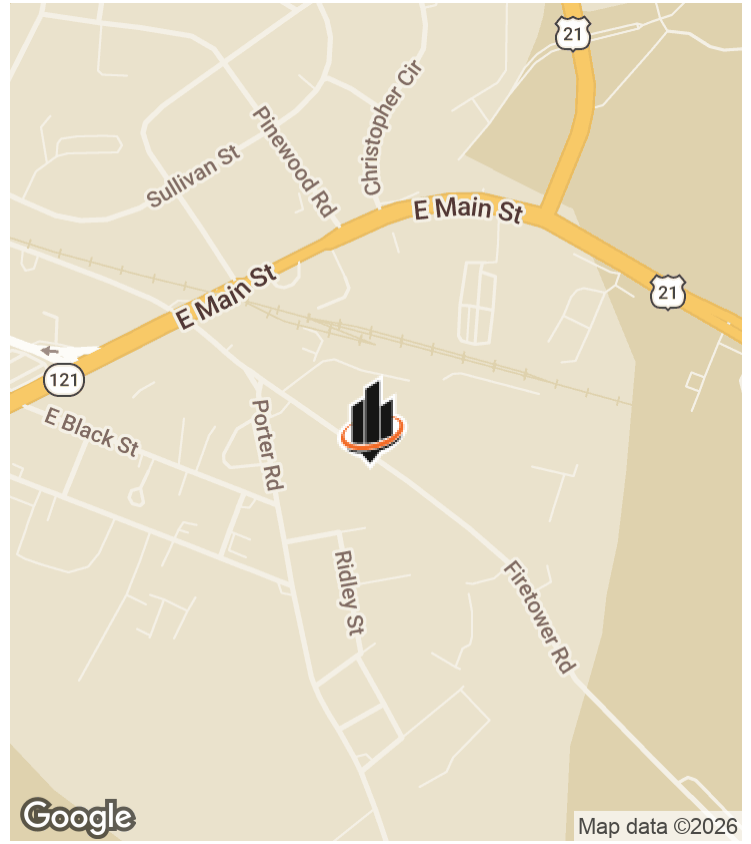
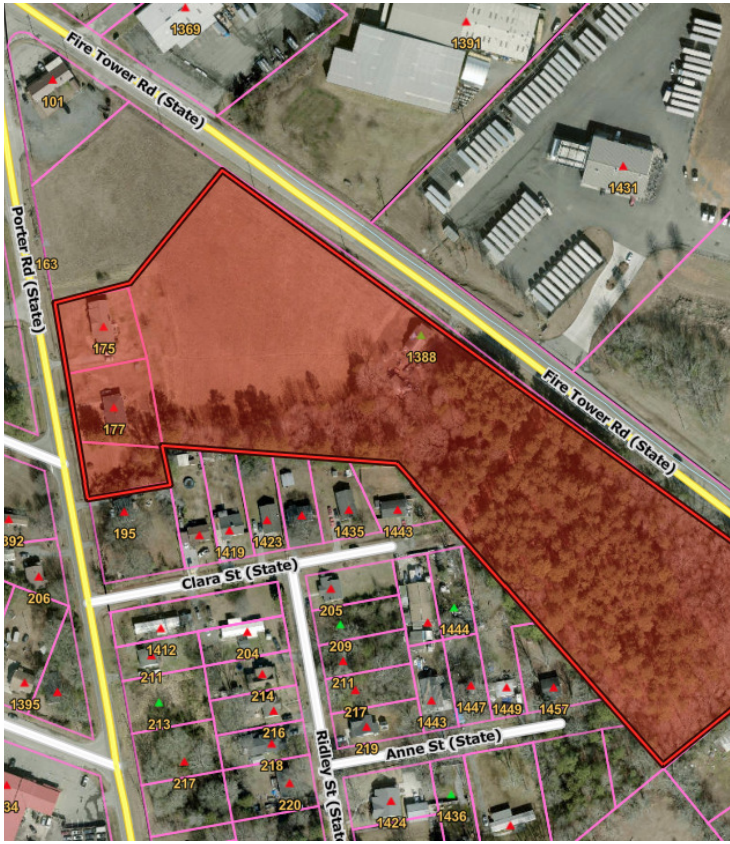


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LOT SIZE:	12.7 Acres
PRICE / ACRE:	\$129,921/Acre
ZONING:	UD, Urban Development (York County).
MARKET:	Charlotte Metro
SUBMARKET:	Rock Hill

PROPERTY DESCRIPTION

This 12.7-acre commercial/industrial land assemblage is strategically located in Rock Hill, SC, and is comprised of four contiguous parcels: 1388 Fire Tower Road and 175, 177, and 185 Porter Road. The site features approximately 1,310 linear feet of primary frontage along Fire Tower Road and sits just 1.5 miles west of Interstate 77. With a daily traffic count of 7,500 vehicles, level topography, and access to public utilities, the property is ideally positioned for industrial, commercial or service-oriented development.

PROPERTY HIGHLIGHTS

- Currently Zoned UD in York County
- Will be annexed into the City most likely with CI zoning which allows most commercial and industrial uses
- Road frontage and access from Fire Tower Rd. and Porter Rd.
- Water and sewer available with existing sanitary sewer easement on-site

AERIAL MAP



SURVEY OF 11.6 ACRE SITE

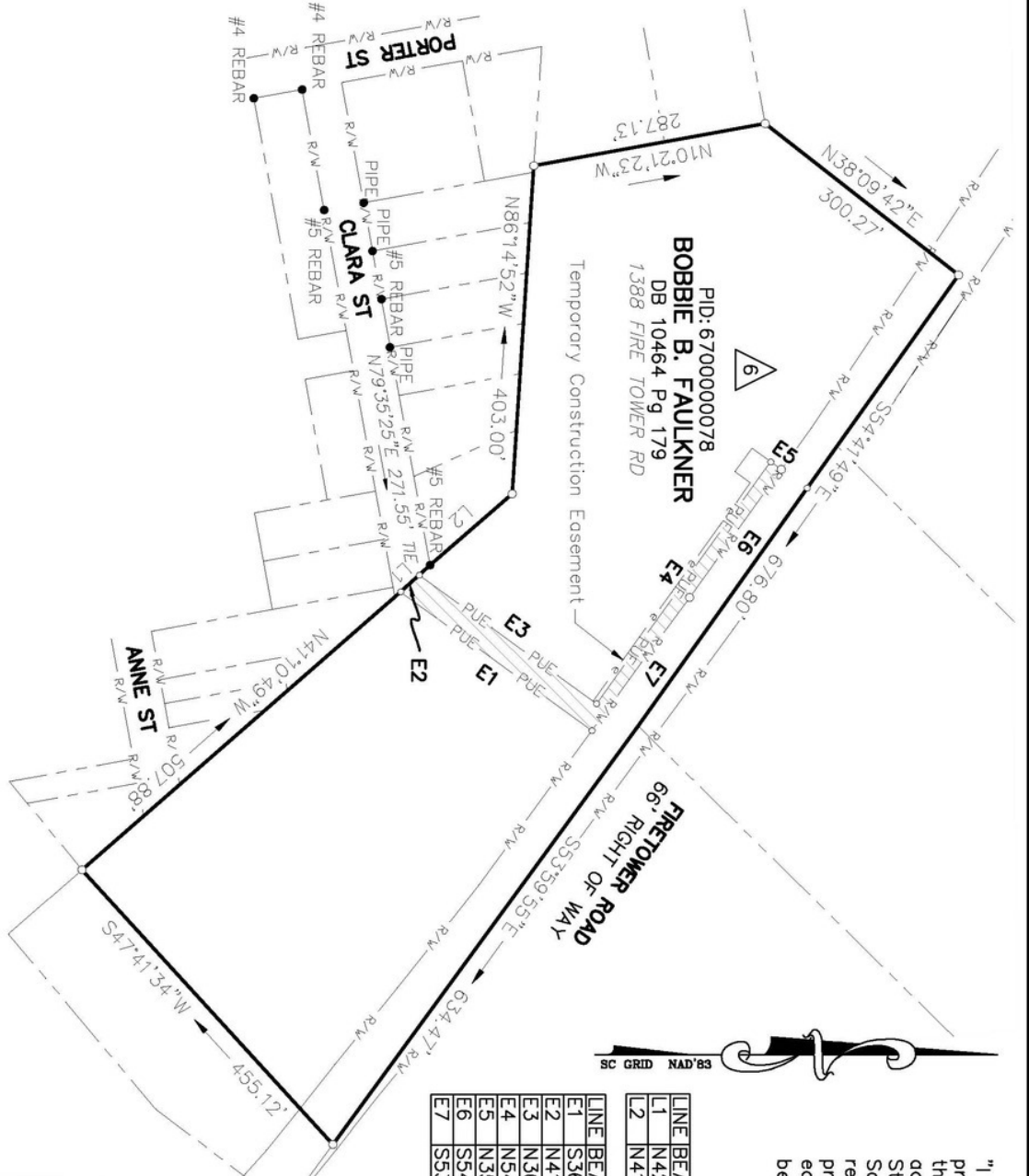
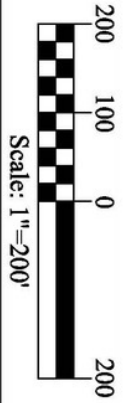


x Combined
ordinate

ment) s shown on a Kinematic Receiver and the Survey positions are tied to ground control points and to NAVD88 feet.

11.200 ACRES
0.330 ACRES
0.061 ACRES

ion Easement
party Line
ement



"I hereby state that to professional knowledge, the survey shown hereo accordance with the re Standards of Practice N South Carolina, and me requirements as specific prepared for the purpos easement acquisition or be a boundary survey o

LINE	BEARING	DISTANCE
L1	N42°16'22"W	57.99'
L2	N41°03'50"W	133.06'
E1	S36°01'55"W	289.19'
E2	N41°47'07"W	30.69'
E3	N36°01'57"E	267.64'
E4	N54°21'32"W	364.64'
E5	N35°38'28"E	15.97'
E6	S54°26'07"E	192.73'
E7	S53°58'00"E	202.02'

CHARL
G

OF ROCK HILL UTILITIES DEPARTMENT
POST OFFICE BOX 11706
757 S. ANDERSON ROAD
ROCK HILL, SOUTH CAROLINA 29731-1706

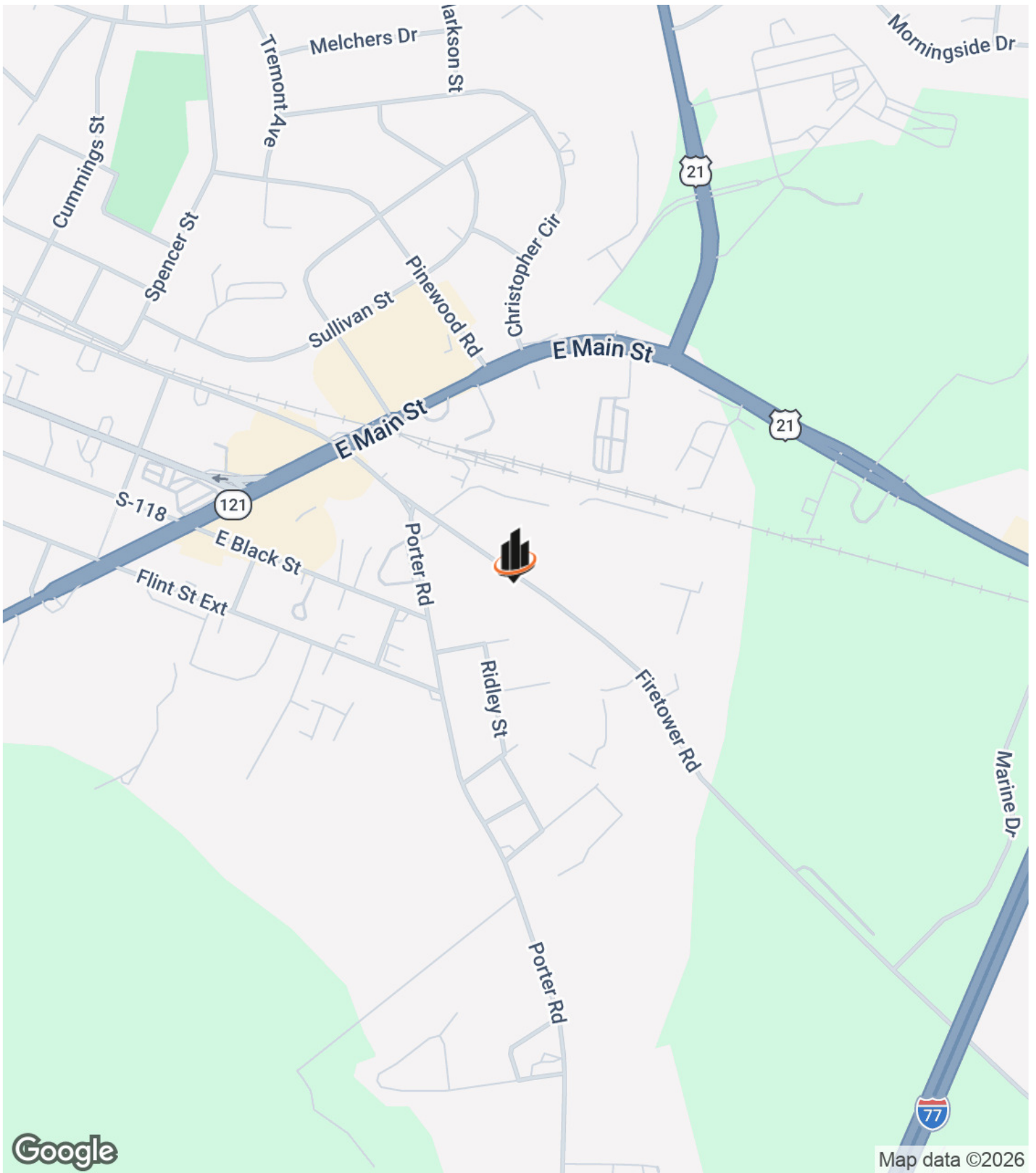
WILDCAT CREEK FORCE MAIN
RELOCATION/CONVEYANCE PROJECT
CITY OF ROCK HILL
YORK COUNTY, SOUTH CAROLINA

MAP OF UTILITY EASEMENT UPON PROPERTY
NOW OR FORMERLY OF:
BOBBIE B. FAULKNER
TAX PIN #6700000078

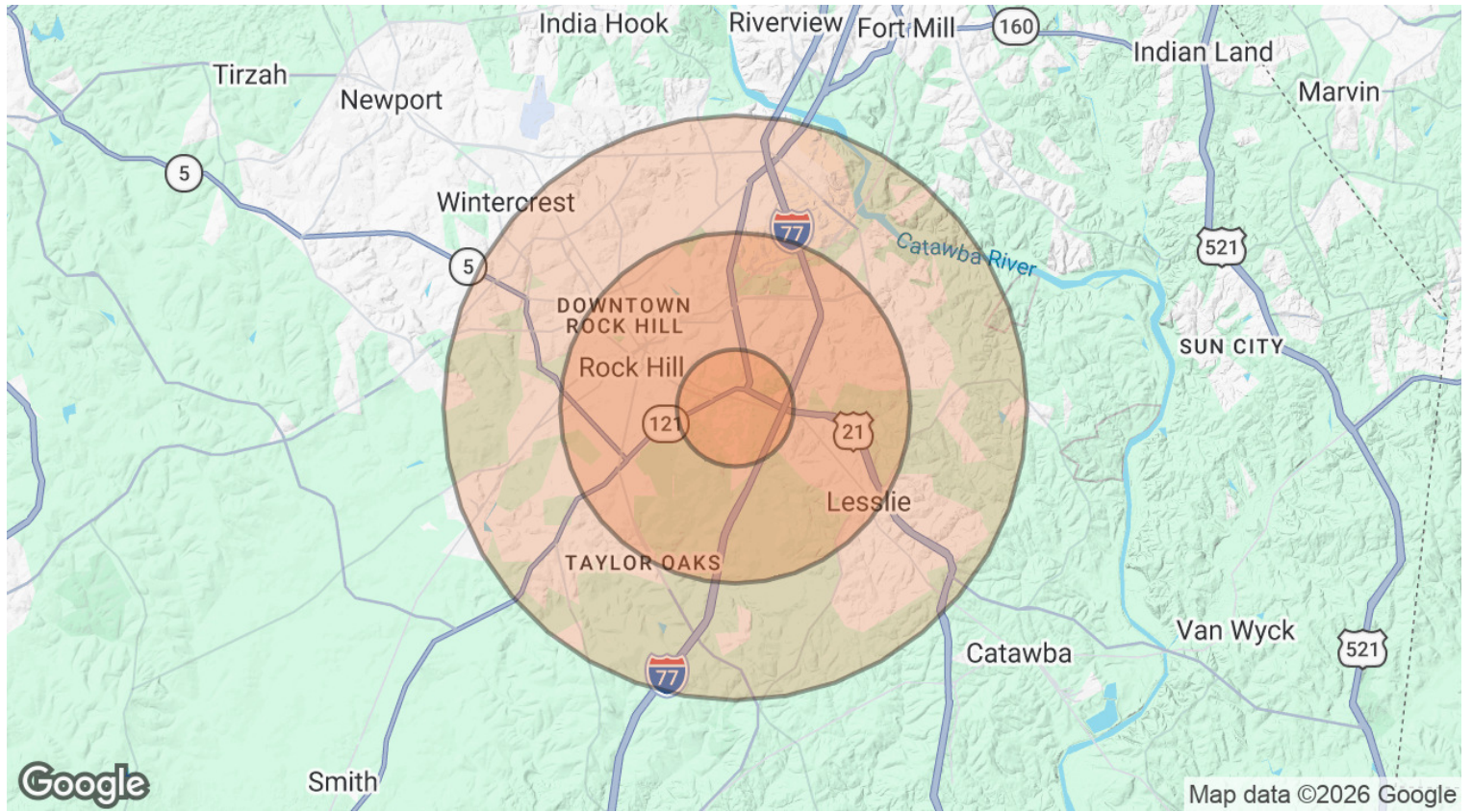
RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,202	32,083	79,981
AVERAGE AGE	34.7	36.1	37.4
AVERAGE AGE (MALE)	33.9	34.7	36
AVERAGE AGE (FEMALE)	38	38.7	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,362	13,379	33,330
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$70,334	\$69,993	\$82,181
AVERAGE HOUSE VALUE	\$181,579	\$230,516	\$271,050

2023 American Community Survey (ACS)