

Residential Development Opportunity

1855 Old York Rd, York SC 29745

20.52± Acres Zoned R-15/ RMX-20

OFFERING MEMORANDUM



ARDOR COMMERCIAL
ADVISORS, LLC

1855 Old York Rd

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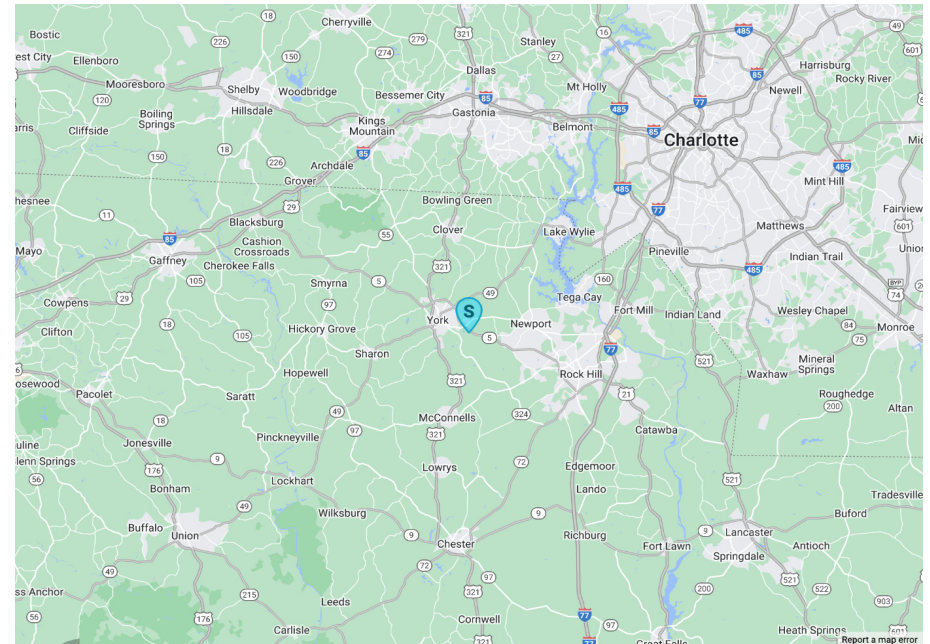
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York SC Property

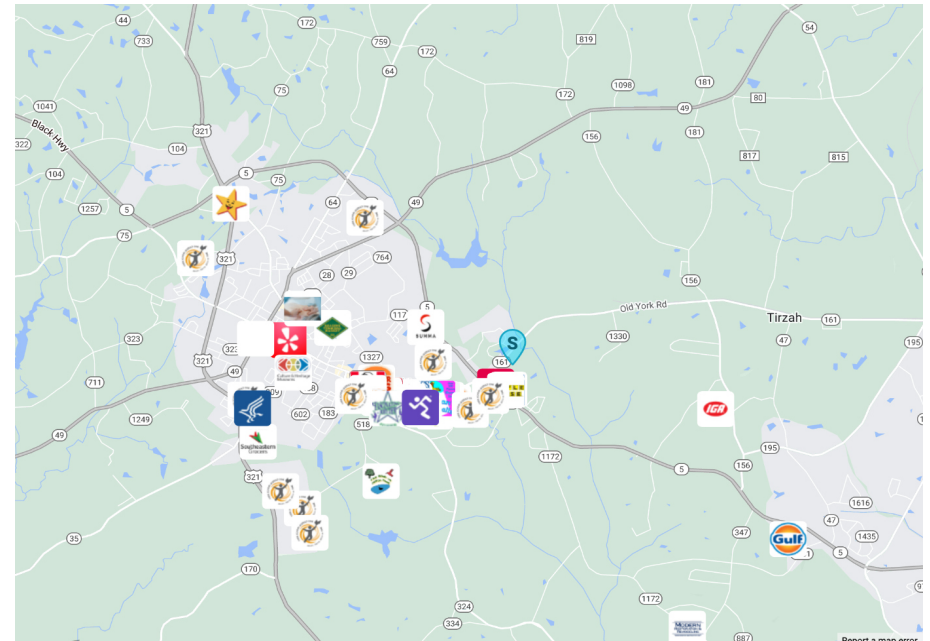
- York is situated approximately 27 miles southwest of Charlotte, NC.
- Residential development opportunity totaling +/-20.52 acres in York, SC.
- A portion of the property is in a floodplain leaving 13 acres available for high density residential development.
- The water area on this property could be utilized to fulfill the green space requirement.
- PID 0702501028. (+/-2 acres) falls within the city limits allowing utilities to the site
- PID 3950000003 (+/-18 acres) has the potential to be annexed into the City
- Close proximity to shopping, grocery, and desirable schools.

PROPERTY FEATURES

LAND ACRES	±20.52
# OF PARCELS	2
ZONING 1	PID 3950000003: RMX-20
ZONING 2	0702501028: R-15
FRONTAGE	+/-1,200ft Old York Rd

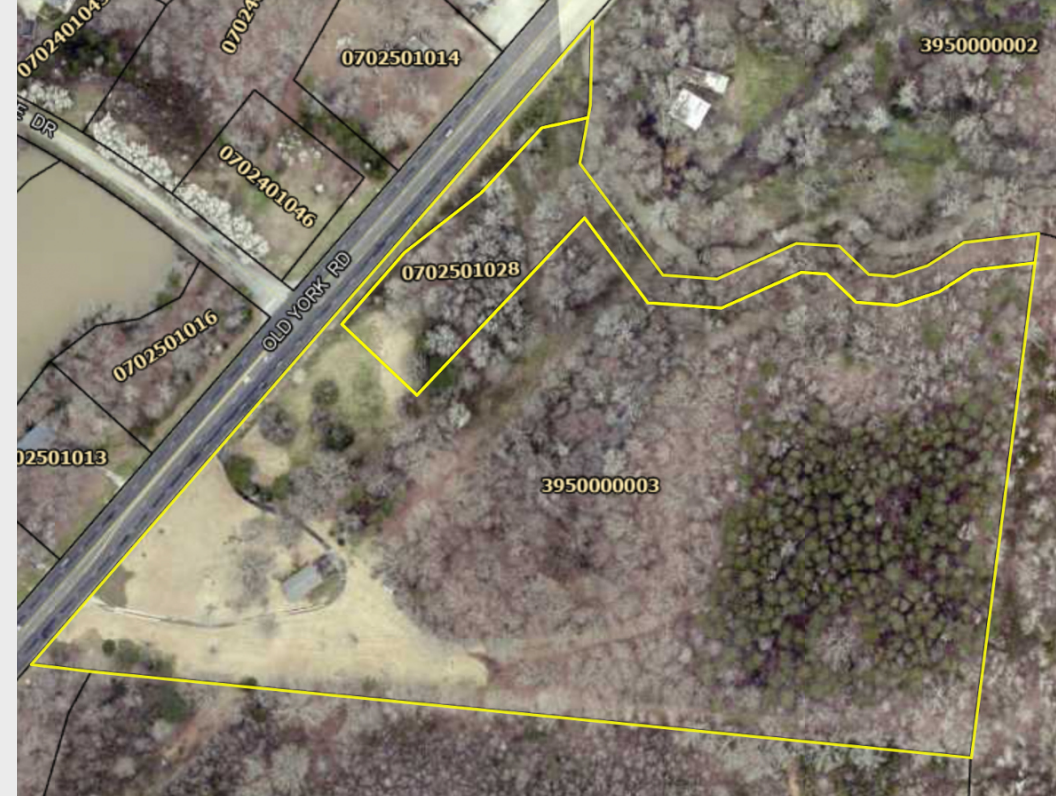


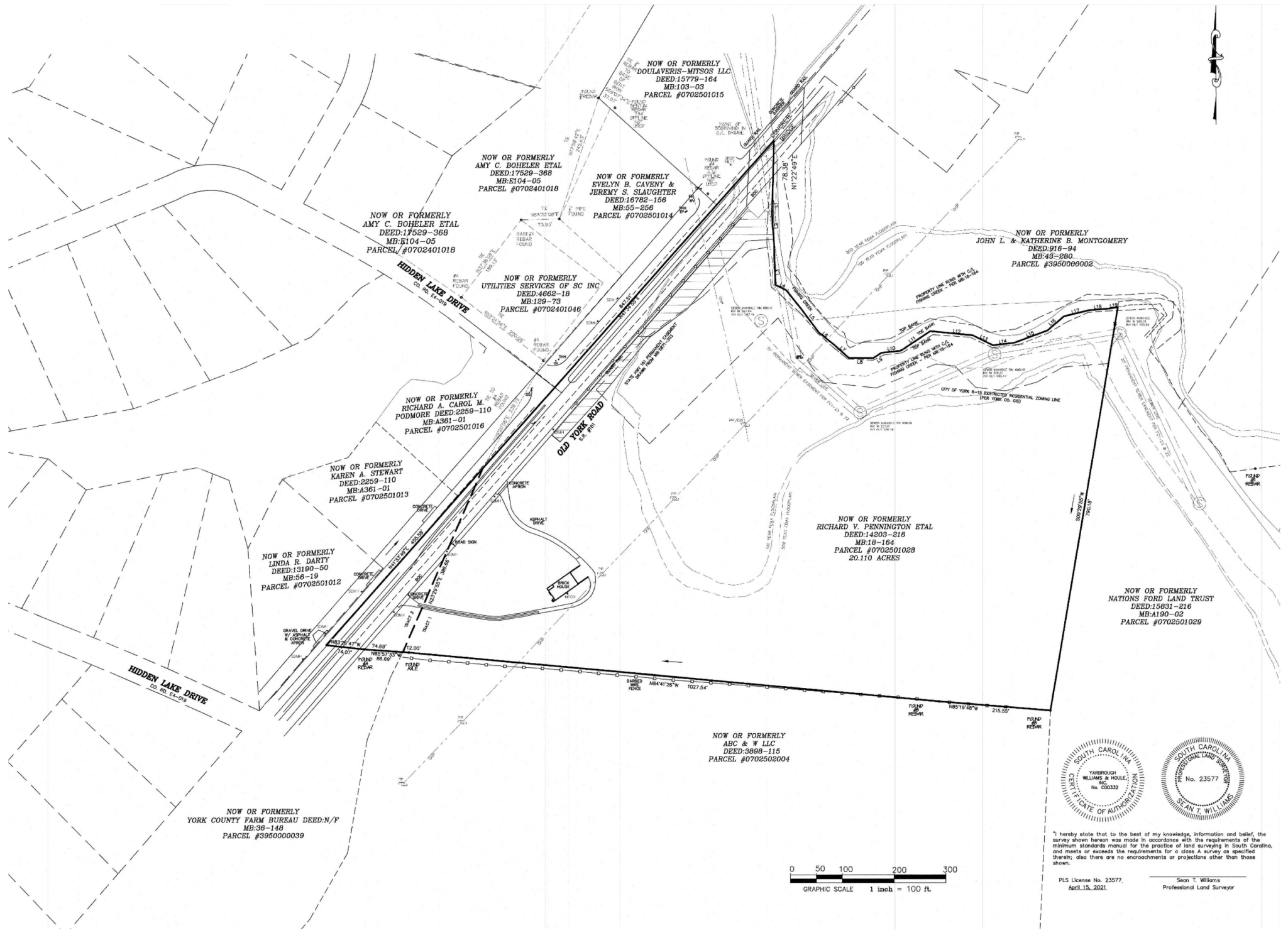
Regional Map



Locator Map







NOW OR FORMERLY
AMY C. BOHLER ETAL
DEED:17529-368
MB:E104-05
PARCEL #0702401018

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AMY C. BOHLER ETAL
DEED:17529-368
MB:E104-05
PARCEL #0702401018

NOW OR FORMERLY
UTILITIES SERVICES OF SC INC
DEED:4662-18
MB:129-73
PARCEL #0702401046

NOW OR FORMERLY
RICHARD A. CAROL M.
PODMORE DEED:2259-110
MB:A361-01
PARCEL #0702501016

NOW OR FORMERLY
KAREN A. STEWART
DEED:2259-110
MB:A361-01
PARCEL #0702501013

NOW OR FORMERLY
LINDA R. DARTY
DEED:13190-50
MB:58-19
PARCEL #0702501012

NOW OR FORMERLY
YORK COUNTY FARM BUREAU DEED:N/F
MB:36-148
PARCEL #3950000039

NOW OR FORMERLY
DOULAVERIS-MITSOS LLC
DEED:15779-164
MB:103-03
PARCEL #0702501015

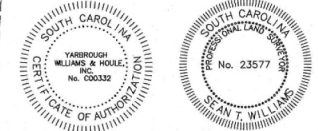
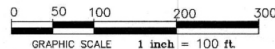
NOW OR FORMERLY
EVELYN B. CAVENY &
JEREMY S. SLAUGHTER
DEED:16782-156
MB:55-256
PARCEL #0702501014

NOW OR FORMERLY
JOHN L. & KATHERINE B. MONTGOMERY
DEED:916-94
MB:43-280
PARCEL #3950000002

NOW OR FORMERLY
RICHARD V. PENNINGTON ETAL
DEED:14203-216
MB:18-164
PARCEL #0702501028
20.110 ACRES

NOW OR FORMERLY
NATIONS FORD LAND TRUST
DEED:15831-216
MB:A190-02
PARCEL #0702501029

NOW OR FORMERLY
ABC & W LLC
DEED:3698-115
PARCEL #0702502004



"I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a class A survey as specified therein; also there are no encroachments or projections other than those shown."

PLS License No. 23577,
April 15, 2021

Sean T. Williams
Professional Land Surveyor

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	410	8,971	19,001
2010 Population	535	10,316	22,100
2022 Population	582	11,335	24,294
2027 Population	603	11,939	25,691
2022-2027: Population: Growth Rate	3.55 %	5.20 %	5.60 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	25	332	694
\$15,000-\$24,999	13	291	619
\$25,000-\$34,999	32	585	994
\$35,000-\$49,999	26	657	1,336
\$50,000-\$74,999	47	921	1,894
\$75,000-\$99,999	28	459	1,043
\$100,000-\$149,999	33	515	1,444
\$150,000-\$199,999	17	361	732
\$200,000 or greater	4	179	415
Median HH Income	\$56,514	\$55,603	\$59,901
Average HH Income	\$74,082	\$81,343	\$85,353

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	152	3,451	7,095
2010 Total Households	199	3,762	8,050
2022 Total Households	225	4,300	9,171
2027 Total Households	234	4,539	9,713
2022 Average Household Size	2.36	2.56	2.60
2000 Owner Occupied Housing	101	2,205	5,018
2000 Renter Occupied Housing	44	993	1,621
2022 Owner Occupied Housing	174	3,022	6,987
2022 Renter Occupied Housing	50	1,278	2,185
2022 Vacant Housing	3	245	491
2022 Total Housing	228	4,545	9,662
2027 Owner Occupied Housing	184	3,250	7,505
2027 Renter Occupied Housing	51	1,289	2,208
2027 Vacant Housing	4	273	549
2027 Total Housing	238	4,812	10,262
2022-2027: Households: Growth Rate	3.95 %	5.45 %	5.75 %

Source: esri

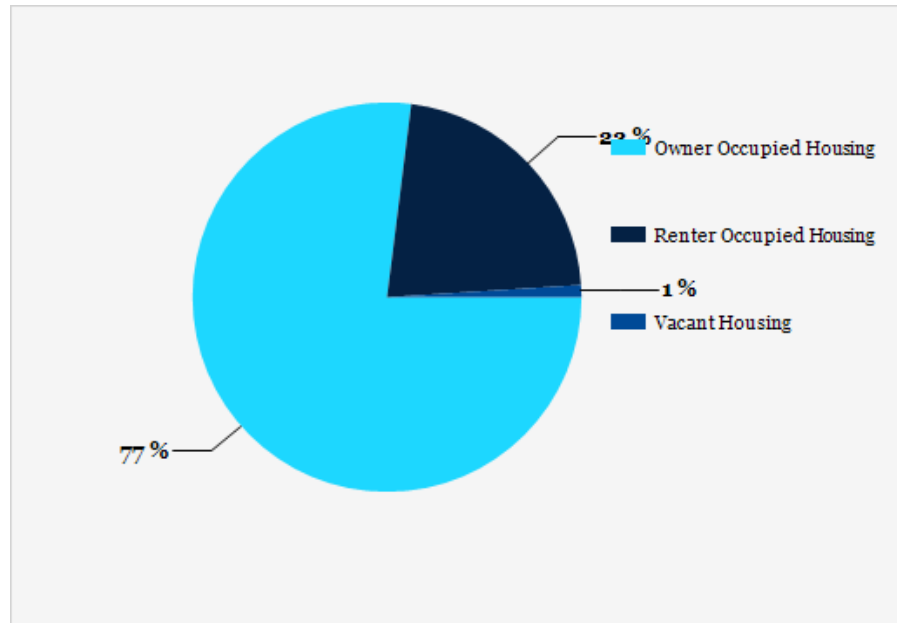
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	48	788	1,689
2022 Population Age 35-39	42	760	1,567
2022 Population Age 40-44	40	697	1,462
2022 Population Age 45-49	38	729	1,589
2022 Population Age 50-54	37	741	1,671
2022 Population Age 55-59	36	733	1,725
2022 Population Age 60-64	31	696	1,676
2022 Population Age 65-69	28	609	1,423
2022 Population Age 70-74	25	519	1,149
2022 Population Age 75-79	18	347	719
2022 Population Age 80-84	10	219	407
2022 Population Age 85+	7	204	344
2022 Population Age 18+	449	8,618	18,743
2022 Median Age	37	39	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,624	\$58,673	\$61,937
Average Household Income 25-34	\$75,448	\$79,596	\$82,846
Median Household Income 35-44	\$72,954	\$64,075	\$71,887
Average Household Income 35-44	\$86,190	\$88,130	\$94,939
Median Household Income 45-54	\$72,768	\$65,413	\$72,890
Average Household Income 45-54	\$88,316	\$96,701	\$102,277
Median Household Income 55-64	\$54,671	\$58,107	\$63,068
Average Household Income 55-64	\$75,765	\$84,283	\$87,952
Median Household Income 65-74	\$46,199	\$49,753	\$53,496
Average Household Income 65-74	\$66,912	\$75,190	\$78,891
Average Household Income 75+	\$50,440	\$62,912	\$58,254

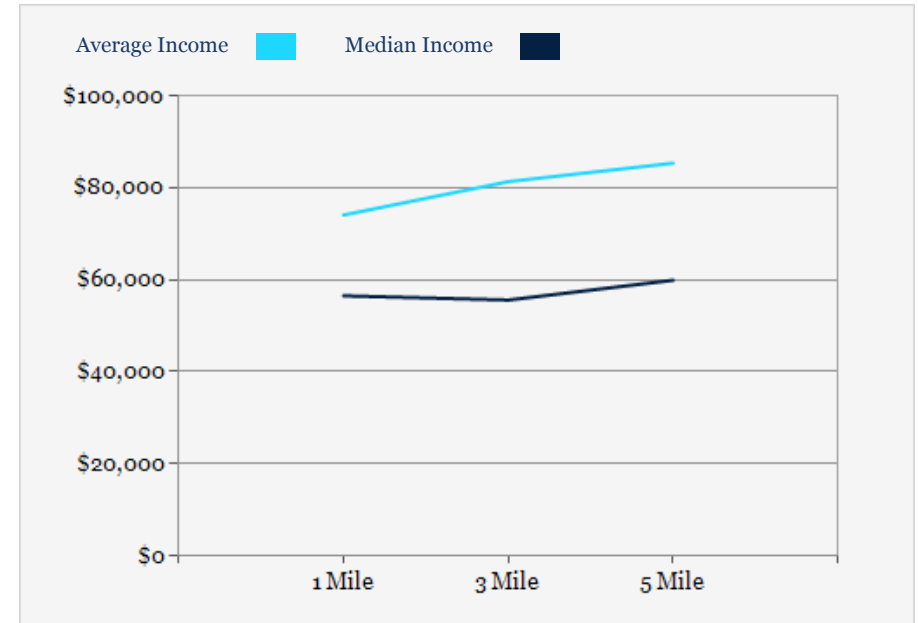
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	43	754	1,659
2027 Population Age 35-39	48	821	1,786
2027 Population Age 40-44	42	785	1,624
2027 Population Age 45-49	40	736	1,603
2027 Population Age 50-54	37	744	1,630
2027 Population Age 55-59	36	758	1,711
2027 Population Age 60-64	34	731	1,726
2027 Population Age 65-69	29	670	1,627
2027 Population Age 70-74	25	554	1,288
2027 Population Age 75-79	20	446	997
2027 Population Age 80-84	14	274	565
2027 Population Age 85+	8	230	412
2027 Population Age 18+	462	9,053	19,778
2027 Median Age	38	40	41

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,447	\$65,862	\$70,661
Average Household Income 25-34	\$87,508	\$92,910	\$97,668
Median Household Income 35-44	\$88,369	\$76,433	\$89,853
Average Household Income 35-44	\$101,906	\$104,015	\$112,864
Median Household Income 45-54	\$83,635	\$75,174	\$87,475
Average Household Income 45-54	\$104,155	\$111,614	\$121,012
Median Household Income 55-64	\$67,036	\$69,460	\$75,429
Average Household Income 55-64	\$91,198	\$100,596	\$105,535
Median Household Income 65-74	\$56,362	\$60,724	\$64,840
Average Household Income 65-74	\$83,840	\$91,806	\$96,562
Average Household Income 75+	\$66,450	\$78,745	\$73,097

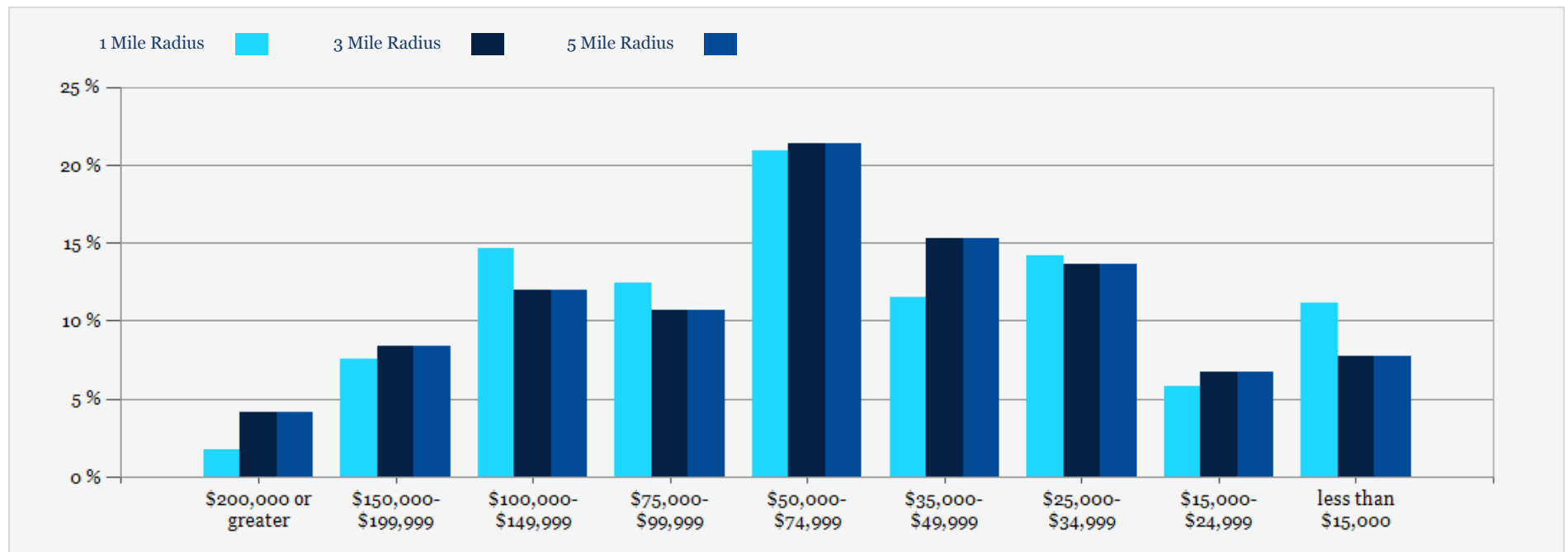
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



1855 Old York Rd

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