

20± RESIDENTIAL ACRES FOR SALE

Assembly Property 20± Acres:
5 Acres: 1540 Running Fox Drive, Fort Mill, SC
15 Acres: 1541 Chicopee Drive, Fort Mill, SC

RESIDENTIAL DEVELOPMENT OPPORTUNITY AVAILABLE

- Current RUD residential zoning (*with RMX/MU/GC Overlay)
- Adjacent to Highway 160 W
- One mile to Stockbridge Commons and 2 miles to Rivergate Shopping Center

Presented By:

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MOODY COMMERCIAL REAL ESTATE

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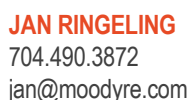
Charlotte, NC 28277

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This aerial map illustrates the proposed Lighthouse Creek Townhome Community, outlined in red. The project is situated near the intersection of Highway 160 and Steele Creek Rd, which has a traffic volume of 13,900 VPD. Zoar Rd, with a traffic volume of 10,500 VPD, runs through the area. The map shows the project's proximity to existing residential developments and a large green space with a lake. Surrounding roads include Hunting Birds Ln, Kinnegal Ln, Brammock Hills Dr, Zoar Rd, Steele Creek Rd, and Lighthouse Ave. The map also features a scale bar indicating 100m.

Sales Price	Call for Pricing
Lot Size	20.00± Acres
Parcels	Two (2) sold as assembly only
Zoning	Residential RUD *
Market	Fort Mill
County	York County

See Full Descriptions on Page 3



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Excellent opportunity for mixed-use or residential development with townhouse or multifamily components. Available land includes two parcels (5 AC and 15 AC) partially covered by a York County Community Center overlay with recommended zoning to higher density commercial and residential uses.

Located next to busy Highway 160 W, approximately two miles south of the Steele Creek Crossing shopping center, close to highly regarded schools and public amenities.

- 20 total acres, sold as an assembly
- Adjacent to Highway 160
- One mile to Stockbridge Commons and 2 miles to Rivergate Shopping Center

PROPERTY DETAILS

LOCATION / ZONING INFORMATION

Land Size	20.00± Total Acres
Street Address	1540 Running Fox Drive & 1541 Chicopee Drive
City, ST, Zip	Fort Mill, SC 29705
County	York County
Market	Charlotte MSA
Cross Streets	Close to Route 160
Type	Land
Subtype	Residential / Mixed-Use
Zoning	Residential RUD (See Below)
Overlays	Community Center & Neighborhood Residential

Zoning Descriptors (Footnotes)

- RMX-6 (Residential Mixed 6): Designed to allow a diversity of housing types, including multifamily buildings, at variable, moderate densities based on residential land use, on lots generally with a minimum area of 6,000 square feet.
- RMX-10 (Residential Mixed 10): Designed to allow a diversity of housing types at variable, moderate densities based on residential land use, on lots generally with a minimum area of 10,000 square feet.
- RMX-20 (Residential Mixed 20): Designed to allow a diversity of housing types at variable densities based on residential land use, on lots generally with a minimum area of 20,000 square feet.
- GC (General Commercial): Designed for areas where large-scale commercial and business development may occur, especially regional shopping centers.
- MU (Mixed Use): A specialized district that is intended to facilitate the development of compact, pedestrian-friendly developments that integrate a range of residential housing types with supporting commercial, service, office, and community facilities, such as libraries, parks, and schools.

LAND / UTILITIES / FEATURES

Number of Lots	Two (2)
Water	No (connection must be established with York County Water Service)
Electricity	Yes (connection available via York Electric Cooperative)
Sewer	No (connection must be established with York County Water Service)
APN#	6480000003 (5 AC) 6480000023 (15 AC)
Corner Property	Yes
Street Parking	No
Water Features	Yes - small surface lake on 1541 Chicopee, small creek running along the parcel border of 1540 Chicopee
Ownership Data	Deed: 1540 Running Fox: Book 20152, Page 308

TRAFFIC DATA

- 13,000 - Highway 160 W
- 10,500 - Zoar Road

DEMOGRAPHIC HIGHLIGHTS

DEMOGRAPHICS (2022)	2 MILES	5 MILES	10 MILES
Population	31,973	118,918	448,015
Median Household Income	\$110,145	\$100,997	\$86,162
Households	11,584	45,206	117,086

Projected annual population growth 2022:
5.04% within 2 miles



COMMERCIAL REAL ESTATE SERVICES

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CONCEPTUAL SITE LAYOUT - TOWNHOUSES

Townhouses



CONCEPTUAL SITE LAYOUT - APARTMENTS

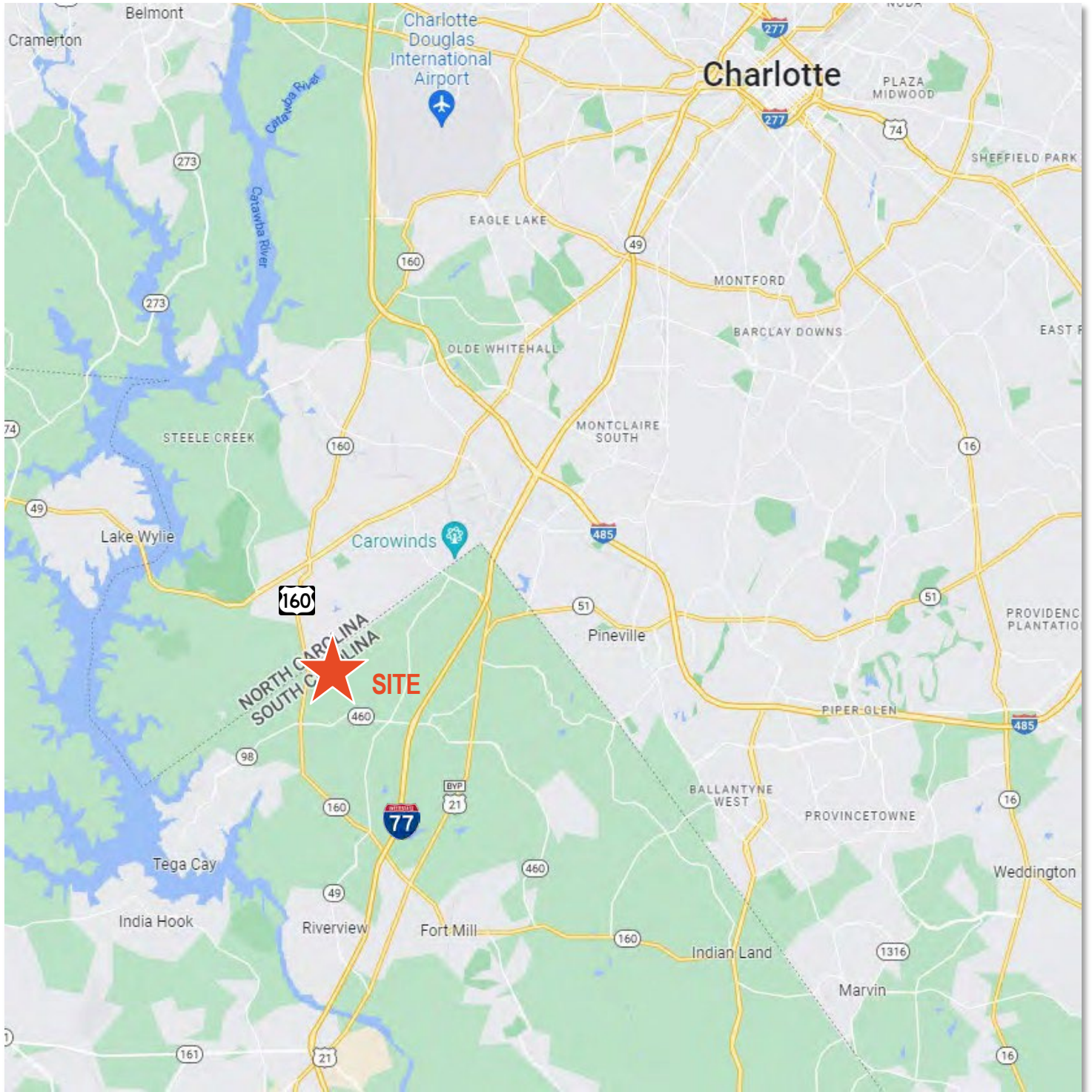
Apartments



20± RESIDENTIAL ACRES FOR SALE

1540 Running Fox Dr & 1541 Chicopee Dr | Fort Mill, SC 29708

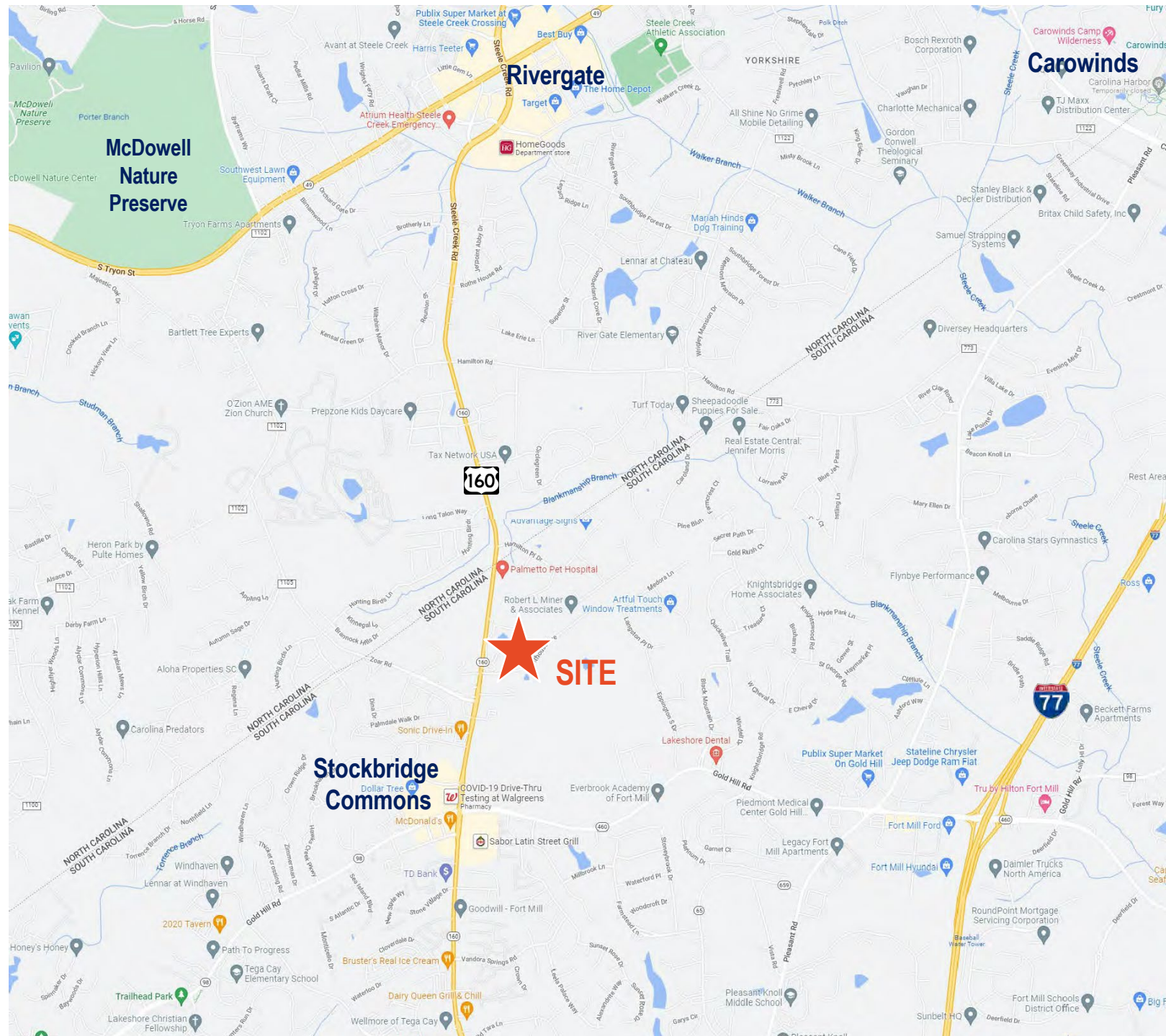
LOCATION MAP



20± RESIDENTIAL ACRES FOR SALE

1540 Running Fox Dr & 1541 Chicopee Dr | Fort Mill, SC 29708

RETAIL MAP HIGHLIGHTS



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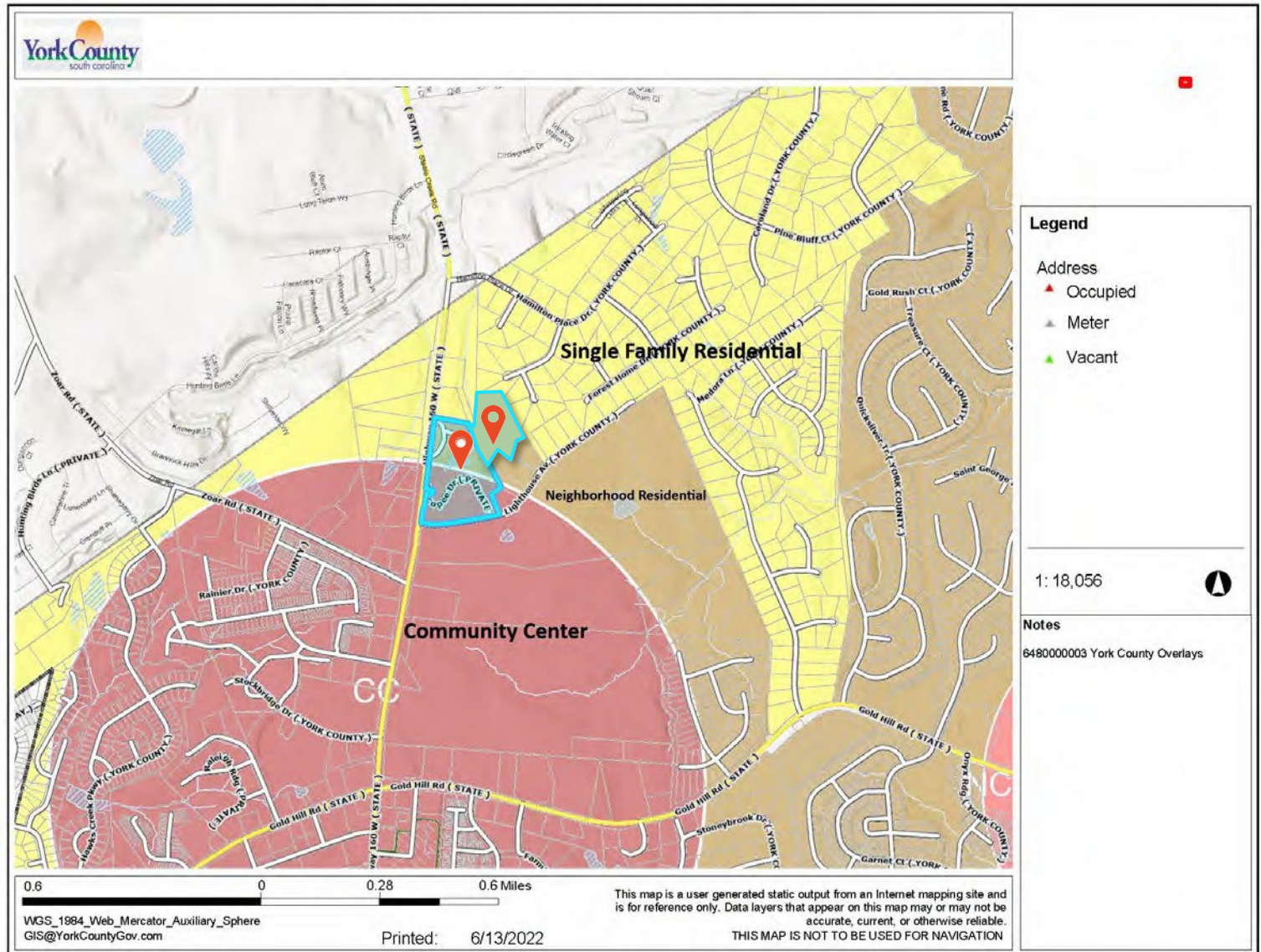
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PARCEL OVERLAY MAP

YORK COUNTY PARCELS 6480000003 & 6480000023

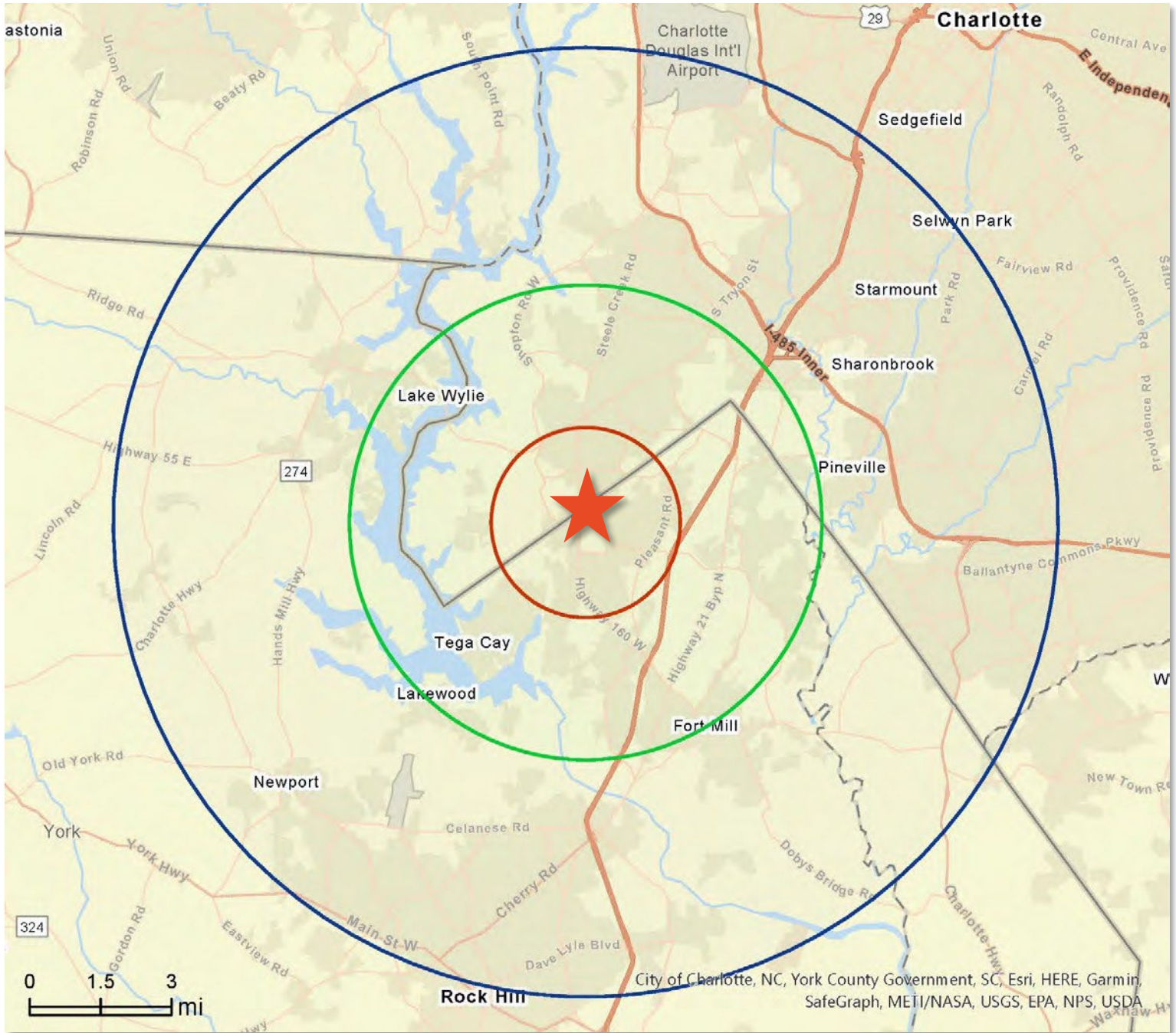


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DEMOGRAPHICS

RADIUS MAP 2, 5, 10 MILES



DEMOGRAPHICS – 2, 5, 10 MILES

	2 miles	5 miles	10 miles
Population			
2010 Population	17,740	72,302	319,757
2020 Population	28,994	109,582	424,285
2022 Population	31,973	118,918	448,015
2027 Population	34,048	126,093	472,555
2010-2020 Annual Rate	5.04%	4.25%	2.87%
2020-2022 Annual Rate	4.44%	3.70%	2.45%
2022-2027 Annual Rate	1.27%	1.18%	1.07%
2022 Male Population	49.1%	48.9%	48.7%
2022 Female Population	50.9%	51.1%	51.3%
2022 Median Age	38.2	38.1	37.4

In the identified area, the current year population is 448,015. In 2020, the Census count in the area was 424,285. The rate of change since 2020 was 2.45% annually. The five-year projection for the population in the area is 472,555 representing a change of 1.07% annually from 2022 to 2027. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	60.4%	61.0%	57.9%
2022 Black Alone	16.9%	17.8%	18.6%
2022 American Indian/Alaska Native Alone	0.4%	0.4%	0.7%
2022 Asian Alone	8.9%	7.0%	6.9%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	4.6%	5.0%	7.3%
2022 Two or More Races	8.8%	8.8%	8.7%
2022 Hispanic Origin (Any Race)	10.4%	11.1%	14.0%

Persons of Hispanic origin represent 14.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	141	133	114
2010 Households	6,411	27,672	127,164
2020 Households	10,555	41,702	167,612
2022 Households	11,584	45,206	177,086
2027 Households	12,319	47,910	187,035
2010-2020 Annual Rate	5.11%	4.19%	2.80%
2020-2022 Annual Rate	4.22%	3.65%	2.47%
2022-2027 Annual Rate	1.24%	1.17%	1.10%
2022 Average Household Size	2.76	2.63	2.51

The household count in this area has changed from 167,612 in 2020 to 177,086 in the current year, a change of 2.47% annually. The five-year projection of households is 187,035, a change of 1.10% annually from the current year total. Average household size is currently 2.51, compared to 2.51 in the year 2020. The number of families in the current year is 113,691 in the specified area.



DEMOGRAPHICS – 2, 5, 10 MILES

	2 miles	5 miles	10 miles
Mortgage Income			
2022 Percent of Income for Mortgage	15.9%	17.8%	20.0%
Median Household Income			
2022 Median Household Income	\$110,145	\$100,997	\$86,162
2027 Median Household Income	\$120,751	\$112,898	\$100,856
2022-2027 Annual Rate	1.86%	2.25%	3.20%
Average Household Income			
2022 Average Household Income	\$141,544	\$132,526	\$119,672
2027 Average Household Income	\$159,488	\$149,491	\$137,034
2022-2027 Annual Rate	2.42%	2.44%	2.75%
Per Capita Income			
2022 Per Capita Income	\$51,502	\$50,307	\$47,303
2027 Per Capita Income	\$57,920	\$56,739	\$54,228
2022-2027 Annual Rate	2.38%	2.44%	2.77%
Households by Income			
Current median household income is \$86,162 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$100,856 in five years, compared to \$84,445 for all U.S. households			
Current average household income is \$119,672 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$137,034 in five years, compared to \$122,155 for all U.S. households			
Current per capita income is \$47,303 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$54,228 in five years, compared to \$47,064 for all U.S. households			
Housing			
2022 Housing Affordability Index	154	137	122
2010 Total Housing Units	6,962	30,024	138,952
2010 Owner Occupied Housing Units	5,487	21,713	83,024
2010 Renter Occupied Housing Units	923	5,961	44,141
2010 Vacant Housing Units	551	2,352	11,788
2020 Total Housing Units	11,067	44,176	177,789
2020 Vacant Housing Units	512	2,474	10,177
2022 Total Housing Units	12,408	48,014	187,962
2022 Owner Occupied Housing Units	8,723	33,254	113,016
2022 Renter Occupied Housing Units	2,861	11,951	64,070
2022 Vacant Housing Units	824	2,808	10,876
2027 Total Housing Units	13,265	51,275	200,226
2027 Owner Occupied Housing Units	9,222	35,718	120,972
2027 Renter Occupied Housing Units	3,097	12,192	66,063
2027 Vacant Housing Units	946	3,365	13,191

Currently, 60.1% of the 187,962 housing units in the area are owner occupied; 34.1%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 177,789 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 2.50%. Median home value in the area is \$326,579, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.71% annually to \$355,390.

