

FORT MILL FLEX BUILDING ► FOR SALE



1299 SCHLUMBERGER DRIVE, FORT MILL, SC 29715



SITE PLAN

LOCATION



1299
Schlumberger Drive,
Fort Mill, S.C. 29715



124,600 VPD
I-77 Hwy 160 to
Gold Hill Road



\$124,410
Avg Household
income
3 miles



38,287
Employees
5 miles



127,204
Population
5 miles

OFFERED EXCLUSIVELY BY

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PROPERTY OVERVIEW

299 Schlumberger Drive is a 35,500 sf Flex Building that consists of 9,400 sf of office and 26,100 sf of industrial warehouse. The property sits on roughly 28 acres of land that can be developed/expanded. The zoning is Office and Institutional (County) which allows for several uses as a transitional district between industrial and commercial areas. Highway access within minutes at either Highway 160 or Gold Hill Road. This is an excellent opportunity to own a flex building within the highly desirable Fort Mill market.

PROPERTY HIGHLIGHTS

- Easy access to I-77 via Highway 160 and Gold Hill Road, providing regional and national reach
- York County is a proven Charlotte submarket with an increase of industrial base by 7 MSF since 2016
- Property is 1 mile from the Anne Springs Close Greenway, a natural preserve more than twice the size of Central Park, consisting of 2,100 acres of hiking, biking, kayaking, etc.
- Numerous restaurants in close proximity, shopping and all lifestyle retail needs along Highway 160
- Flex Properties of this size and acreage are a rarity in the Fort Mill market
- York County population growth trends are nearly twice the national average

AERIAL VIEW



BUILDING FRONT



PROPERTY DETAILS



1299
Schlumberger Dr.
Fort Mill, SC 29715



Zoning
(OI) Office and
Institutional



List Price
\$7,350,000



Signage
Visible from I-77



Flex Building
9,400 sf office
26,100 sf industrial



19 miles
from Charlotte
Douglas Airport



3 Dock High Doors
1 Drive In Door
Heavy Power



Outdoor
Pavilion Area



Clear Height
19' at center and
15'2" at eaves
Column Spacing
30'X50'



Air-Conditioned
throughout
(except ~5,500 sf)

SITE OVERVIEW



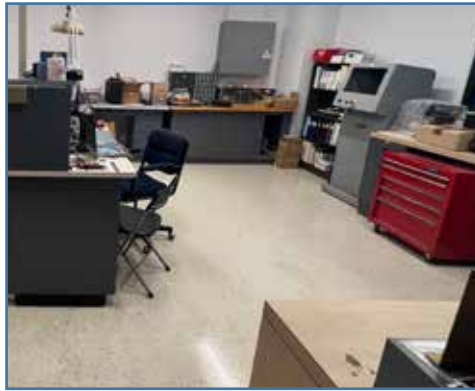
Additional Surrounding Retail & Development



PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS



LOCATION OVERVIEW



CHARLOTTE NORTH CAROLINA



5th

Largest Population Growth across the US in 2022



2nd

Largest Banking Center in the US



\$2B

In Real Estate Projects under construction



55k +

Students enrolled at colleges and universities in Charlotte



6th

Busiest Airport in the Nation with 700 flights per day



8

Fortune 500 Companies Headquartered in Charlotte



20%

Employment Increases projected over the next 5 years



CHARLOTTE'S TOP 5 EMPLOYERS



35,700 Employees

WELLS FARGO

26,000 Employees



16,100 Employees



15,000 Employees



12,172 Employees

FORT MILL SOUTH CAROLINA



Top 10

2 schools in the Top 10 Elementary Schools in South Carolina (U.S. World News)



#1

Baxter Village named "Best Overall Community" twice (Home Builders Association of Charlotte)

FORT MILL'S TOP 5 EMPLOYERS

SCHAEFFLER



WHY FORT MILL



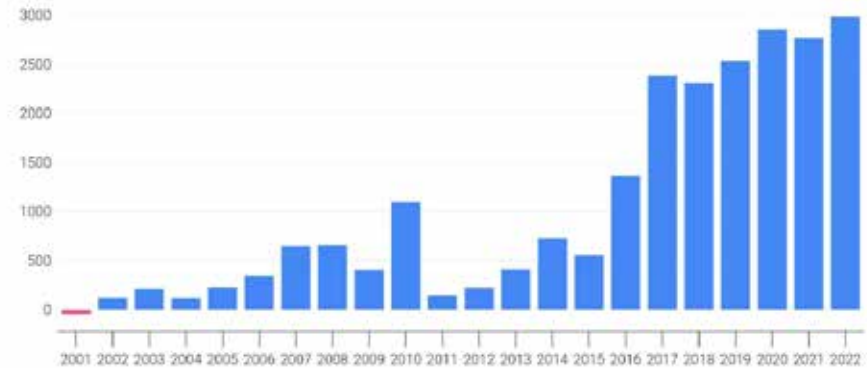
Charlotte and its nearby towns are growing across the board, and according to recently released data from the U.S. Census Bureau, Fort Mill, S.C., is outpacing them all.

From 2010 through the first half of 2021, the population in York County (SC) has grown by more than 56,000 residents and, during that 11-year period, the city of Fort Mill's population increased by more than 150%, adding nearly 11,000 people over the last 18 months to reach a current population of more than 27,000 people.

Tega Cay has been named the #2 Best Valued Suburb in the United States and a top 10 Most Successful City in South Carolina, and it routinely is ranked as one of the "Safest Cities in South Carolina."

Fort Mill, SC annual population change from 2000 to 2022

Between 2021 and 2022, the population increased by 2,985



- Currently, Fort Mill is South Carolina's fastest-growing city with a population growth rate of 10.1% annually.
- The median household income is approximately \$91,000 versus \$65,700 for the entire United States (as of 2019).
- According to Niche, the Fort Mill School District is ranked first in the state and York County ranks second overall in the category of "Best Counties for Families" in South Carolina.



Fort Mill growth rate faster rate than any other Charlotte Suburb



Fort Mill / Tega Cay ranks tenth in "SC highest income per capita"



20 miles from downtown Charlotte



