

# REQUEST FOR PROPOSAL HWY 160 & GOLD HILL ROAD



# REQUEST FOR PROPOSAL LAND | FOR SALE



FORT MILL, SC

FUTURE  
MIDDLE SCHOOL  
SITE



LandInvestmentResources  
COMPREHENSIVE LAND CONSULTING



## PROPERTY FACTS

Property Type	Land
Property Subtype	Commercial
Parcel ID	6500000015, 6500000079
County	York
Zoning	RMX-20
Total Acreage	+/- 25 Acres
Price	\$400K/ac

## OVERVIEW

Land Investment Resources, LLC is pleased to present a Request for Proposal for what is considered to be one of the premier sites in the Region as well as the State of South Carolina. This highly visible 25.72 acre site is located along one of the most dynamic Corridors in York County at Hwy. 160 and Gold Hill Road and only minutes to Interstate 77. The offering represents a unique opportunity to purchase land with excellent demographics and in the State of South Carolina's #1 rated Fort Mill School District. In addition to its premiere location, the site has excellent topo and access to all utilities.

[EXECUTIVE SUMMARY](#)

[CONFIDENTIALITY AGREEMENT](#)

[CALL FOR OFFERS](#)

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- Highly Visible 25ac Commercial Development Site
- Easy access to Hwy. 160, Gold Hill Road & I-77
- Minutes to Baxter Village, Kingsley Park and major shopping and dining destinations
- Central location to large corporate office developments and medical facilities
- State of South Carolina's Top Rated School District
- Water and Sewer Available
- Excellent Demographics and Traffic Counts



**TRAFFIC COUNT:** I-77  
(128,000 Est. AADT)

Gold Hill Road  
(24,900 Est. AADT)

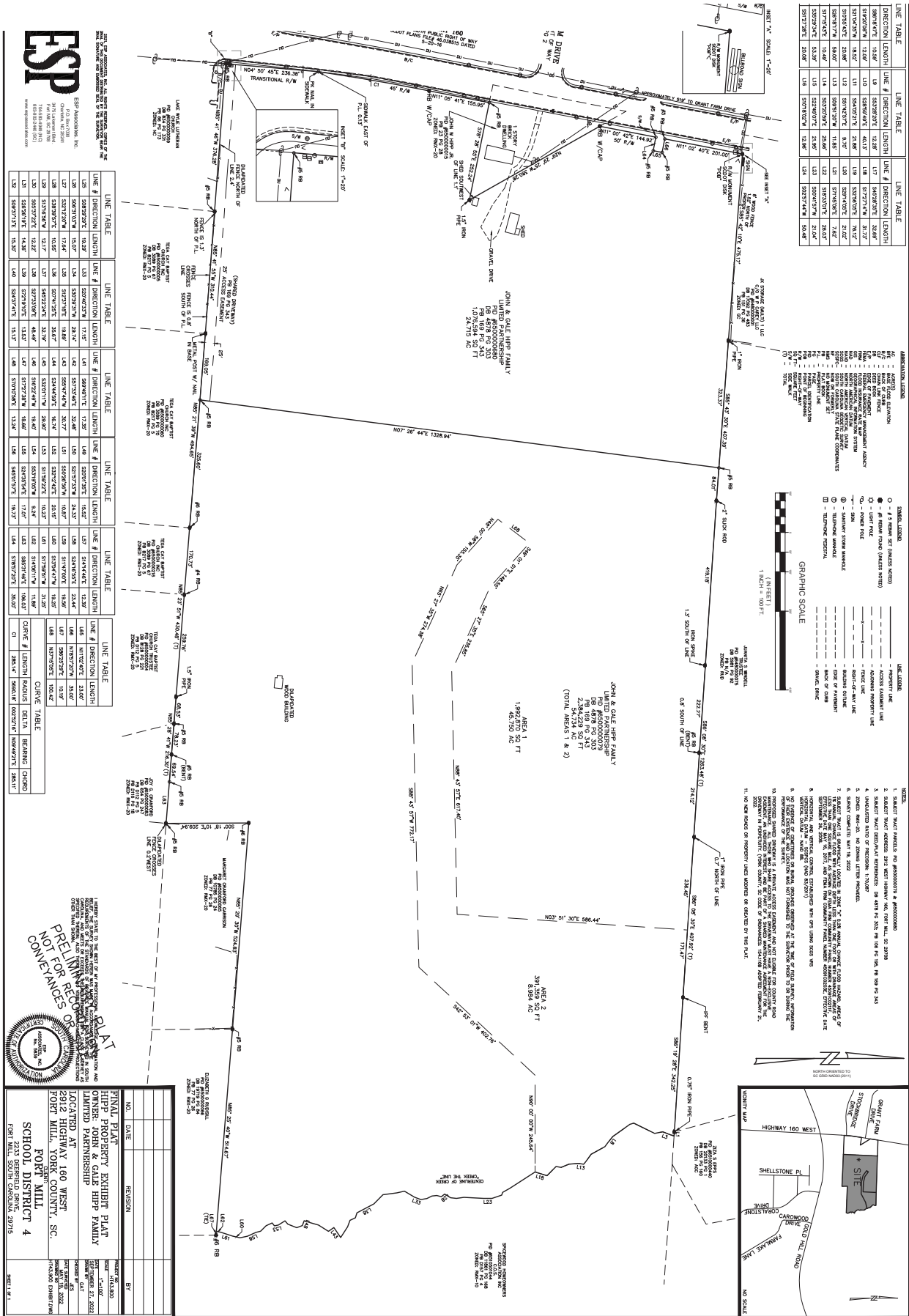
HWY 160 W  
(36,800 Est. AADT)

## CONTACT US

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# REQUEST FOR PROPOSAL LAND | FOR SALE



**ESP**  
 ENGINEERING SURVEYING & PLANNING  
 3410 UNIVERSITY BLVD  
 CHARLOTTE, NC 28204  
 (704) 531-1100  
 www.espnc.com

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH			
L1	S89°27'21"E	19.27	L2	S20°25'27"W	17.12	L3	S89°27'21"E	19.27	L4	S20°25'27"W	17.12	L5	S89°27'21"E	19.27	L6	S20°25'27"W	17.12			
L7	S89°27'21"E	19.27	L8	S20°25'27"W	17.12	L9	S89°27'21"E	19.27	L10	S20°25'27"W	17.12	L11	S89°27'21"E	19.27	L12	S20°25'27"W	17.12	L13	S89°27'21"E	19.27
L14	S20°25'27"W	17.12	L15	S89°27'21"E	19.27	L16	S20°25'27"W	17.12	L17	S89°27'21"E	19.27	L18	S20°25'27"W	17.12	L19	S89°27'21"E	19.27	L20	S20°25'27"W	17.12
L21	S89°27'21"E	19.27	L22	S20°25'27"W	17.12	L23	S89°27'21"E	19.27	L24	S20°25'27"W	17.12	L25	S89°27'21"E	19.27	L26	S20°25'27"W	17.12	L27	S89°27'21"E	19.27
L28	S20°25'27"W	17.12	L29	S89°27'21"E	19.27	L30	S20°25'27"W	17.12	L31	S89°27'21"E	19.27	L32	S20°25'27"W	17.12	L33	S89°27'21"E	19.27	L34	S20°25'27"W	17.12
L35	S89°27'21"E	19.27	L36	S20°25'27"W	17.12	L37	S89°27'21"E	19.27	L38	S20°25'27"W	17.12	L39	S89°27'21"E	19.27	L40	S20°25'27"W	17.12	L41	S89°27'21"E	19.27
L42	S20°25'27"W	17.12	L43	S89°27'21"E	19.27	L44	S20°25'27"W	17.12	L45	S89°27'21"E	19.27	L46	S20°25'27"W	17.12	L47	S89°27'21"E	19.27	L48	S20°25'27"W	17.12
L49	S89°27'21"E	19.27	L50	S20°25'27"W	17.12	L51	S89°27'21"E	19.27	L52	S20°25'27"W	17.12	L53	S89°27'21"E	19.27	L54	S20°25'27"W	17.12	L55	S89°27'21"E	19.27
L56	S20°25'27"W	17.12	L57	S89°27'21"E	19.27	L58	S20°25'27"W	17.12	L59	S89°27'21"E	19.27	L60	S20°25'27"W	17.12	L61	S89°27'21"E	19.27	L62	S20°25'27"W	17.12
L63	S89°27'21"E	19.27	L64	S20°25'27"W	17.12	L65	S89°27'21"E	19.27	L66	S20°25'27"W	17.12	L67	S89°27'21"E	19.27	L68	S20°25'27"W	17.12	L69	S89°27'21"E	19.27
L70	S20°25'27"W	17.12	L71	S89°27'21"E	19.27	L72	S20°25'27"W	17.12	L73	S89°27'21"E	19.27	L74	S20°25'27"W	17.12	L75	S89°27'21"E	19.27	L76	S20°25'27"W	17.12
L77	S89°27'21"E	19.27	L78	S20°25'27"W	17.12	L79	S89°27'21"E	19.27	L80	S20°25'27"W	17.12	L81	S89°27'21"E	19.27	L82	S20°25'27"W	17.12	L83	S89°27'21"E	19.27
L84	S20°25'27"W	17.12	L85	S89°27'21"E	19.27	L86	S20°25'27"W	17.12	L87	S89°27'21"E	19.27	L88	S20°25'27"W	17.12	L89	S89°27'21"E	19.27	L90	S20°25'27"W	17.12
L91	S89°27'21"E	19.27	L92	S20°25'27"W	17.12	L93	S89°27'21"E	19.27	L94	S20°25'27"W	17.12	L95	S89°27'21"E	19.27	L96	S20°25'27"W	17.12	L97	S89°27'21"E	19.27
L98	S20°25'27"W	17.12	L99	S89°27'21"E	19.27	L100	S20°25'27"W	17.12	L101	S89°27'21"E	19.27	L102	S20°25'27"W	17.12	L103	S89°27'21"E	19.27	L104	S20°25'27"W	17.12
L105	S89°27'21"E	19.27	L106	S20°25'27"W	17.12	L107	S89°27'21"E	19.27	L108	S20°25'27"W	17.12	L109	S89°27'21"E	19.27	L110	S20°25'27"W	17.12	L111	S89°27'21"E	19.27
L112	S20°25'27"W	17.12	L113	S89°27'21"E	19.27	L114	S20°25'27"W	17.12	L115	S89°27'21"E	19.27	L116	S20°25'27"W	17.12	L117	S89°27'21"E	19.27	L118	S20°25'27"W	17.12
L119	S89°27'21"E	19.27	L120	S20°25'27"W	17.12	L121	S89°27'21"E	19.27	L122	S20°25'27"W	17.12	L123	S89°27'21"E	19.27	L124	S20°25'27"W	17.12	L125	S89°27'21"E	19.27
L126	S20°25'27"W	17.12	L127	S89°27'21"E	19.27	L128	S20°25'27"W	17.12	L129	S89°27'21"E	19.27	L130	S20°25'27"W	17.12	L131	S89°27'21"E	19.27	L132	S20°25'27"W	17.12
L133	S89°27'21"E	19.27	L134	S20°25'27"W	17.12	L135	S89°27'21"E	19.27	L136	S20°25'27"W	17.12	L137	S89°27'21"E	19.27	L138	S20°25'27"W	17.12	L139	S89°27'21"E	19.27
L140	S20°25'27"W	17.12	L141	S89°27'21"E	19.27	L142	S20°25'27"W	17.12	L143	S89°27'21"E	19.27	L144	S20°25'27"W	17.12	L145	S89°27'21"E	19.27	L146	S20°25'27"W	17.12
L147	S89°27'21"E	19.27	L148	S20°25'27"W	17.12	L149	S89°27'21"E	19.27	L150	S20°25'27"W	17.12	L151	S89°27'21"E	19.27	L152	S20°25'27"W	17.12	L153	S89°27'21"E	19.27
L154	S89°27'21"E	19.27	L155	S20°25'27"W	17.12	L156	S89°27'21"E	19.27	L157	S20°25'27"W	17.12	L158	S89°27'21"E	19.27	L159	S20°25'27"W	17.12	L160	S89°27'21"E	19.27
L161	S20°25'27"W	17.12	L162	S89°27'21"E	19.27	L163	S20°25'27"W	17.12	L164	S89°27'21"E	19.27	L165	S20°25'27"W	17.12	L166	S89°27'21"E	19.27	L167	S20°25'27"W	17.12
L168	S89°27'21"E	19.27	L169	S20°25'27"W	17.12	L170	S89°27'21"E	19.27	L171	S20°25'27"W	17.12	L172	S89°27'21"E	19.27	L173	S20°25'27"W	17.12	L174	S89°27'21"E	19.27
L175	S20°25'27"W	17.12	L176	S89°27'21"E	19.27	L177	S20°25'27"W	17.12	L178	S89°27'21"E	19.27	L179	S20°25'27"W	17.12	L180	S89°27'21"E	19.27	L181	S20°25'27"W	17.12
L182	S89°27'21"E	19.27	L183	S20°25'27"W	17.12	L184	S89°27'21"E	19.27	L185	S20°25'27"W	17.12	L186	S89°27'21"E	19.27	L187	S20°25'27"W	17.12	L188	S89°27'21"E	19.27
L189	S20°25'27"W	17.12	L190	S89°27'21"E	19.27	L191	S20°25'27"W	17.12	L192	S89°27'21"E	19.27	L193	S20°25'27"W	17.12	L194	S89°27'21"E	19.27	L195	S20°25'27"W	17.12
L196	S89°27'21"E	19.27	L197	S20°25'27"W	17.12	L198	S89°27'21"E	19.27	L199	S20°25'27"W	17.12	L200	S89°27'21"E	19.27	L201	S20°25'27"W	17.12	L202	S89°27'21"E	19.27
L203	S20°25'27"W	17.12	L204	S89°27'21"E	19.27	L205	S20°25'27"W	17.12	L206	S89°27'21"E	19.27	L207	S20°25'27"W	17.12	L208	S89°27'21"E	19.27	L209	S20°25'27"W	17.12
L210	S89°27'21"E	19.27	L211	S20°25'27"W	17.12	L212	S89°27'21"E	19.27	L213	S20°25'27"W	17.12	L214	S89°27'21"E	19.27	L215	S20°25'27"W	17.12	L216	S89°27'21"E	19.27
L217	S20°25'27"W	17.12	L218	S89°27'21"E	19.27	L219	S20°25'27"W	17.12	L220	S89°27'21"E	19.27	L221	S20°25'27"W	17.12	L222	S89°27'21"E	19.27	L223	S20°25'27"W	17.12
L224	S89°27'21"E	19.27	L225	S20°25'27"W	17.12	L226	S89°27'21"E	19.27	L227	S20°25'27"W	17.12	L228	S89°27'21"E	19.27	L229	S20°25'27"W	17.12	L230	S89°27'21"E	19.27
L231	S20°25'27"W	17.12	L232	S89°27'21"E	19.27	L233	S20°25'27"W	17.12	L234	S89°27'21"E	19.27	L235	S20°25'27"W	17.12	L236	S89°27'21"E	19.27	L237	S20°25'27"W	17.12
L238	S89°27'21"E	19.27	L239	S20°25'27"W	17.12	L240	S89°27'21"E	19.27	L241	S20°25'27"W	17.12	L242	S89°27'21"E	19.27	L243	S20°25'27"W	17.12	L244	S89°27'21"E	19.27
L245	S20°25'27"W	17.12	L246	S89°27'21"E	19.27	L247	S20°25'27"W	17.12	L248	S89°27'21"E	19.27	L249	S20°25'27"W	17.12	L250	S89°27'21"E	19.27	L251	S20°25'27"W	17.12
L252	S89°27'21"E	19.27	L253	S20°25'27"W	17.12	L254	S89°27'21"E	19.27	L255	S20°25'27"W	17.12	L256	S89°27'21"E	19.27	L257	S20°25'27"W	17.12	L258	S89°27'21"E	19.27
L259	S20°25'27"W	17.12	L260	S89°27'21"E	19.27	L261	S20°25'27"W	17.12	L262	S89°27'21"E	19.27	L263	S20°25'27"W	17.12	L264	S89°27'21"E	19.27	L265	S20°25'27"W	17.12
L266	S89°27'21"E	19.27	L267	S20°25'27"W	17.12	L268	S89°27'21"E	19.27	L269	S20°25'27"W	17.12	L270	S89°27'21"E	19.27	L271	S20°25'27"W	17.12	L272	S89°27'21"E	19.27
L273	S20°25'27"W	17.12	L274	S89°27'21"E	19.27	L275	S20°25'27"W	17.12	L276	S89°27'21"E	19.27	L277	S20°25'27"W	17.12	L278	S89°27'21"E	19.27	L279	S20°25'27"W	17.12
L280	S89°27'21"E	19.27	L281	S20°25'27"W	17.12	L282	S89°27'21"E	19.27	L283	S20°25'27"W	17.12	L284	S89°27'21"E	19.27	L285	S20°25'27"W	17.12	L286	S89°27'21"E	19.27
L287	S20°25'27"W	17.12	L288	S89°27'21"E	19.27	L289	S20°25'27"W	17.12	L290	S89°27'21"E	19.27	L291	S20°25'27"W	17.12	L292	S89°27'21"E	19.27	L293	S20°25'27"W	17.12
L294	S89°27'21"E	19.27	L295	S20°25'27"W	17.12	L296	S89°27'21"E	19.27	L297	S20°25'27"W	17.12	L298	S89°27'21"E	19.27	L299	S20°25'27"W	17.12	L300	S89°27'21"E	19.27

**PRELIMINARY PLAT**  
 NOT FOR RECORD OR CONVEYANCES

**FINAL PLAT**  
 HIPP PROPERTY EXHIBIT PLAT  
 OWNER: JOHN & GALE HIPP FAMILY  
 2912 HIGHWAY 160 WEST  
 FORT MILL, YORK COUNTY, SC.  
 SCHOOL DISTRICT 4

DATE: 07/11/2023  
 BY: [Signature]



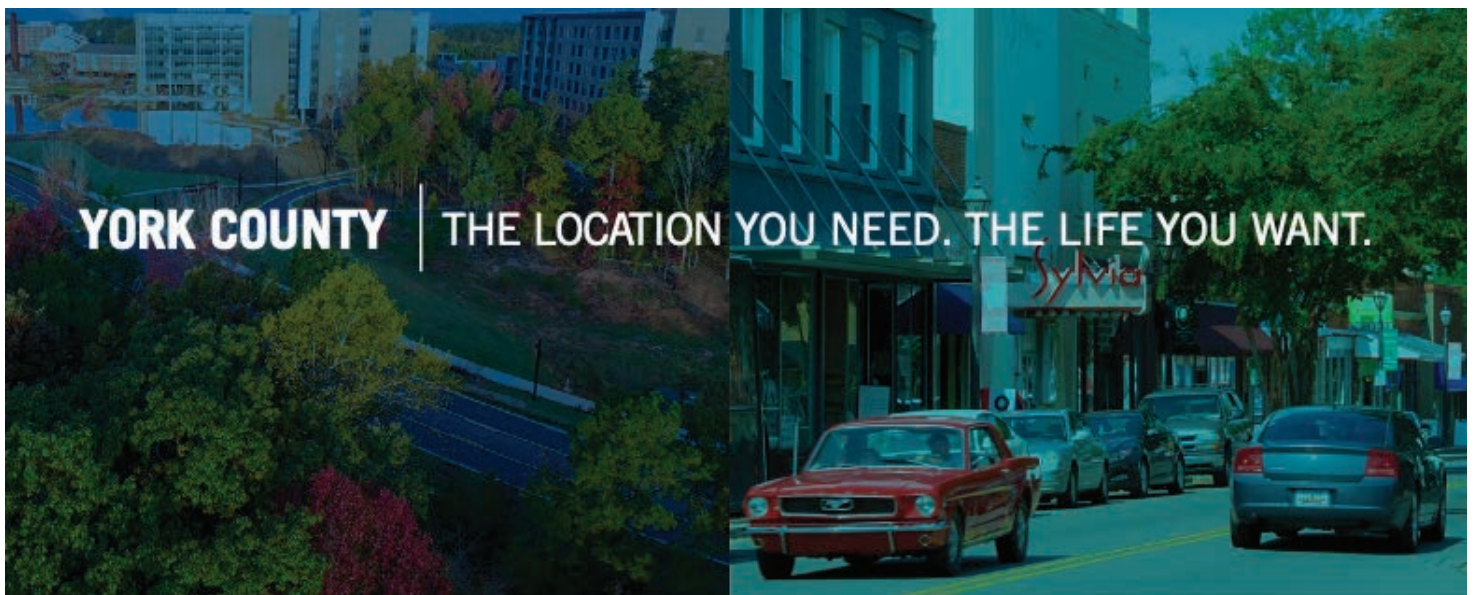
# TOPO



## DEMOGRAPHICS

Need a quick grab and go? This package covers a significant amount of information about York County. From community data including demographics, economy, schools, and workforce to things like recent announcements and entertainment.

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# PROPERTY DRONE FOOTAGE

AERIAL VIEW OF PROPERTY VIDEO

