



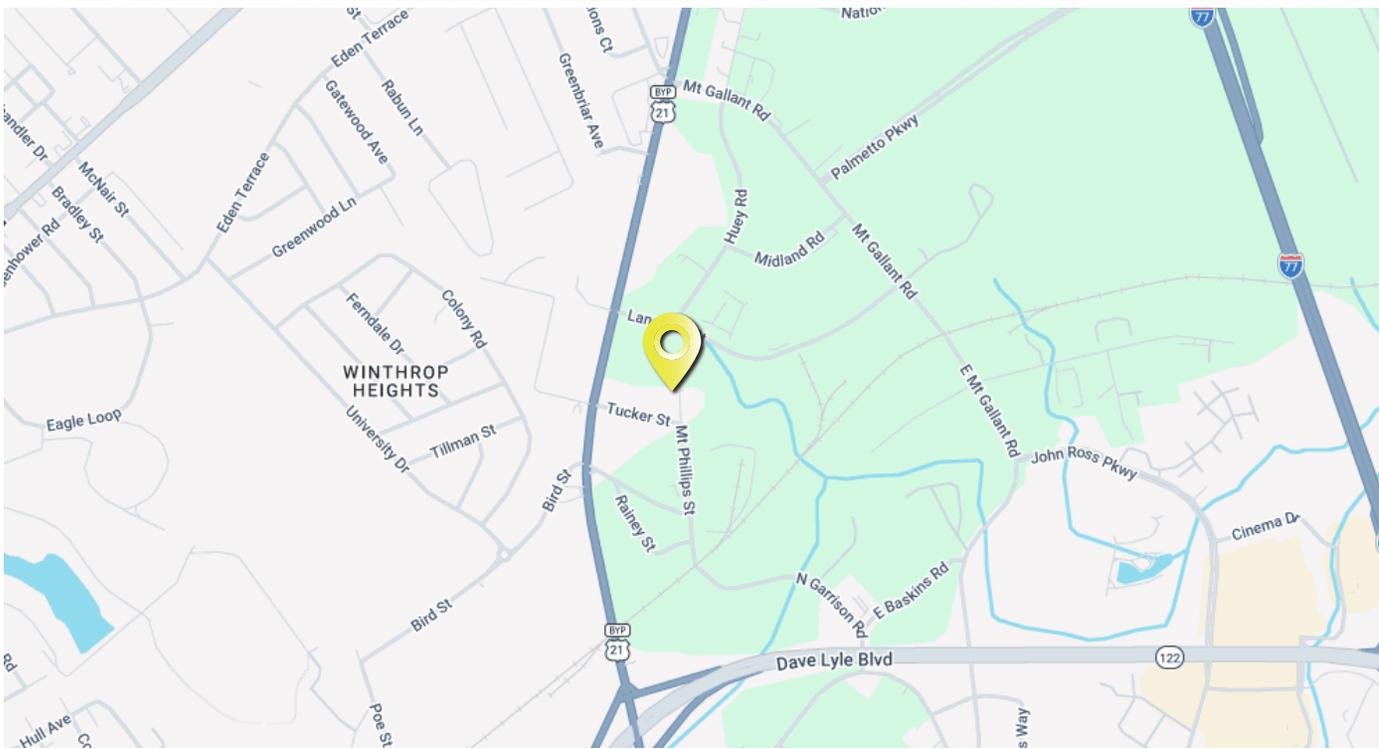
LAND | **FOR SALE**

MT. PHILLIPS STREET | ROCK HILL, SC

±5.35 Acres, zoned ID in York County, available at the end of Mt. Phillips St., close to I-77 at the Cherry Rd. exit in Rock Hill.

JIM WETZEL
c 704 491 1722
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PROPERTY INFORMATION

ACREAGE*

±5.35 Acres

ZONING

ID in York County

FEATURES

- At the end of Mt. Phillips St.
- Close to I-77/Cherry Rd. Exit, right behind N. Anderson Rd.
- Brand new ALTA survey and Phase I report available upon request
- Utilities available near site with annexation into Rock Hill
- Raw land, easily clearable
- Discussions with a local civil engineer have determined that an industrial development would be very possible here
- Possibility to construct several small buildings or one large building

SALE PRICE

\$485,000

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MECA Commercial Real Estate

2216 Monument Street

Charlotte, NC 28208

704 971 2000



MECA
COMMERCIAL REAL ESTATE

mecacommercial.com

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



BRONZE

BRONZE LEVEL
BICYCLE FRIENDLY
COMMUNITY
DESIGNATION FROM
THE LEAGUE OF
AMERICAN BICYCLISTS.

20

MILES SOUTH
OF CHARLOTTE

CLASS 1

THE FIRE DEPARTMENT
HAS RETAINED ITS
STATUS AS AN ISO 1
SINCE 2016

The New York Times

NAMED A "BOOM
TOWN BY THE NEW
YORK TIMES

2022

NAMED SOUTH
CAROLINA'S TOP
WORKPLACE

ROCK HILL, SC

Rock Hill is Charlotte's Southern neighbor and the northernmost county in the Olde English District region of South Carolina. It is a business-savvy blend of historic charm and responsibly implemented expansion. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor. Rock Hill is a growing community of nearly 75,000 residents, is the largest city in York County, SC and the only major South Carolina city in the Charlotte area.

Rock Hill offers scenic riverfront views along the Catawba River and is home to numerous nature trails, restaurants, and thirty-one parks which are used for both national and local events. Its historic downtown consist of twelve contiguous buildings built as early as 1840 offering dining and retail options. The city is also home to three colleges, including Winthrop University, a public liberal arts university founded in 1886 which enrolls nearly 6,000 students annually.