

HIGHWAY 274 AND DAIMLER BLVD

3015 HANDS MILL HIGHWAY, YORK, SC 29745



PROPERTY DESCRIPTION

Site is 12.24 AC and includes the rear portion of parcel 5530000005 and adjacent to 3091 Hands Mill RD 36.72 Ac site. The two parcels can be combined for a possible Mixed-use or residential development. Property is zoned RUD rezoning would be required for density.

PROPERTY HIGHLIGHTS

- Water and sewer Hands Mill and Daimler Blvd
- Zoning RUD
- 12.24 ac of parcel 5530000005
- Can be combined with adjacent 36.72 AC site listed for sale

OFFERING SUMMARY

Sale Price:	\$979,200
Lot Size:	12.24 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	375	4,907	18,009
Total Population	969	13,203	45,826
Average HH Income	\$108,568	\$119,967	\$112,142



EXECUTIVE

Each office independently owned and operated

19600 W Catawba Ave
Cornelius, NC 28031

SCOTT MLADENIK
Broker-In Charge - Commercial Division
704.602.5900
scott.mladenik@remax.net
SC #98385
CHARLOTTECOMMERCIALREALTY.COM

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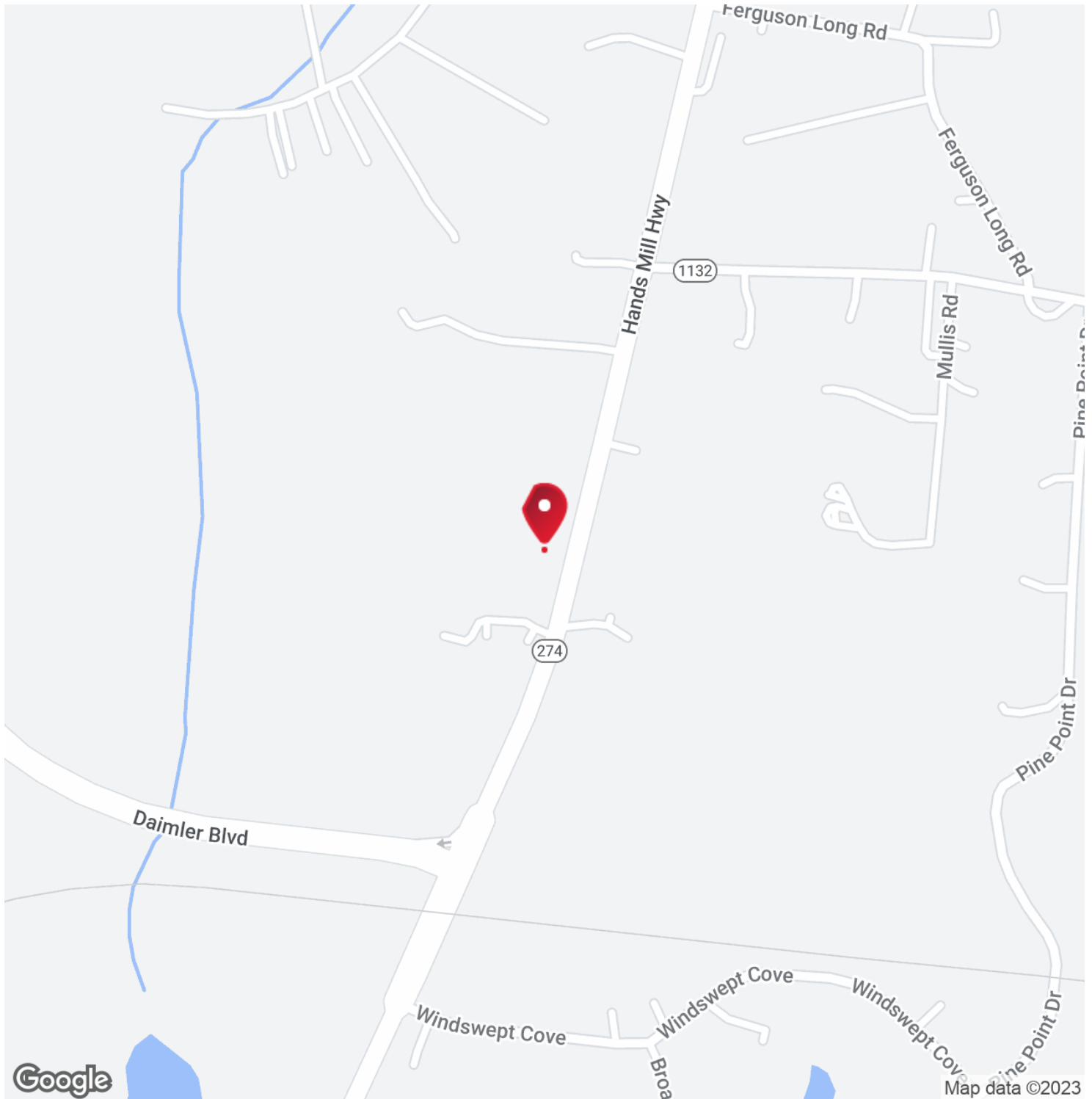
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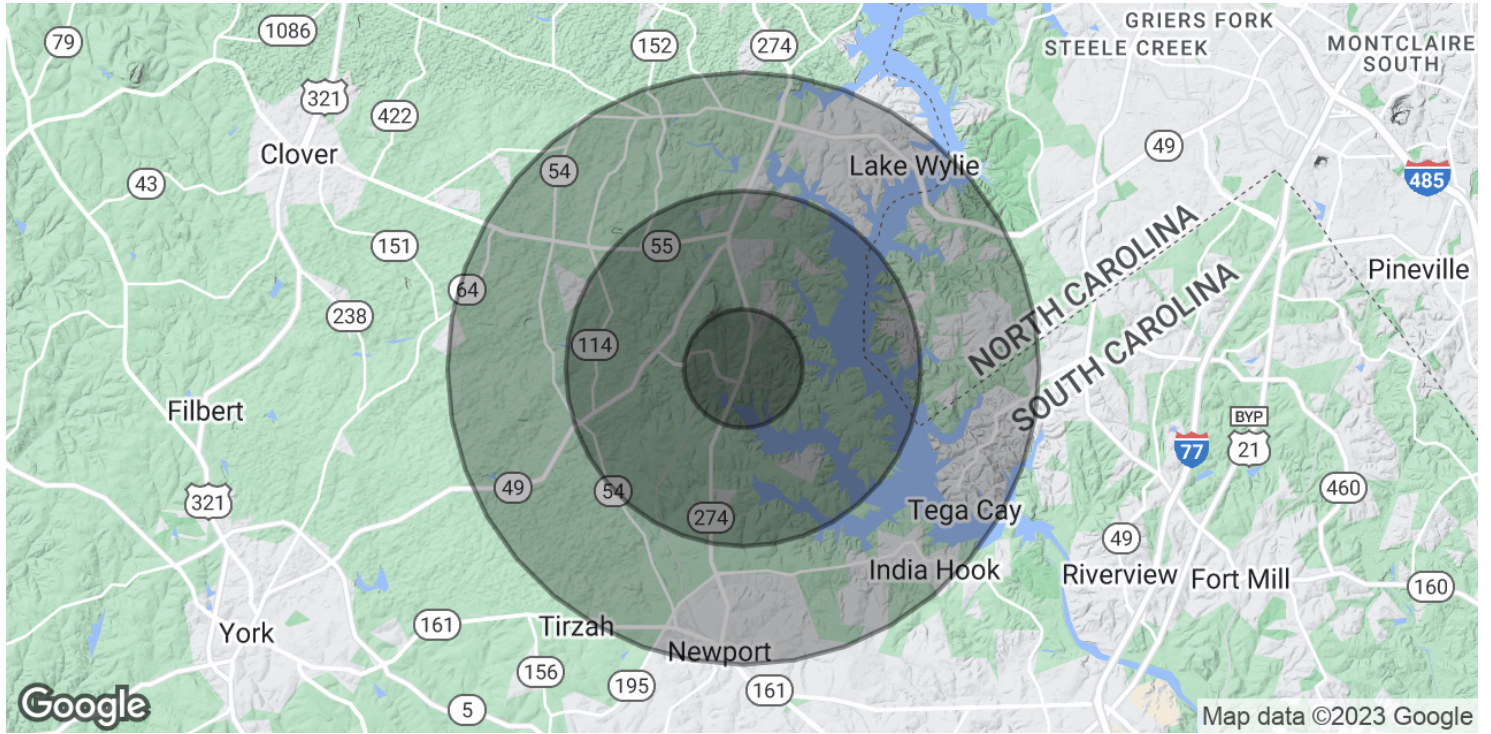
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	969	13,203	45,826
Average Age	45.6	41.6	42.3
Average Age (Male)	45.2	39.2	41.9
Average Age (Female)	45.8	41.9	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	375	4,907	18,009
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$108,568	\$119,967	\$112,142
Average House Value	\$297,172	\$340,833	\$318,770

* Demographic data derived from 2020 ACS - US Census



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