

36.72 AC SITE -274 AND DAIMLER BLVD LAKE WYLIE

3091 HANDS MILL HWY, YORK, SC 29745

**PROPERTY DESCRIPTION**

36.72 AC Site with frontage on Hands Mill Hwy. Property has utilities at Hands Mill Rd and Daimler Blvd. Located at the intersection of Hands Mill Hwy and the signalized stop light at Concord Rd. Close proximity to the new planned High school and elementary school off Daimler BLVD. Additional 12.24 AC of land can be secured and is currently listed that borders this property.

PROPERTY HIGHLIGHTS

- Utilities at street
- Signalized Intersection
- Great Lake Wylie location
- Additional 12.42 AC listed adjacent to property
- Just South of New Lake Wylie High School and Elementary School

OFFERING SUMMARY

Sale Price:	\$2,937,600
Lot Size:	36.72 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	398	17,071	97,053
Total Population	1,027	43,396	247,936
Average HH Income	\$98,600	\$111,383	\$92,766

**EXECUTIVE**

Each office independently owned and operated

19600 W Catawba Ave
Cornelius, NC 28031**SCOTT MLADENIK**
Broker-In Charge - Commercial Division

704.602.5900

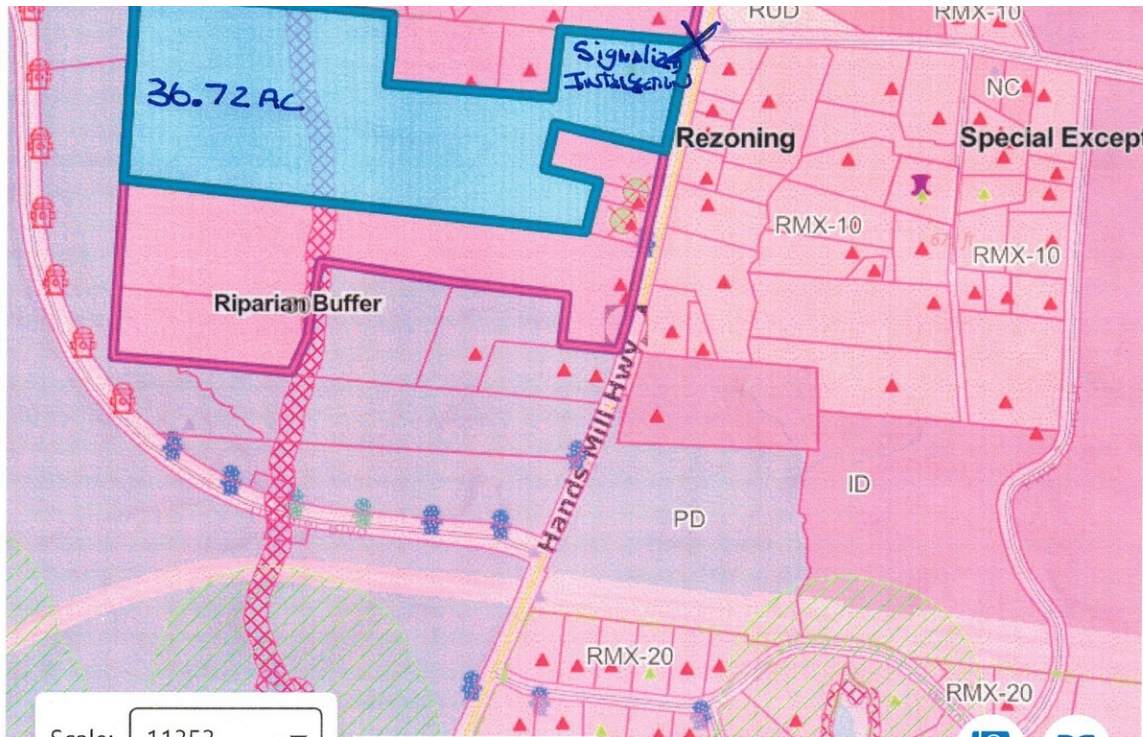
scott.mladenik@remax.net

SC #98385

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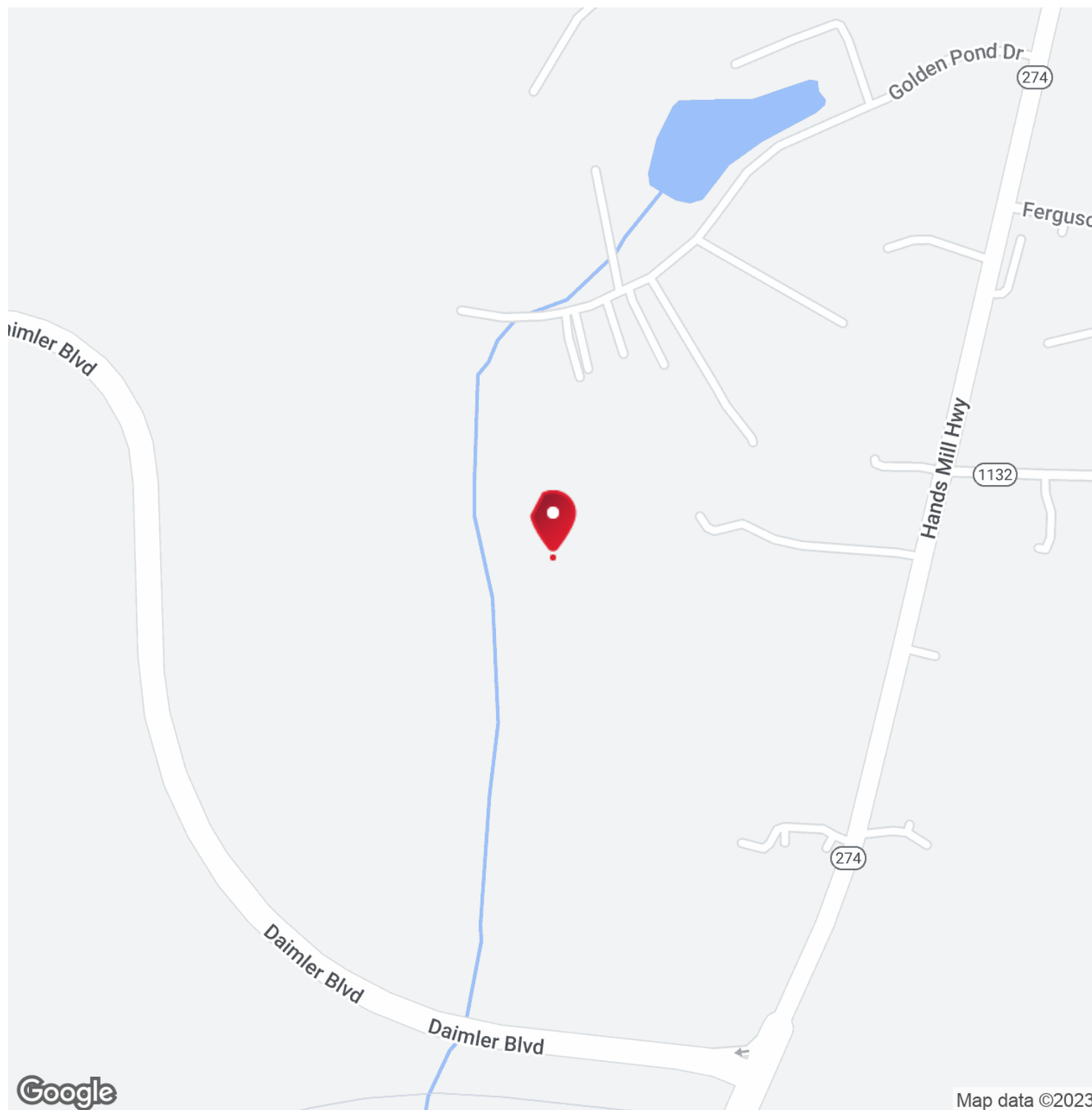
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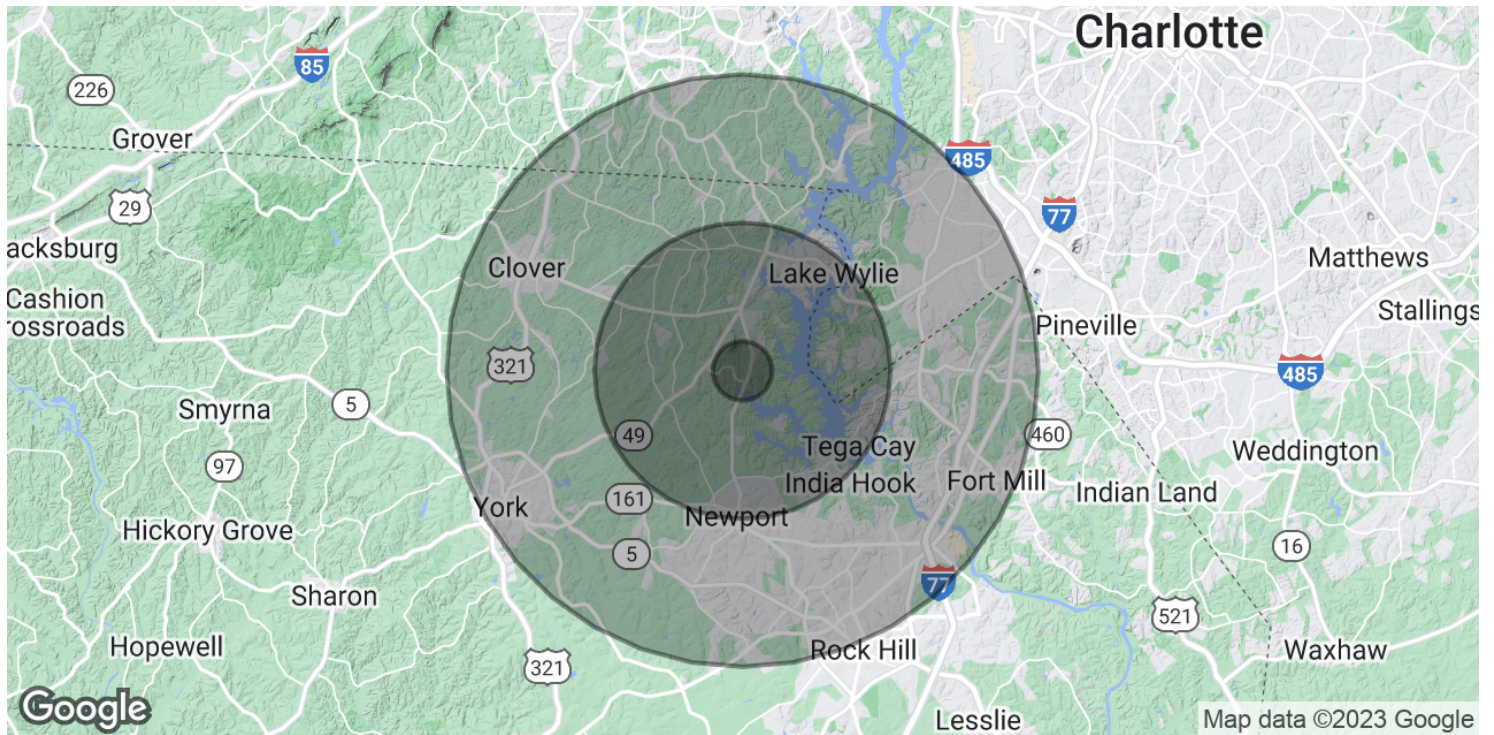
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,027	43,396	247,936
Average Age	46.3	42.3	39.5
Average Age (Male)	46.5	41.7	38.6
Average Age (Female)	46.5	41.6	39.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	398	17,071	97,053
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$98,600	\$111,383	\$92,766
Average House Value	\$253,830	\$318,645	\$247,270

* Demographic data derived from 2020 ACS - US Census



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