

**AVISON  
YOUNG**

# Hubert Graham Way

Fort Mill, SC | Offering Memorandum



Lake Wylie

SUBJECT SITE

HUBERT  
GRAHAM  
WAY

**± 25.96-acre Development Opportunity**

# AVISON YOUNG

## INVESTMENT ADVISORS

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| Parcel       | Size (ac)     | Zoning |
|--------------|---------------|--------|
| 1            | ±21.92        | RUD    |
| 2            | ±4.04         | RUD    |
| <b>Total</b> | <b>±25.96</b> |        |

# The Offering

**Address:** Hubert Graham Way  
Fort Mill, SC 29708

**Parcel ID(s):** 6460000105 &  
6460000009

**Submarket:** York County

**Site Area:** ±25.96 acres

**Zoning:** RUD

**Topography:** Flat / Rolling

**Sales Price:** Call for Offers

All site sizes are approximate. Buyer to verify with survey.

# Investment Highlights



Rare development opportunity in Tega Cay, SC



Trophy location with frontage on both Gold Hill Rd and Hubert Graham Way



Excellent access to nearby amenities



Surrounded by retail, residential developments with proximity to Lake Wylie



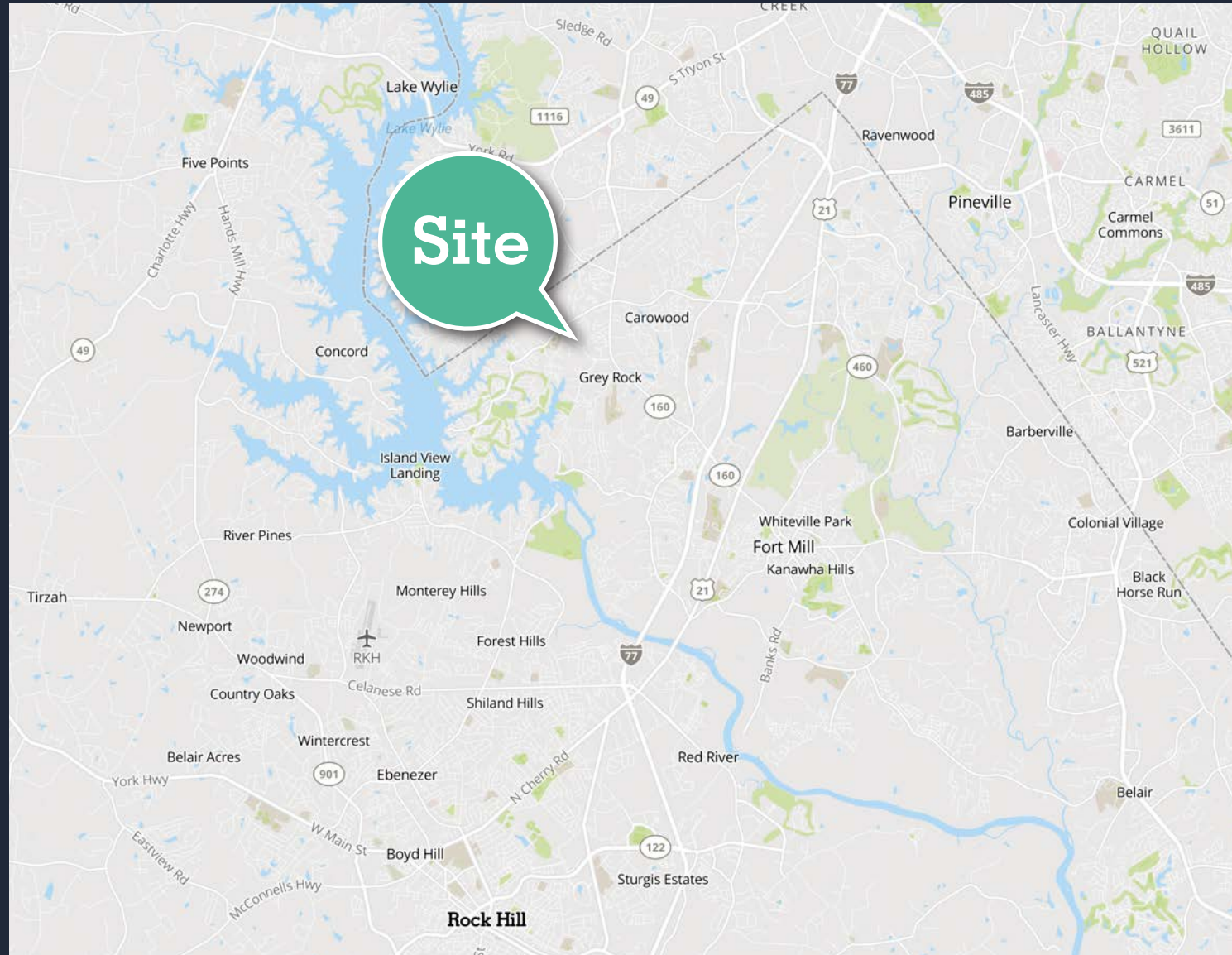
Only 18 miles from Charlotte, NC



# The Location



# Tega Cay Fort Mill, SC



**Harris Teeter**  
Your Neighborhood Food Market

**Walgreens** **O'Reilly AUTO PARTS** **burn bootcamp** **DOLLAR TREE**

**planet fitness**  
the judgement free zone

**Publix**

Tega Cay Elementary

**LAKE WYLIE**

Merritt Meadows

Waterstone Townhomes

Pleasant Knoll Middle School

Hubert Graham Way

Cameron Creek

**ALDI**

Pleasant Knoll Elementary

Brayden Homes

**Walmart**  
power to the players

**GameStop** **NOTHING butt' CAKES**

**TACO BELL** **FAMOUS TOASTERY**

**Harris Teeter**  
Your Neighborhood Food Market





**Pizza Hut** **CVS pharmacy** **Wendy's**

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Exceptional location in the Charlotte, NC market  
near numerous high-end suburban communities  
yet easy access to urban amenities



### Tega Cay Awards and Accolades

-  #1 Best School District in South Carolina  
Niche 2022
-  #1 Best Place to Live in South Carolina  
24/7 Wall St 2019
-  #8 Safest City to Live in South Carolina  
Safewise 2022
-  #12 Best City to Live in America  
USA Today 2019



### Fort Mill Achievements

-  US News and World Report ranked **Fort Mill High School** and **Nation Ford High School** as the 7th and 10th best high schools in South Carolina
-  Forbes Magazine recognized the **Fort Mill School District** as one of the **Best Employers in South Carolina**

# Market Overview





# Fort Mill, SC

Key Facts - 10 Mile Radius

Located in York County, South Carolina, Fort Mill is a suburb of Charlotte, North Carolina, and part of the Charlotte MSA. As of 2020, approximately 22,284 people live inside the town's corporate limits, and over 311,000 people live within a 10-mile radius of the subject property.

**311,291**

Total  
Population

**122,236**

Households

**\$71,336**

Median  
Household Income

**36.7**

Median  
Age

**2.5**

Average  
Household Size

**12,049**

Total  
Businesses

**173,699**

Total  
Employees

**43.0%**

Population with  
Bachelor's/Grad/Prof  
Degree

**68.3%**

White Collar  
Occupation

**5.1%**

Unemployment  
Rate

## Area employers

The Fort Mill area is home to a few notable businesses including LPL Financial, Continental Tire, CompuCom Systems, Diversey, Inc., Sunbelt Rentals, Domtar, Springs Industries, AECOM, Shutterfly, Red Ventures, Daimler Trucks North America, the headquarters of Carolina Crown Drum and Bugle Corps, and Puckerbutt Pepper Company, known for originally producing the Carolina Reaper.

**AECOM**

**Continental**

**LPL Financial**

**CROWN**

**Domtar**

**Shutterfly**

**CompuCom** **RED VENTURES**



Fort Mill is home to numerous attractions and has access to the many amenities that the nearby cities of Charlotte and Rock Hill have to offer.

Fort Mill is known for its peach orchards and the Anne Springs Close Greenway, an extensive nature preserve consisting of approximately 2,300 acres of lakes, forests and pastures that provide multi-use trails for hiking, biking and horseback riding.

## ENTERTAINMENT

Fort Mill is home to the PrimeTime Players, a Minor League basketball franchise that currently plays in the East Coast Basketball League. The PrimeTime Players are four-time Minor League champions and play home games at 490 Academy Street in Fort Mill.

Downtown Fort Mill is home to a few popular breweries and southern-style eateries.





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