



# SGR REALTY | LAND FOR SALE

# LIST PRICE \$3,800,000

## Roanoke Dr. Fort Mill SC 29715



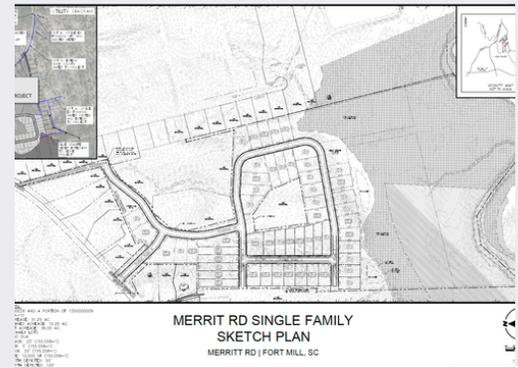
OUTLINES ARE APPROXIMATE



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MERRITT RD SINGLE FAMILY SKETCH PLAN  
MERRITT RD | FORT MILL, SC

## PRIME 36-ACRE SINGLE FAMILY DEVELOPMENT OPPORTUNITY YORK COUNTY, SC (RMX-10 ZONING)

**SIGNIFICANT DUE DILIGENCE HAS ALREADY BEEN COMPLETED, REDUCING DEVELOPMENT RISK AND STREAMLINING THE ENTITLEMENT PROCESS. AVAILABLE REPORTS AND APPROVALS INCLUDE:**

- ENVIRONMENTAL PHASE I REPORT
- GEOTECHNICAL REPORT
- BOUNDARY & TOPOGRAPHIC SURVEYS
- WETLAND DELINEATION REPORT
- UTILITY AVAILABILITY
- TRAFFIC MEMO
- SKETCH PLAN REVIEW
- ZONING VERIFICATION LETTERS
- WILLINGNESS-TO-SERVE LETTERS

### FEATURES

✓ 36 acres

✓ RMX-10 Zoning

✓ 54 SFR Home Sites

### CONTACT DETAILS

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