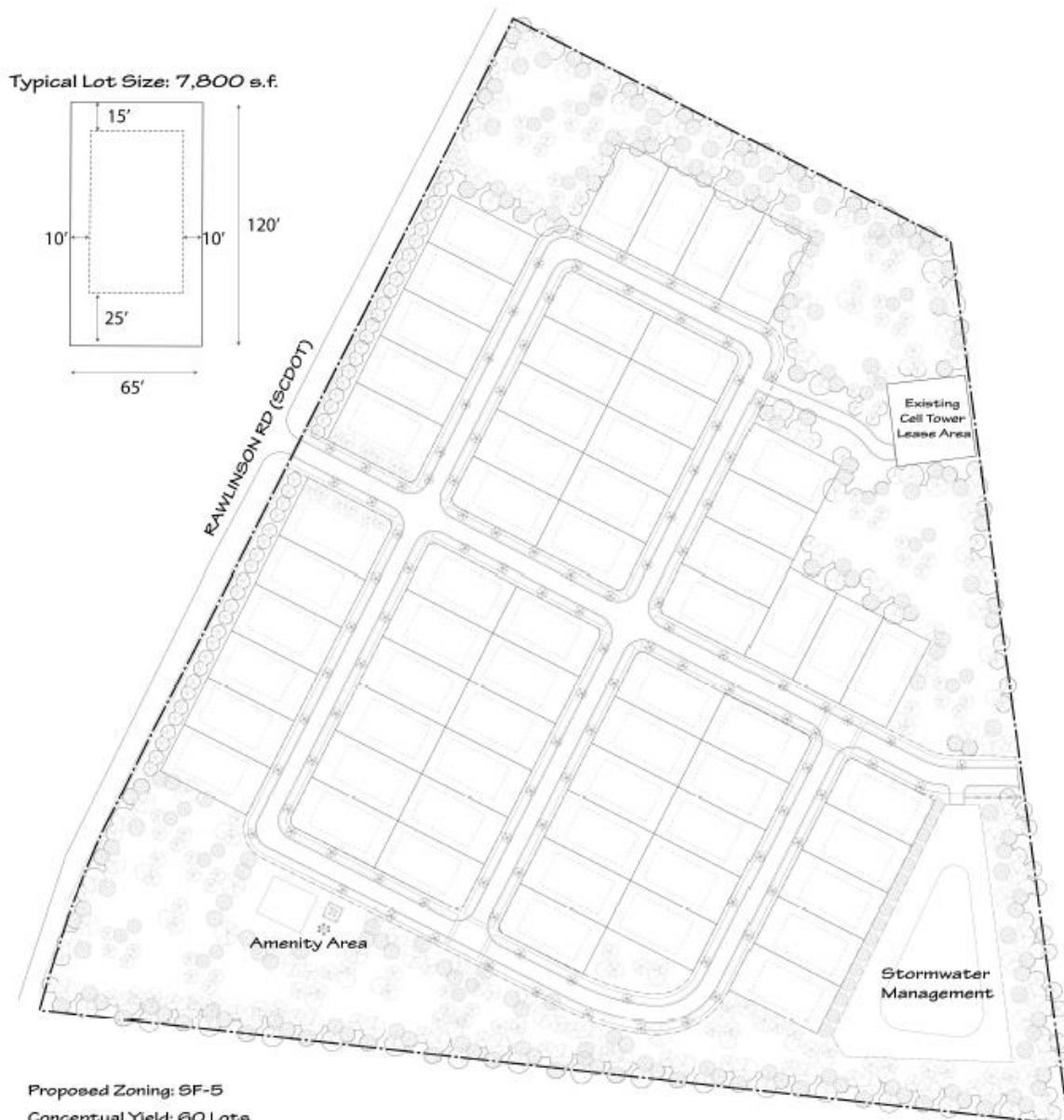
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## Draft Residential Subdivision Concept\*



Proposed Zoning: SF-5

Conceptual Yield: 60 Lots

Tree Canopy Required: 25%

Tree Canopy Provided: +/-32%

Amenities Required: 2 (playground and picnic area shown)

Land Use Buffers Required: West 30', East 50' / 75', North, 75', South 50'

External Street Connections Required: 1

\*This is a conceptual plan that is intended to demonstrate the theoretical development yield of the site based on general observations of the site from publicly available information and reports provided by the owner. No field investigations of the site were made in the preparation of this conceptual plan, and the methods used to prepare the concept plan exclude the practice of Engineering and Land Surveying, as defined under Title 40 Chapter 23 of the South Carolina Code of Laws. Potential purchasers should conduct their own due diligence and not rely on this plan for yield analysis or site layout. 8