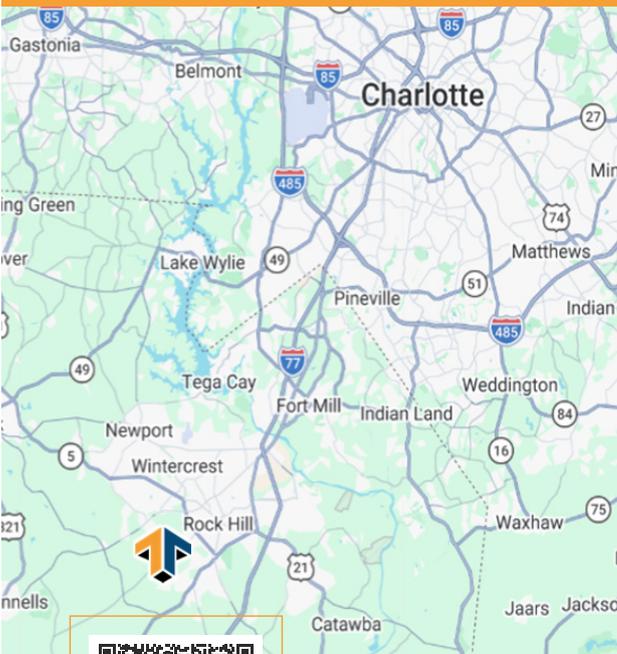


FOR SALE

\$6,360,000



EXCELLENT SINGLE FAMILY DEVELOPMENT OPPORTUNITY



±159 Acre Development Site

- ±159 Acres Zoned AGC in York County For Sale
- Sewer at Site & Water Nearby
- Located near an Established and Growing Residential Corridor near Downtown Rock Hill, Rock Hill's River District and Waterford Business Park, with ongoing Development Activity in the Surrounding Area.
- Easy Access to Downtown Rock Hill via Ogden Road and Interstate 77 via South Heckle Boulevard & Mount Holly Road.



Wes Tuttle
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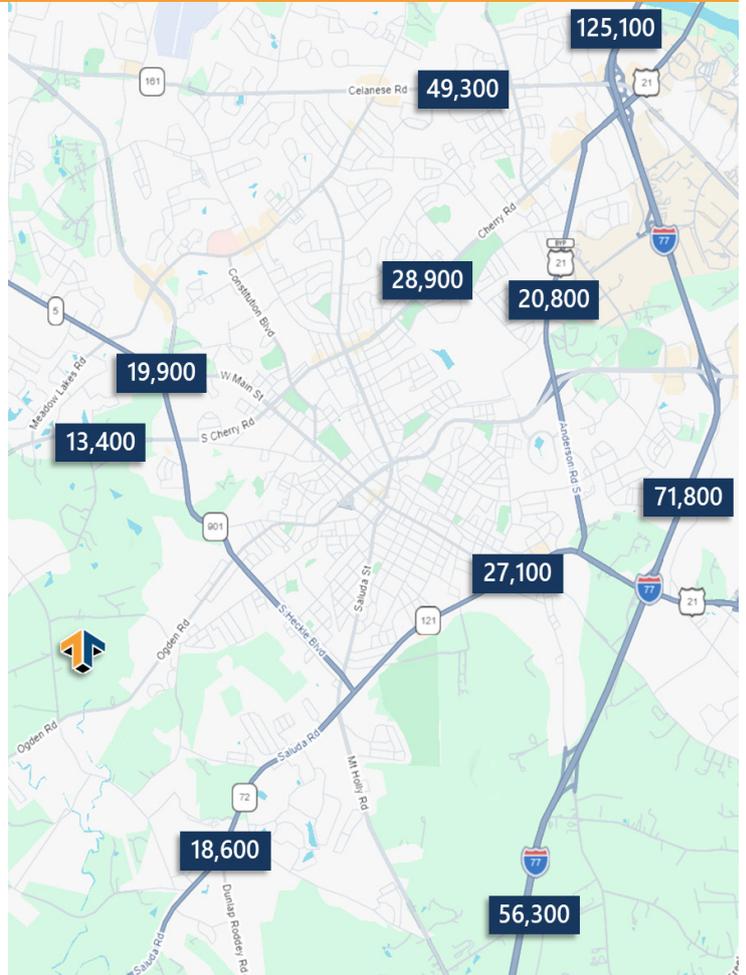
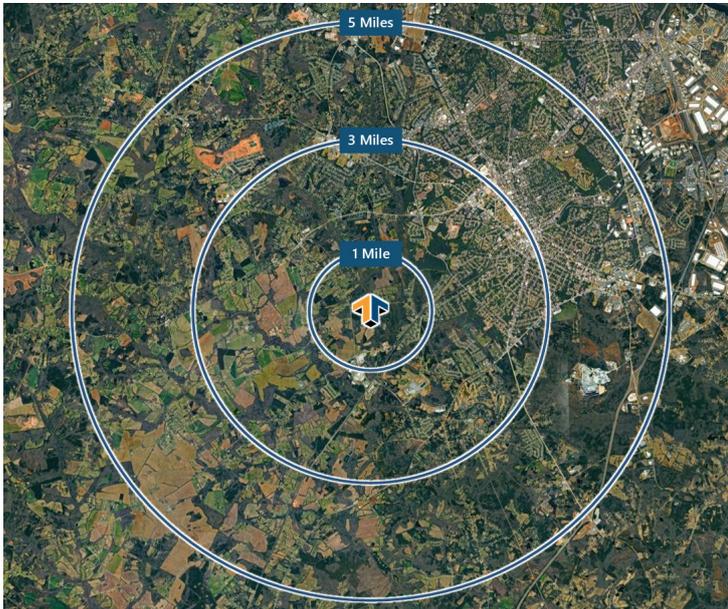
PROPERTY OVERVIEW

Charlotte MSA Access

±45 Minutes

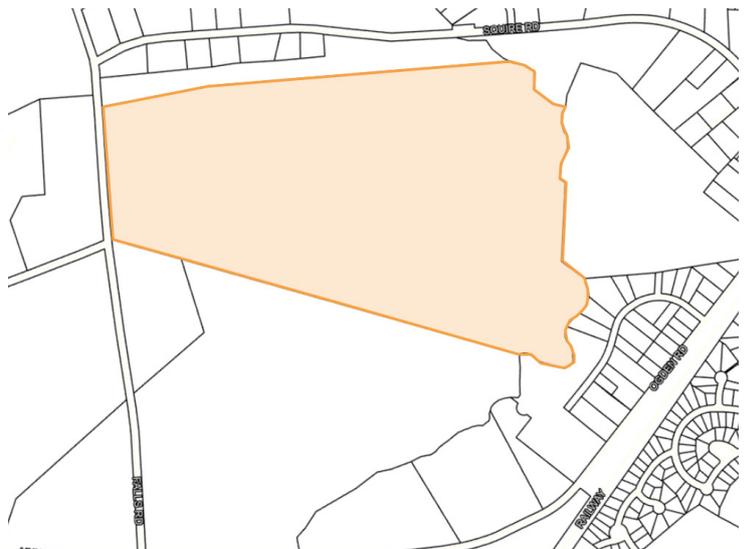
Interstate Access

I-77 via Mount Holly Road

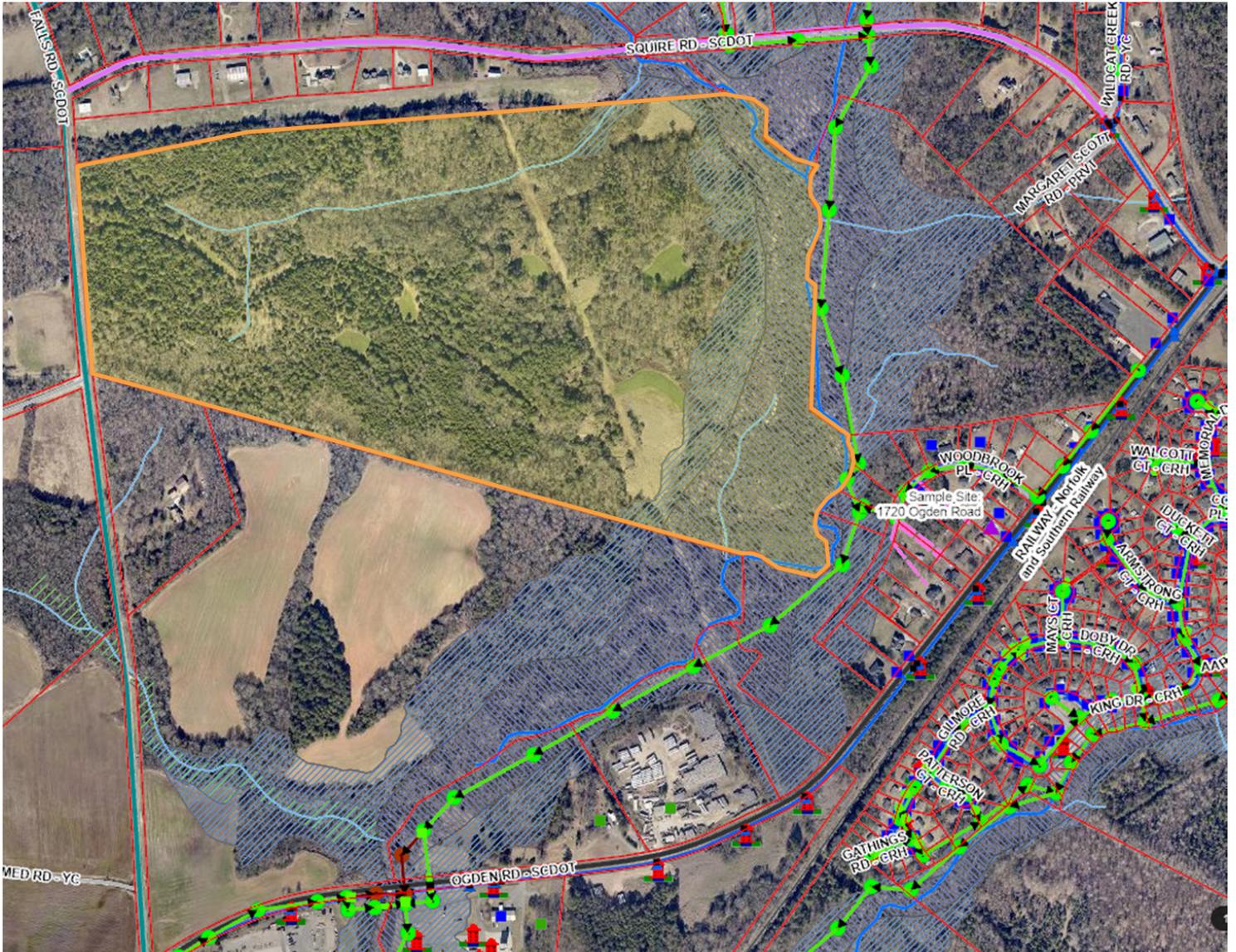


Market Snapshot | 5-Mile Radius

2024 Population	±67,061
Projected Population Growth (2024 - 2029)	±2.4%
Median Household Income	±\$56,691
Average Household Income	±\$74,084
Total Households	±26,447



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LOCATION AERIAL



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AREA AMENITIES & ATTRACTIONS



- Rock Hill is the Most Populous City in York County & the 5th Most Populous City in SC
- Located 30 Minutes South of Charlotte and a Hour North of Columbia, Rock Hill Anchors what is known as the "Old English District" in South Carolina
- Rock Hill is conveniently located with Access to Interstate 77



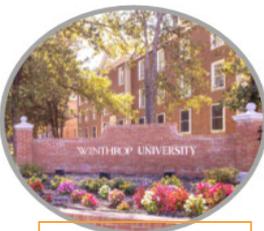
UNIVERSITY CENTER

A ±1.3 Million SF Revival of the Historic ±23 Acre Rock Hill Printing & Finishing Company (The Bleachery) site into a ±200 Million Mixed-Use Development, Located in the Heart of Knowledge Park



ROCK HILL SPORTS & EVENT CENTER

A State-of-the-Art Facility with 8 Basketball Courts, 16 Volleyball Courts, 700 Court-Side Permanent Seats, Multiple Concessions & Locker Rooms & The Championship Court has 1,200 Stadium Seats. Attracts over 466,000 Visitors Annually!



WINTHROP UNIVERSITY

Founded in 1886, Winthrop is a Nationally Recognized Public & Comprehensive University located on a Historic and Scenic Campus. Known for its Diversity, Excellence & Family Atmosphere.



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