

299 Chad Wesley Dr

OFFERING MEMORANDUM

Prepared by:

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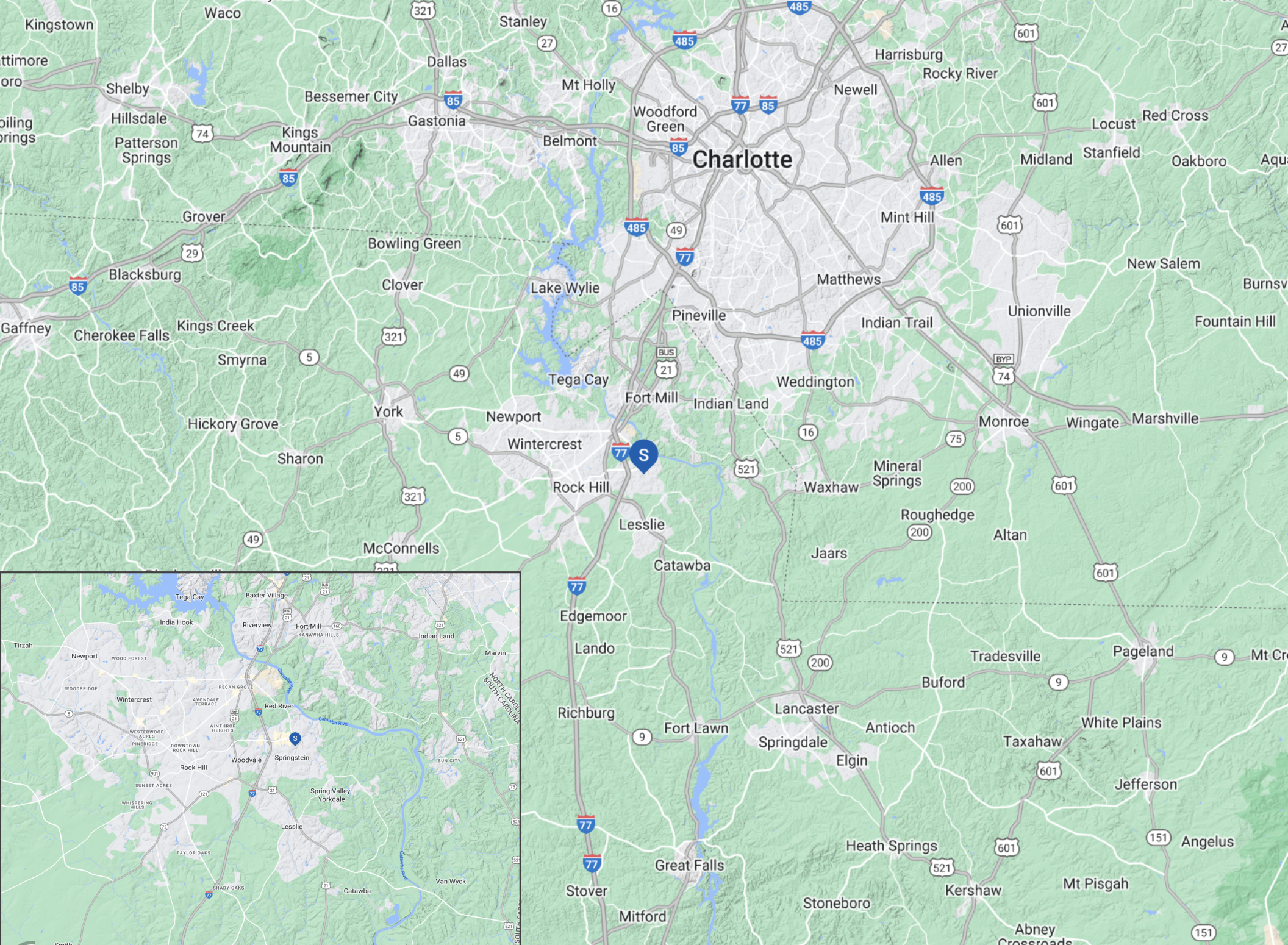
OFFERING SUMMARY

ADDRESS	299 Chad Wesley Dr Rock Hill SC 29730
COUNTY	York
PRICE	\$1,300,000
PRICE PSF	\$6.14
LAND SF	211,702 SF
LAND ACRES	4.86
ZONING TYPE	UC
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	3,696	23,620	88,391
2024 Median HH Income	\$66,359	\$78,557	\$72,426
2024 Average HH Income	\$76,998	\$105,911	\$100,039

- Presenting ±4.86 acres of commercial land for sale in Rock Hill, SC.
- The lot is partially graded and has been cleared of foliage.
- Septic is available and other utilities are available nearby.
- Current zoning allows for retail or flex development as well as several other uses.
- Fantastic location near Rock Hill's River District and Waterford Business Park.
- Civil Plans are available upon request.
- Please see conceptual site plan on page 9. This is a preview from the entire civil package available upon request. Plans have been submitted for approval, but are only conceptual at this point.





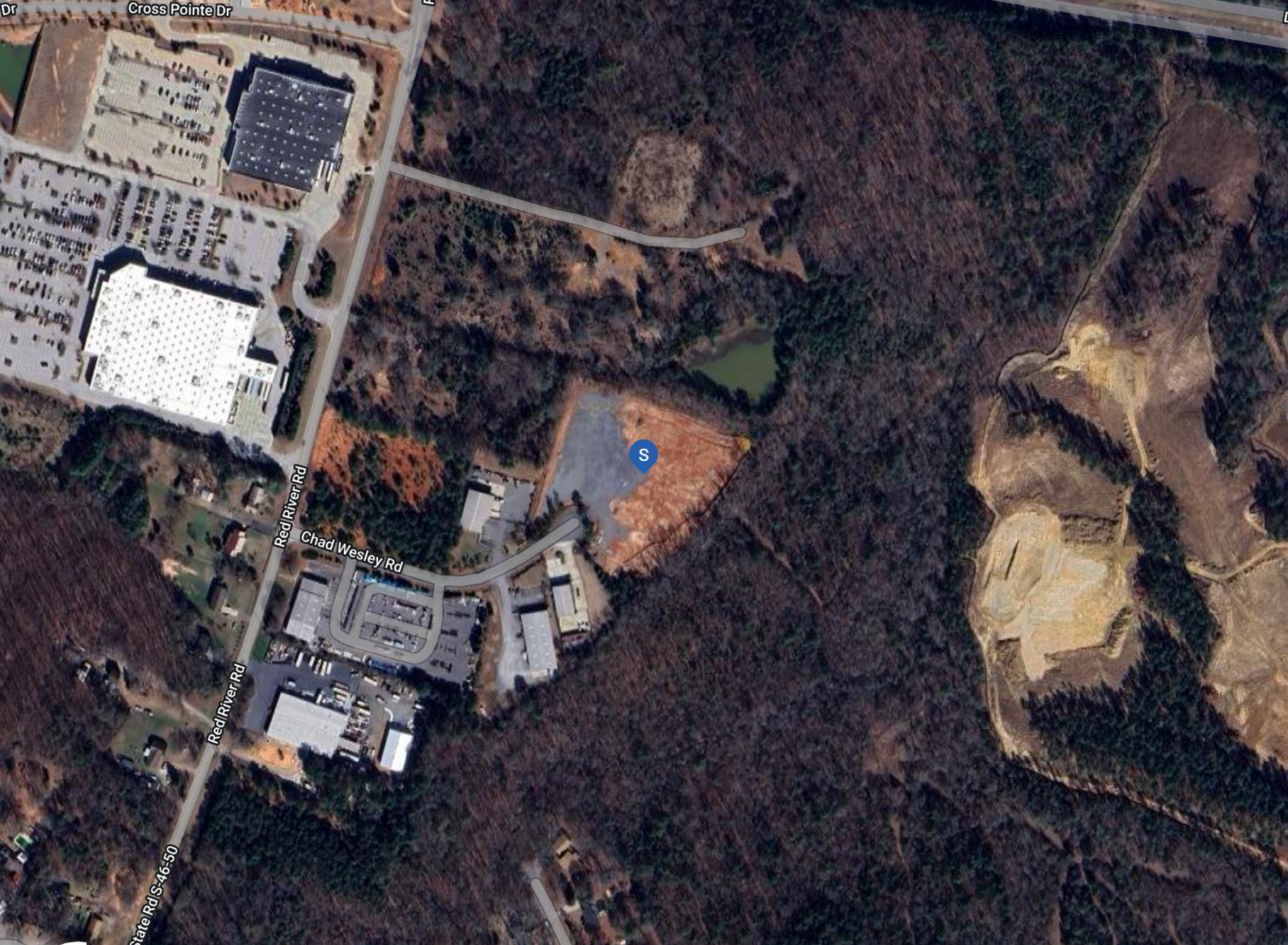
PROPERTY FEATURES

LAND SF	211,702
LAND ACRES	4.86
# OF PARCELS	1
ZONING TYPE	UC
TOPOGRAPHY	Flat

UTILITIES

WATER	None
IRRIGATION	None
ELECTRICITY / POWER	None
GAS / PROPANE	None





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,715	11,863	55,375
2010 Population	2,548	16,057	67,801
2024 Population	3,696	23,620	88,391
2029 Population	3,950	26,821	96,813
2024-2029: Population: Growth Rate	6.70%	12.85%	9.20%
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	104	492	2,753
\$15,000-\$24,999	75	453	2,094
\$25,000-\$34,999	53	566	2,910
\$35,000-\$49,999	303	1,199	3,717
\$50,000-\$74,999	364	1,758	6,169
\$75,000-\$99,999	281	1,420	4,412
\$100,000-\$149,999	344	1,786	5,973
\$150,000-\$199,999	64	803	3,081
\$200,000 or greater	21	983	3,260
Median HH Income	\$66,359	\$78,557	\$72,426
Average HH Income	\$76,998	\$105,911	\$100,039

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	755	4,931	22,798
2010 Total Households	1,089	6,463	26,166
2024 Total Households	1,608	9,460	34,376
2029 Total Households	1,739	10,803	38,054
2024 Average Household Size	2.30	2.49	2.48
2000 Owner Occupied Housing	400	2,691	12,221
2000 Renter Occupied Housing	284	1,902	8,849
2024 Owner Occupied Housing	732	5,478	21,587
2024 Renter Occupied Housing	876	3,982	12,789
2024 Vacant Housing	137	567	2,405
2024 Total Housing	1,745	10,027	36,781
2029 Owner Occupied Housing	837	6,729	24,985
2029 Renter Occupied Housing	903	4,075	13,069
2029 Vacant Housing	135	605	2,445
2029 Total Housing	1,874	11,408	40,499
2024-2029: Households: Growth Rate	7.90%	13.45%	10.25%



Source: esri

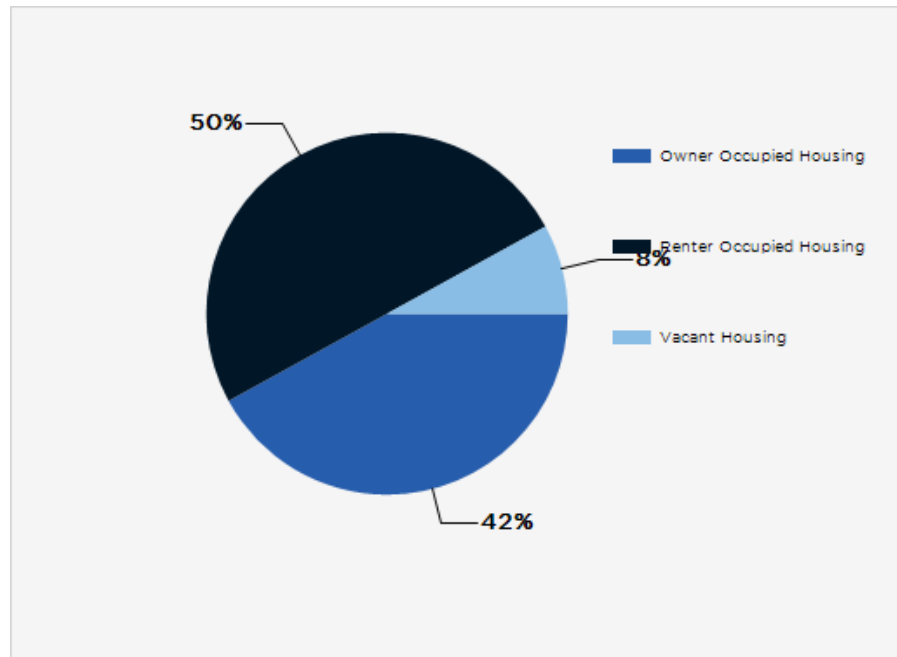
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	329	1,812	5,958
2024 Population Age 35-39	278	1,726	6,074
2024 Population Age 40-44	239	1,676	6,226
2024 Population Age 45-49	210	1,593	5,727
2024 Population Age 50-54	233	1,570	5,603
2024 Population Age 55-59	201	1,339	5,030
2024 Population Age 60-64	186	1,276	4,798
2024 Population Age 65-69	169	1,053	4,080
2024 Population Age 70-74	128	817	3,198
2024 Population Age 75-79	105	627	2,474
2024 Population Age 80-84	67	365	1,406
2024 Population Age 85+	28	247	1,265
2024 Population Age 18+	2,918	18,146	68,121
2024 Median Age	35	36	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,028	\$67,911	\$65,751
Average Household Income 25-34	\$71,953	\$94,549	\$89,944
Median Household Income 35-44	\$78,624	\$97,693	\$95,342
Average Household Income 35-44	\$85,842	\$125,335	\$120,448
Median Household Income 45-54	\$81,271	\$99,375	\$95,329
Average Household Income 45-54	\$89,392	\$125,834	\$122,875
Median Household Income 55-64	\$62,809	\$80,623	\$77,377
Average Household Income 55-64	\$76,335	\$106,067	\$104,789
Median Household Income 65-74	\$60,719	\$75,094	\$59,849
Average Household Income 65-74	\$73,607	\$100,095	\$87,798
Average Household Income 75+	\$63,461	\$73,824	\$62,967

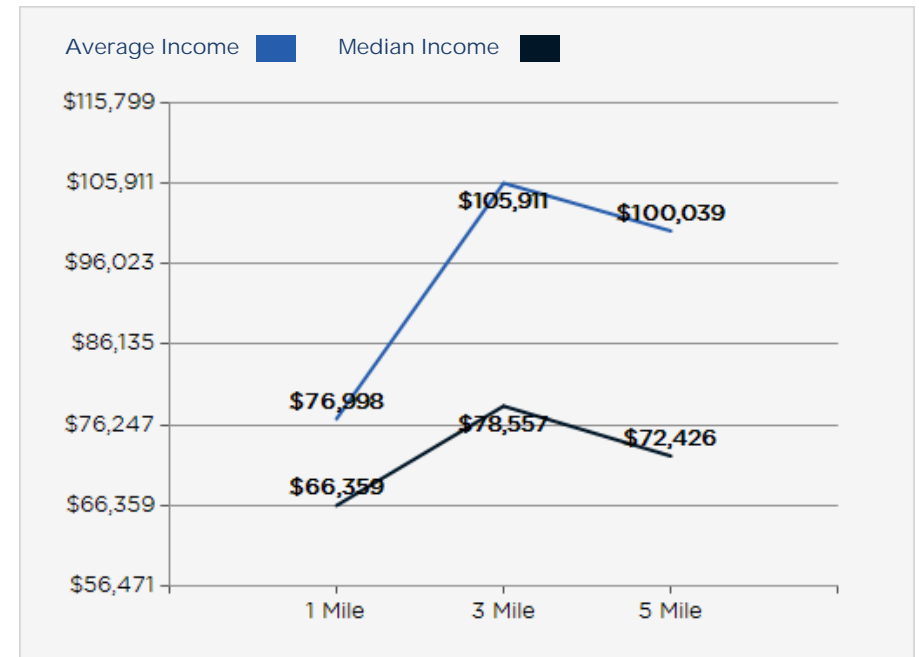
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	362	1,995	6,175
2029 Population Age 35-39	332	1,968	6,457
2029 Population Age 40-44	283	1,886	6,643
2029 Population Age 45-49	241	1,803	6,557
2029 Population Age 50-54	211	1,690	5,826
2029 Population Age 55-59	225	1,605	5,625
2029 Population Age 60-64	193	1,372	4,972
2029 Population Age 65-69	178	1,288	4,761
2029 Population Age 70-74	160	1,045	3,912
2029 Population Age 75-79	117	775	3,032
2029 Population Age 80-84	86	536	2,000
2029 Population Age 85+	55	366	1,635
2029 Population Age 18+	3,143	20,865	75,732
2029 Median Age	37	37	37

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,347	\$81,522	\$78,771
Average Household Income 25-34	\$81,009	\$113,583	\$108,239
Median Household Income 35-44	\$86,114	\$106,734	\$104,898
Average Household Income 35-44	\$96,247	\$141,850	\$135,042
Median Household Income 45-54	\$93,353	\$115,759	\$110,357
Average Household Income 45-54	\$101,844	\$150,723	\$143,675
Median Household Income 55-64	\$74,380	\$99,197	\$96,151
Average Household Income 55-64	\$88,209	\$128,001	\$126,273
Median Household Income 65-74	\$75,204	\$88,610	\$75,055
Average Household Income 65-74	\$86,273	\$122,843	\$107,110
Average Household Income 75+	\$73,986	\$94,081	\$78,744

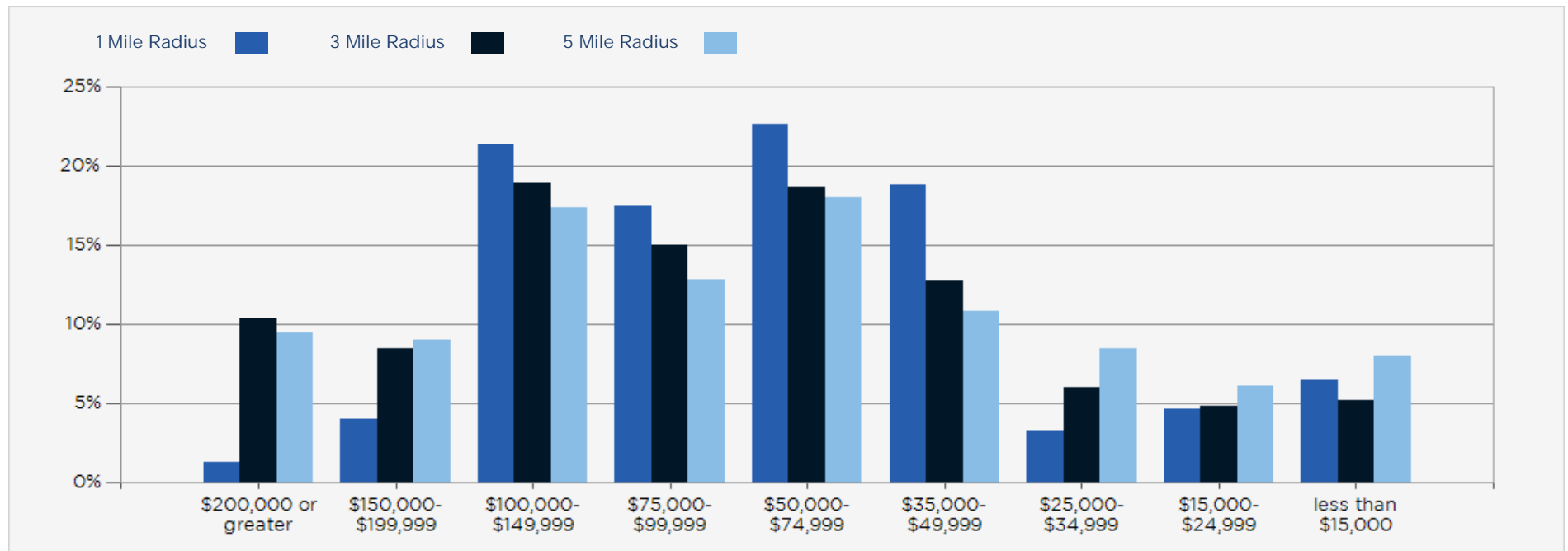
2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



2024 Household Income



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