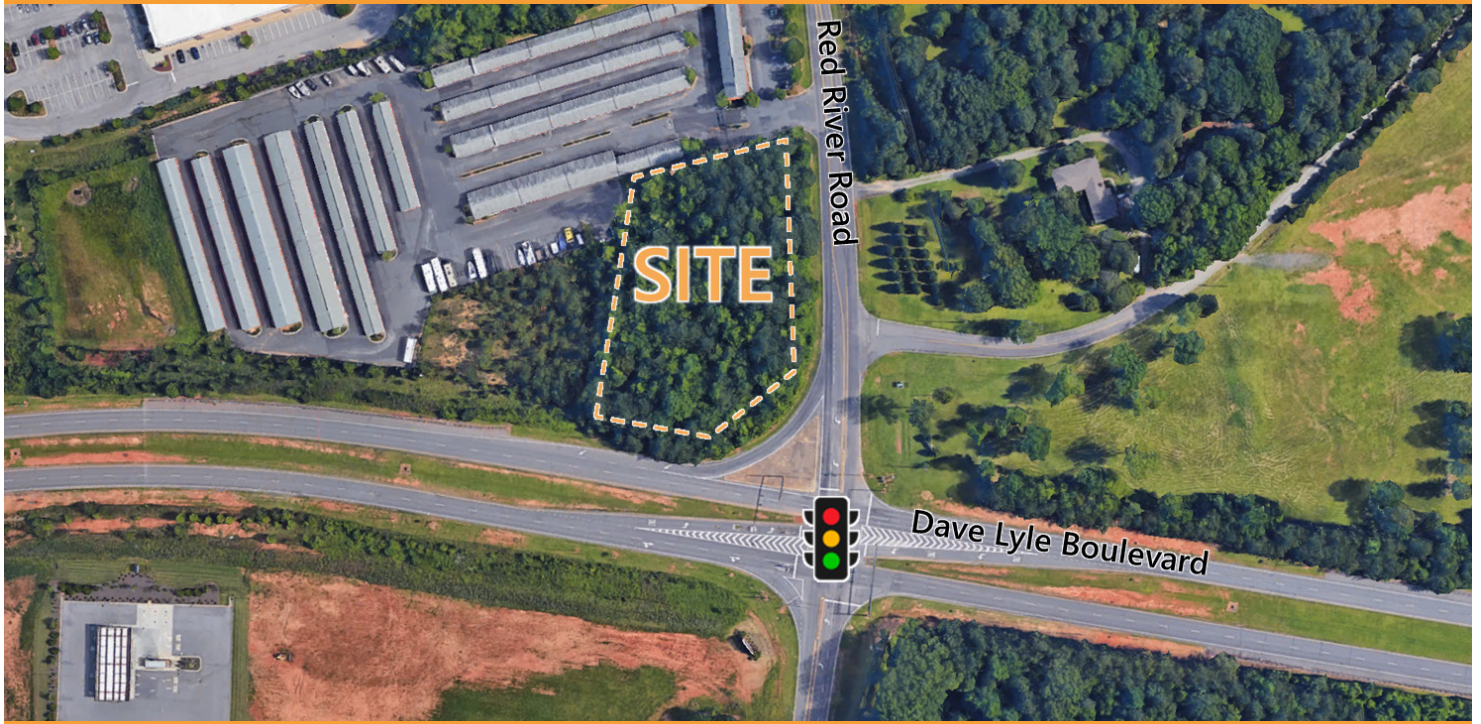
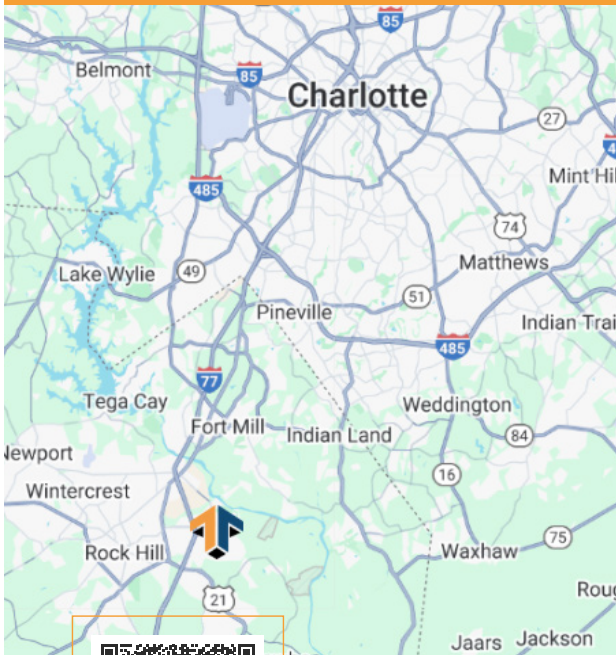


FOR SALE**\$695,000**

DEVELOPMENT OPPORTUNITY



Commercial Development Site

- ±1.6 Acres Zoned CC in the City of Rock Hill For Sale
- ±1.334 AC after Reduction for Right of Way
- Located within an Established and Growing Commercial Corridor near Rock Hill's River District and Waterford Business Park, with ongoing Development Activity in the Surrounding Area.
- Easy Access to Downtown Rock Hill via Dave Lyle Boulevard, and Interstate 77 via Red River Road & Dave Lyle Boulevard

**Will Jordan**

Vice President/Broker

803-417-0583 (Mobile) | Will@tuttleco.com

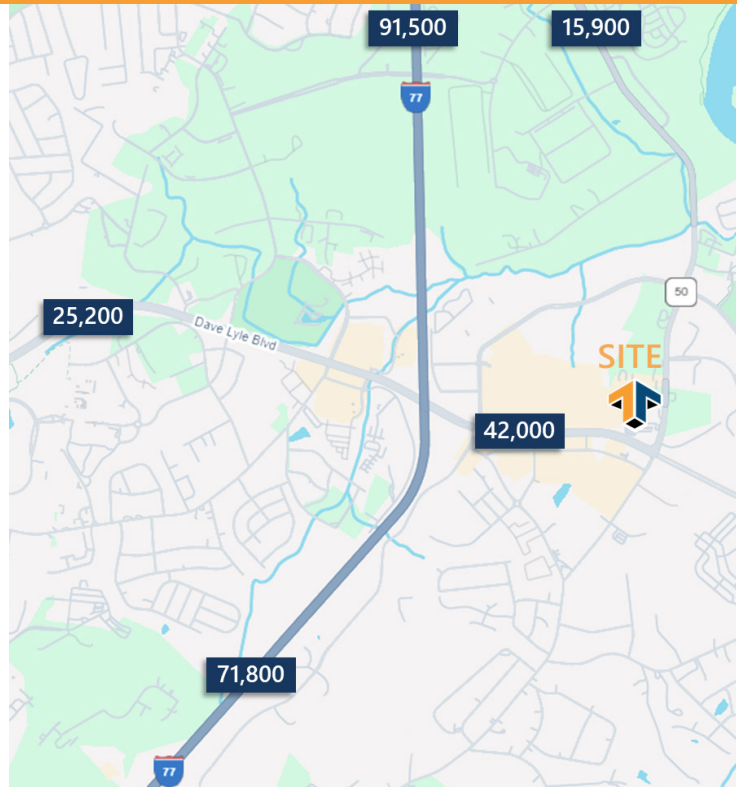
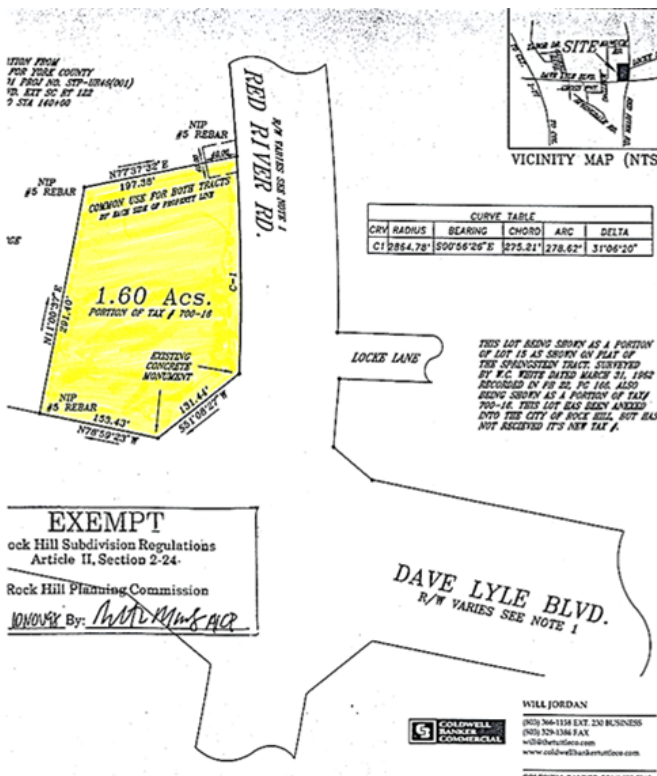
PROPERTY OVERVIEW

Charlotte MSA Access

±20 Minutes

Interstate Access

I-77 via Dave Lyle Boulevard



THIS CONVEYANCE IS MADE subject to the restriction that the property shall at no time be used for the following uses found under "Retail Sales and Services" in the City of Rock Hill's 2006 zoning code, Article 4, Section 4-100, Subsection (B), Table of Allowed Uses, Table 4-100(B): 1. Bar, nightclub or cocktail lounge, or 2. Liquor Store. However, this restriction shall not be interpreted or construed so as to prohibit Grantee, his successors and assigns, from using the property herein conveyed for all other allowed uses enumerated under said Table of Allowed Uses. Specifically, it is understood that this restriction shall not be interpreted so as to prevent use of the property for other types of businesses that sell alcoholic beverages such as restaurants, gas stations/convenience stores, drug stores, grocery stores, etc.

Market Snapshot | 5-Mile Radius

2025 Population	±92,425
Projected Population Growth (2025 - 2030)	±1.1%
Median Household Income	±\$68,835
Average Household Income	±\$93,847
Total Households	±36,142



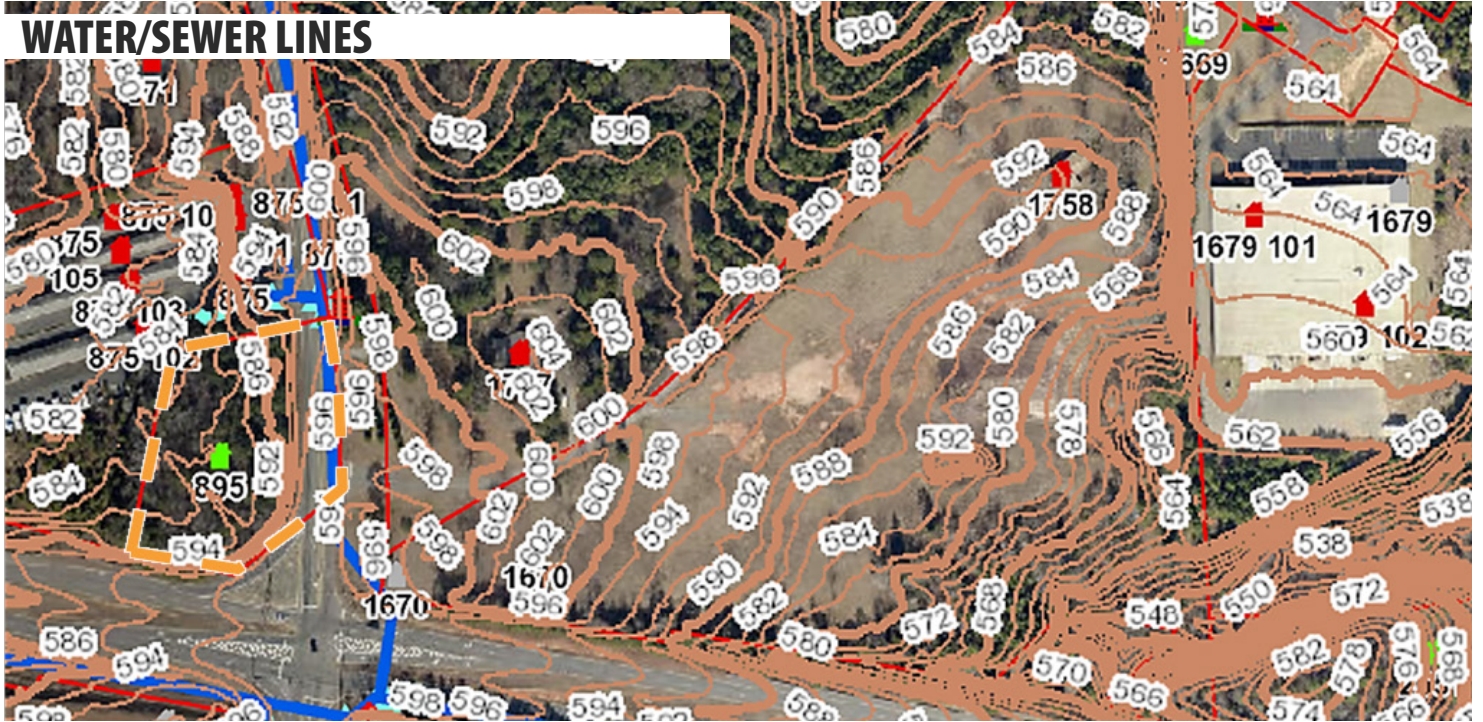
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WATER/SEWER LINES



PROPOSED SEWER ACCESS ROUTE



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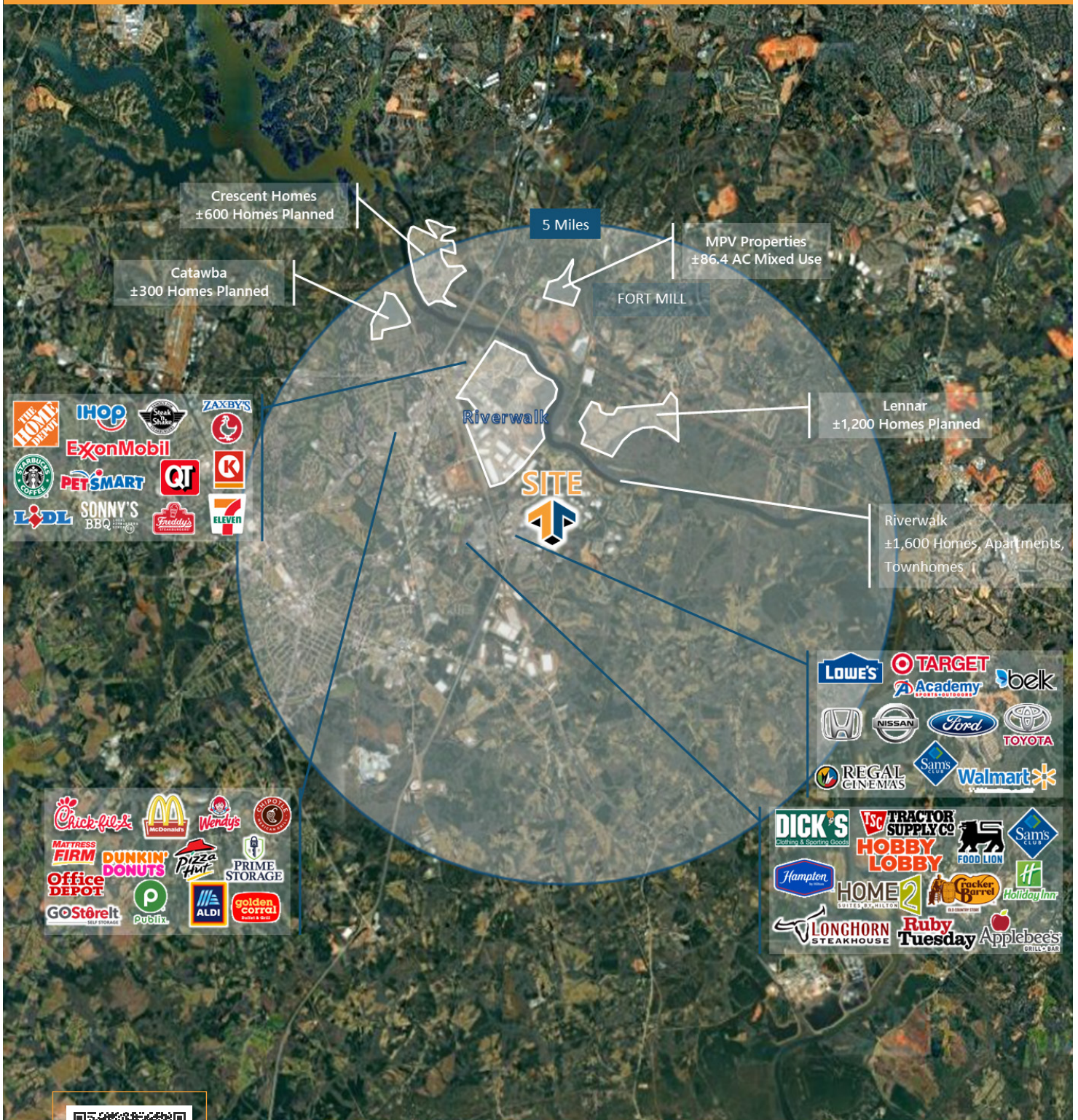


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LOCATION AERIAL



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CITY OF ROCK HILL BUSINESS & INDUSTRIAL PARKS

◀ Full Map of City of Rock Hill Business & Industrial Parks



- 1 Antrim Business Park
- 2 Legacy Park East
- 3 Legacy Park West
- 4 Palmetto Research Park
- 5 Riverwalk Business Park
- 6 Rock Hill Commerce Center
- 7 Waterford Business Park

The City of Rock Hill offers a network of established business and industrial parks designed to support a wide range of commercial and industrial users.

These parks provide access to major transportation corridors, existing facilities, and development-ready sites that support long-term business growth.



Antrim Business Park

Located within an established business corridor, Antrim Business Park supports office, flex, and light industrial users. The park accommodates a range of operations including headquarters, research and development, distribution, and light manufacturing.



Riverwalk Business Park

Riverwalk Business Park is an integrated employment center supporting manufacturing, distribution, and office users. Located within a mixed-use environment, the park offers visibility and convenient access to Interstate 77.



Legacy Park East

Legacy Park East is an extension of the broader Legacy Park development offering industrial sites for modern employment uses. The park supports flexible building configurations and benefits from proximity to major transportation corridors.



Rock Hill Commerce Center

Rock Hill Commerce Center is a master-planned industrial development located adjacent to Riverwalk Business Park. The park contains over one million square feet of industrial space and offers ample trailer parking to support logistics and distribution users.



Legacy Park West

Legacy Park West is a large-scale industrial park designed to support advanced manufacturing, logistics, and distribution users. The park offers direct access to Interstate 77 and is positioned for high-capacity operations within the Charlotte regional market.



Waterford Business Park

Waterford Business Park is a ±250-acre business park located minutes from Interstate 77 and approximately 30 minutes from Charlotte Douglas International Airport. The park supports office, research and development, distribution, and manufacturing users.

Palmetto Research Park Info - See Following Page



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±1.334 Acres

895 Red River Road, Rock Hill, South Carolina 29730



◀ Palmetto Research Park Website

PALMETTO RESEARCH PARK

209

Cleared Acres

109

Contiguous Developable Acres

20 Minutes

to CLT International Airport

1.42 Million

Workforce Within 45-Minute
Commute



- Medical Campus
- ±25 Acres
- ±\$300 Million Investment
- 255 Full-Time Equivalent Employees
- Approved July 2026



- Corporate Offices & Biopharmaceutical Manufacturing
- ±50 Acres
- ±\$1.5 Billion Investment
- 1,500 Jobs
- Approved July 2026



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