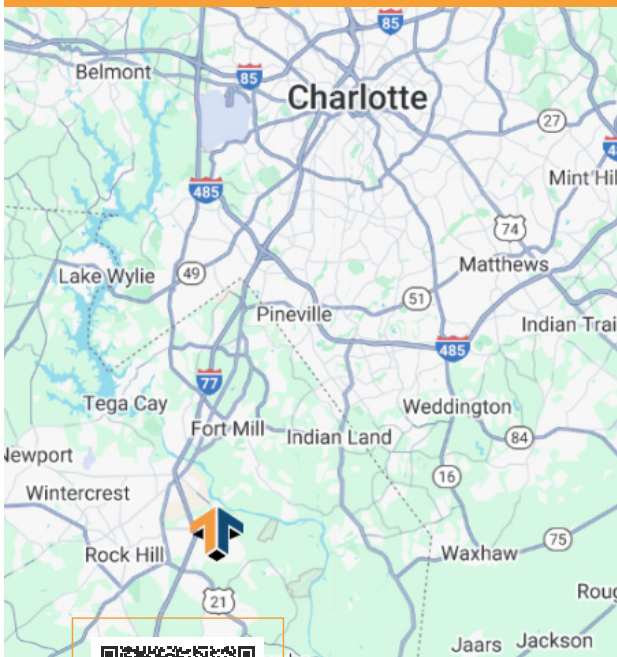


FOR SALE**\$999,999****299 CHAD WESLEY DRIVE**

Commercial Development Site

- ±4.84 Acres Zoned UD in York County For Sale
- Zoning Allows Retail Development, Flex Development and Several Other Uses
- Partially Graded Site
- Located within an Established and Growing Commercial Corridor near Rock Hill's River District and Waterford Business Park, with ongoing Development Activity in the Surrounding Area.
- Easy Access to Downtown Rock Hill and Interstate 77 via Red River Road & Dave Lyle Boulevard
- *Civil Plans Package Available Upon Request*



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Miles Curley
Senior Commercial Agent
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±4.84 Acres

299 Chad Wesley Road, Rock Hill, South Carolina 29730

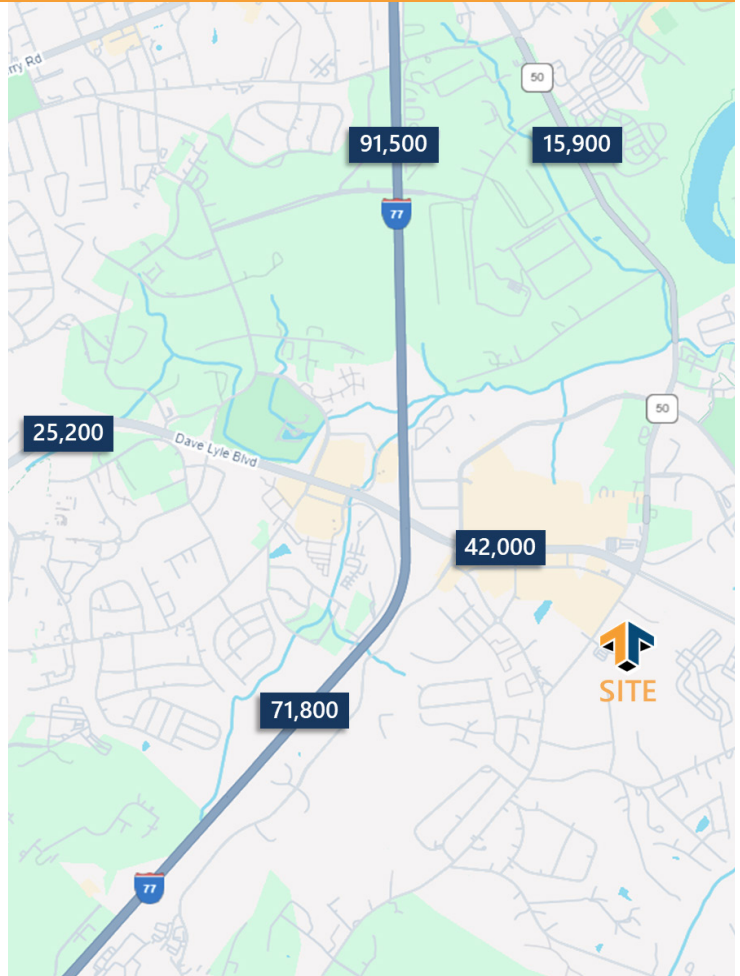
PROPERTY OVERVIEW

Charlotte MSA Access

±20 Minutes

Interstate Access

I-77 via Dave Lyle Boulevard



Market Snapshot | 5-Mile Radius

2024 Population	±86,700
Projected Population Growth (2024 - 2029)	±2.5%
Median Household Income	±\$59,500
Average Household Income	±\$83,900
Total Households	±22,200



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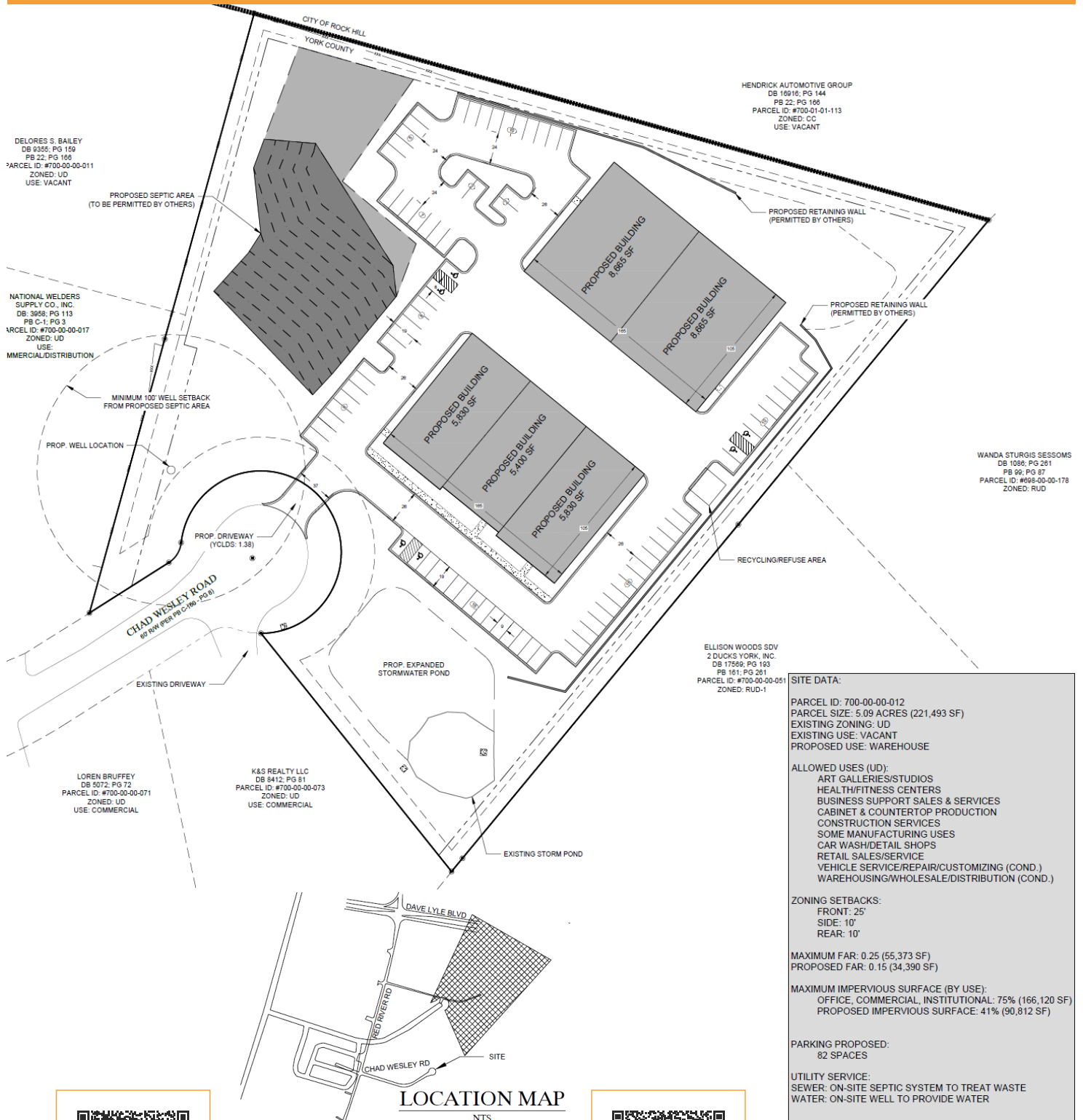
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CONCEPTUAL SITE PLAN



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CONCEPTUAL AERIAL



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LOCATION AERIAL



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CITY OF ROCK HILL BUSINESS & INDUSTRIAL PARKS

◀ Full Map of City of Rock Hill Business & Industrial Parks



- 1 Antrim Business Park
- 2 Legacy Park East
- 3 Legacy Park West
- 4 Riverwalk Business Park
- 5 Rock Hill Commerce Center
- 6 Waterford Business Park

The City of Rock Hill offers a network of established business and industrial parks designed to support a wide range of commercial and industrial users.

These parks provide access to major transportation corridors, existing facilities, and development-ready sites that support long-term business growth.



Antrim Business Park

Located within an established business corridor, Antrim Business Park supports office, flex, and light industrial users. The park accommodates a range of operations including headquarters, research and development, distribution, and light manufacturing.



Riverwalk Business Park

Riverwalk Business Park is an integrated employment center supporting manufacturing, distribution, and office users. Located within a mixed-use environment, the park offers visibility and convenient access to Interstate 77.



Legacy Park East

Legacy Park East is an extension of the broader Legacy Park development offering industrial sites for modern employment uses. The park supports flexible building configurations and benefits from proximity to major transportation corridors.



Rock Hill Commerce Center

Rock Hill Commerce Center is a master-planned industrial development located adjacent to Riverwalk Business Park. The park contains over one million square feet of industrial space and offers ample trailer parking to support logistics and distribution users.



Legacy Park West

Legacy Park West is a large-scale industrial park designed to support advanced manufacturing, logistics, and distribution users. The park offers direct access to Interstate 77 and is positioned for high-capacity operations within the Charlotte regional market.



Waterford Business Park

Waterford Business Park is a ±250-acre business park located minutes from Interstate 77 and approximately 30 minutes from Charlotte Douglas International Airport. The park supports office, research and development, distribution, and manufacturing users.



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