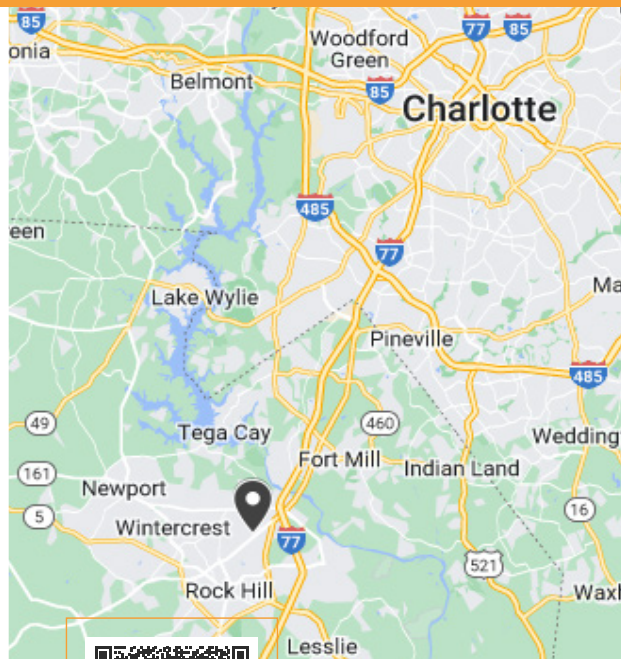


FOR SALE

\$469,000



INFILL TOWNHOME SITE



- ±2.473 Acre Site For Sale
- Zoned SF-A in the City of Rock Hill. The SF-A District is Established and Intended to Allow Single-Family Attached Housing Products such as Townhouses, Duplexes and Quadruplexes or Other Products where each unit has a Separate Parcel of Land Associated with it. The Maximum Residential Density Allowed is Eight Dwelling Units per Developable Acre.
- Site is Located just 5 Minutes from Interstate 77 - Exit 82B via Cherry Road
- Rock Hill has been named "All American City" Twice; Awarded Numerous Awards Including: Best in Class Employer, South Carolina Top Workplace 2022, Civic Experience Award and the First City to be Designated Cultural District Just to Name a Few Achievements.

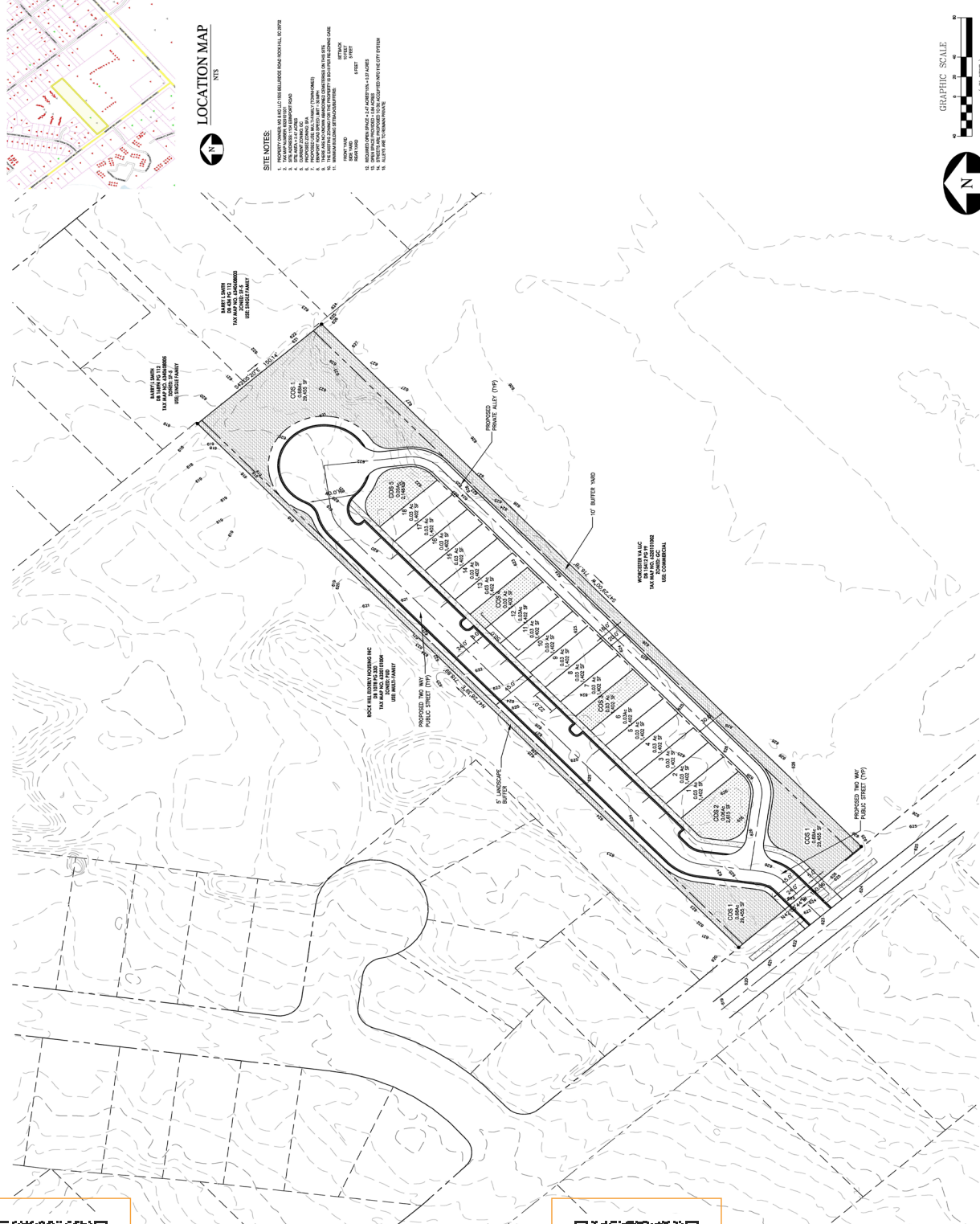


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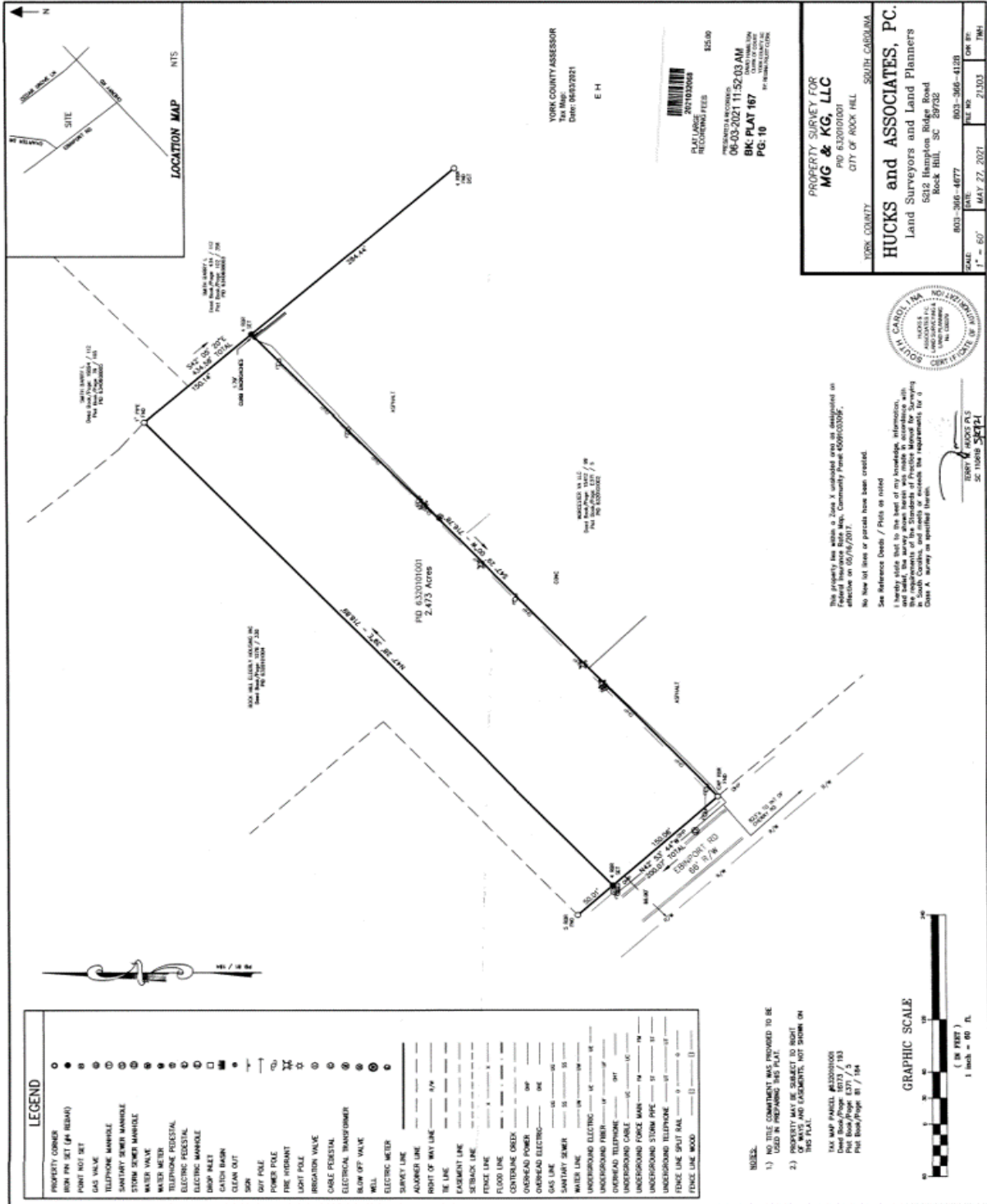
PRELIMINARY SITE PLAN



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±2.473 Acres Zoned SF-A

1104 & 1106 Ebinport Road, Rock Hill, South Carolina 29732

UTILITIES AERIAL



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AERIAL & 2022 SCDOT TRAFFIC COUNTS



2023 Demographics				
Radius	2023 Population	2028 Population	Population Growth 2023 - 2028	Median Household Income
1 Mile	±8,684	±8,987	±0.7%	\$57,039
3 Mile	±49,847	±51,610	±0.7%	\$57,372
5 Mile	±116,532	±121,628	±0.9%	\$65,248



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