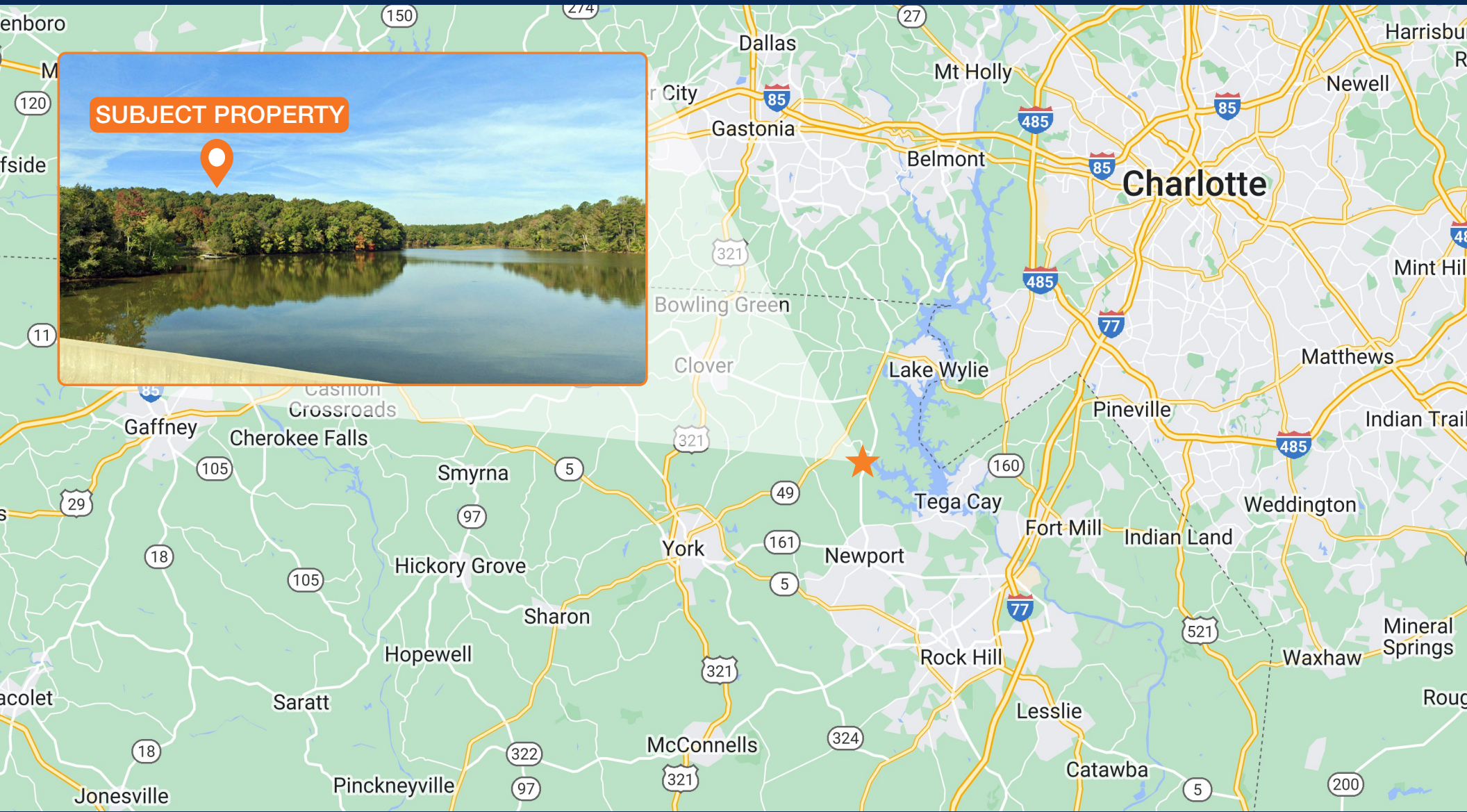


# OFFERING MEMORANDUM



## 25+/- ACRE DEVELOPMENT LAND WITH WATERFRONT WEST OF ROCK HILL

2609 Hands Mill Hwy • York, SC (Charlotte MSA)



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## INVESTMENT HIGHLIGHTS //

- 25.26 Acre Parcel of Vacant Land Zoned for Residential, Commercial or Mixed-Use Development
  - Pre-Approved by York County For Up To 200 Unit Condo Development
  - Plot Includes Road Access to Hand Mills Highway and Lake Access With Existing Dock | Property Not In Flood Plain
  - Lake Wylie is a Popular Recreation and Vacation Destination in the Charlotte MSA
  - Affluent Demographics: 106,000+ Residents Within 7-miles | \$120,740+ Average Household Income within 3-Miles
- 

Most recently used as a girl scout camp, this 25.26 acres of land includes a dock area at Lake Wylie, a popular recreation & vacation destination in the Charlotte MSA. While this land has the typical setbacks from the lake, it's unique in that the York County Council has already approved it as a development plot. Getting those entitlements can be a pretty time intensive process in that area that any developer taking on virgin farmland or especially swampland will have to take on elsewhere. A developer may have to do traffic studies & deal with various other zoning & urban planning hurdles. Here it's already done & the property is not in the flood plain. The property is zoned for up to 200 condos to be built there.

The preplanned development project for the area started in 2007. The parcel is 1 of 14 "pods" comprising a 300+ acre area that York County approved for future development. This is especially valuable given that in November 2019 York County Council voted unanimously to pass a building moratorium in the Lake Wylie area thus other owners of vacant land will have a hard time getting their development approved. Due to the population of Rock Hill increasing by 47% in the last 20 years, in November 2021 the Rock Hill City Council approved a pause in residential construction. That moratorium will allow staff time to review & improve codes to better handle certain projects. In March 2022 Rock Hill City Council voted to temporarily stop issuing & renewing permits for short-term leases such as Airbnb; that 6 month moratorium shows yet another barrier to entry in the region.

The plot includes road access to Hands Mills Highway & lake access. The property has over 106,000 residents within a 7 mile radius with an average household income of over \$120,000 within a 3 mile radius.

# PROPERTY SUMMARY //



**THE OFFERING** 25+/- Acres Development Land  
**PRICE:** \$2,700,000  
**PRICE/ACRE** \$106,888

## OFFERING SUMMARY

Property Address	2609 Hands Mill Highway, York, SC 29745
Square Feet	1,100,326 Sq.Ft.
Lot Size	25.26+/- Acres
Zoning	Residential/Vacant Commercial
Type of Ownership	Fee Simple
Parcel Number	488-00-00-004
Flood Plain	No

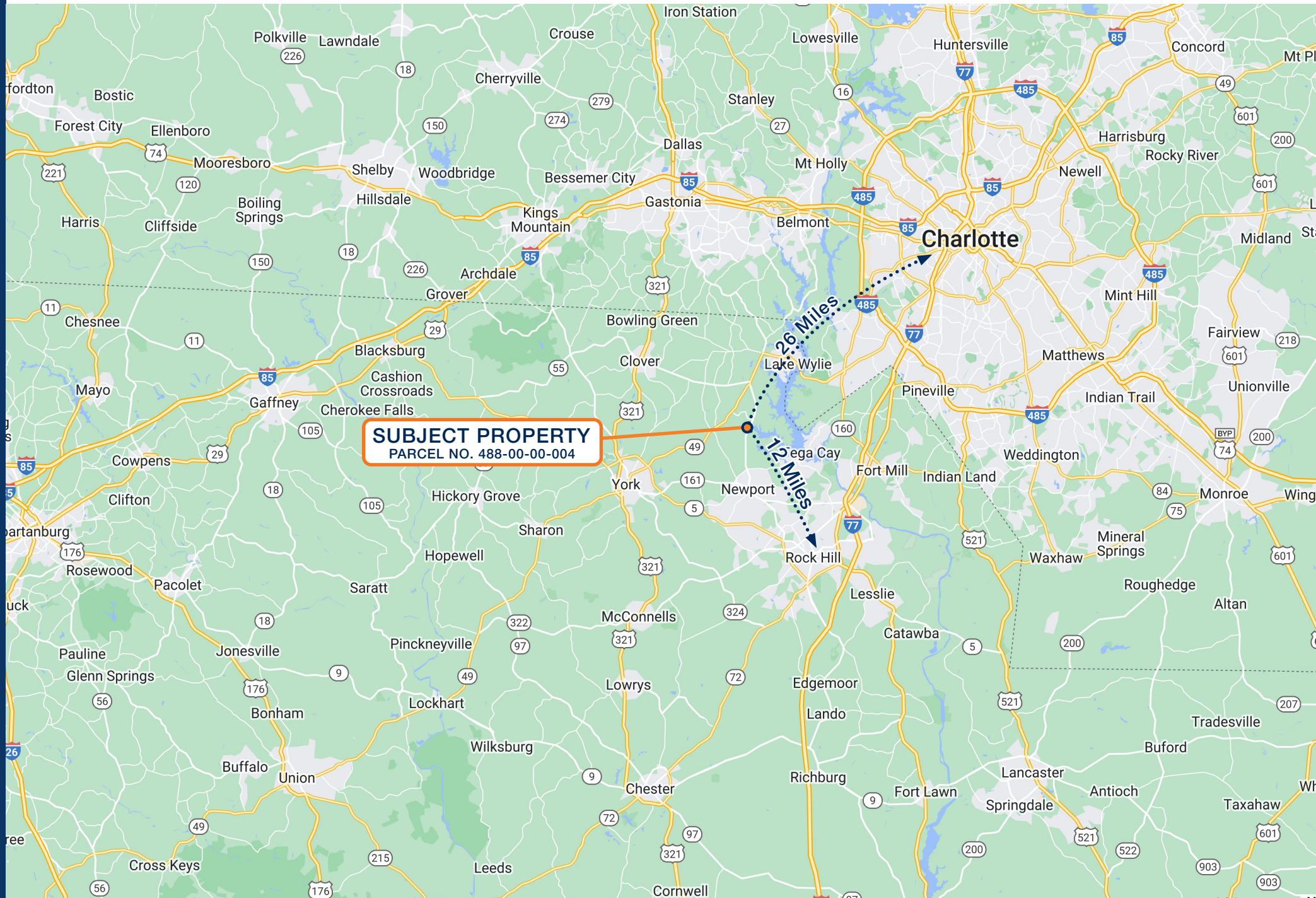
## SITE PLAN

Not to Scale





# MAP VIEW //YORK, SC





# FEMA FLOOD MAP // SUBJECT PROPERTY

## National Flood Hazard Layer FIRMette



81°6'22"W 35°3'13"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

81°5'44"W 35°2'43"N

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/12/2022 at 9:07 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





## LOCATION OVERVIEW // YORK, SC

York is a city in and county seat of York County, South Carolina. York is located approximately 27 miles southwest of Charlotte, North Carolina and 13 miles west of Rock Hill, South Carolina. The Charlotte metropolitan area is a metropolitan area of North and South Carolina within and surrounding the city of Charlotte. The metropolitan area also includes the cities of Gastonia, Concord, Huntersville, and Rock Hill as well as the large suburban area in the counties surrounding Mecklenburg County, which is at the center of the metro area.

The Charlotte metro area is a global financial center, transportation hub, and entertainment destination. Charlotte is the second largest financial hub in the United States behind New York City, being the headquarters for Bank of America and Truist Financial as well as housing the East Coast headquarters and largest employment hub of Wells Fargo. Other Fortune 500 companies headquartered in the metro area include Bighthouse Financial, Duke Energy, Honeywell, Lowe's, and Nucor. The Charlotte metro area is the largest manufacturing region in the Carolinas.

Lake Wylie is a reservoir or man-made lake in South Carolina and North Carolina. The lake features 325 miles of shoreline. The man-made lake was first formed when the Catawba Power Company built the Catawba Dam. The Catawba Nuclear Generating Station is located on the south-western part of the lake, and draws its cooling water from the lake. Lake Wylie's location on both the South Carolina and North Carolina borders makes it a common recreational destination for residents of nearby cities including Charlotte, Fort Mill, and Rock Hill. Duke Power manages six public boat access areas on the lake. There are also two towns that are located on Lake Wylie, including Tega Cay and Lake Wylie.



Lake Wylie, SC



# DEMOGRAPHIC REPORT // YORK, SC

POPULATION	3 Miles	5 Miles	7 Miles
<b>2026 Projection</b>			
Total Population	12,067	50,961	122,245
<b>2021 Estimate</b>			
Total Population	10,684	44,116	106,301
<b>2010 Census</b>			
Total Population	8,257	31,661	76,400
<b>2000 Census</b>			
Total Population	4,643	20,526	45,787
<b>Daytime Population</b>			
2021 Estimate	7,121	29,975	79,463
<b>HOUSEHOLDS</b>			
<b>2026 Projection</b>			
Total Households	4,299	19,119	46,561
<b>2021 Estimate</b>			
Total Households	3,825	16,531	40,353
Average (Mean) Household Size	2.7	2.6	2.6
<b>2010 Census</b>			
Total Households	2,947	11,841	28,979
<b>2000 Census</b>			
Total Households	1,694	7,732	17,355
<b>Occupied Units</b>			
2026 Projection	4,587	20,189	49,018
2021 Estimate	4,099	17,494	42,554
<b>HOUSEHOLDS BY INCOME</b>			
<b>2021 Estimate</b>			
\$150,000 or More	21.2%	25.1%	22.1%
\$100,000-\$149,999	21.7%	22.2%	21.8%
\$75,000-\$99,999	16.1%	14.7%	15.3%
\$50,000-\$74,999	15.4%	15.8%	16.3%
\$35,000-\$49,999	10.0%	8.9%	10.2%
Under \$35,000	15.5%	13.3%	14.4%
Average Household Income	\$120,741	\$132,312	\$124,074
Median Household Income	\$88,884	\$95,333	\$89,655
Per Capita Income	\$43,227	\$49,579	\$47,119

HOUSEHOLDS BY EXPENDITURE	3 Miles	5 Miles	7 Miles
Total Average Household Retail Expenditure	\$140,917	\$144,820	\$140,976
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$22,369	\$22,783	\$22,270
Transportation	\$11,923	\$12,340	\$12,129
Food	\$9,570	\$9,813	\$9,621
Personal Insurance and Pensions	\$8,796	\$9,081	\$8,873
Healthcare	\$6,133	\$6,392	\$6,149
Entertainment	\$2,783	\$2,770	\$2,641
Cash Contributions	\$2,376	\$2,619	\$2,349
Apparel	\$2,238	\$2,289	\$2,257
Education	\$1,483	\$1,464	\$1,438
Gifts	\$1,468	\$1,523	\$1,446
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2021 Estimate Total Population	10,684	44,116	106,301
Under 20	25.4%	24.6%	26.1%
20 to 34 Years	13.3%	12.7%	14.3%
35 to 39 Years	6.5%	6.5%	7.0%
40 to 49 Years	15.7%	15.0%	15.1%
50 to 64 Years	22.9%	22.6%	21.1%
Age 65+	16.2%	18.5%	16.3%
Median Age	43.3	44.4	41.8
<b>Population 25+ by Education Level</b>			
2021 Estimate Population Age 25+	7,523	31,486	74,017
Elementary (0-8)	2.1%	1.9%	2.1%
Some High School (9-11)	5.1%	4.1%	4.0%
High School Graduate (12)	25.1%	20.4%	20.4%
Some College (13-15)	20.9%	21.1%	21.4%
Associate Degree Only	10.9%	10.0%	10.0%
Bachelor's Degree Only	25.0%	28.8%	28.6%
Graduate Degree	10.9%	13.6%	13.5%



## **EXCLUSIVELY LISTED BY**

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