



# RESIDENTIAL DEVELOPMENT TRACT

REID ROAD  
ROCK HILL, SC 29730

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,166,750
Lot Size:	144 Acres
Zoning:	RUD
Market:	Charlotte Metro
Submarket:	Rock Hill/York County
Price / AC:	\$15,046.88

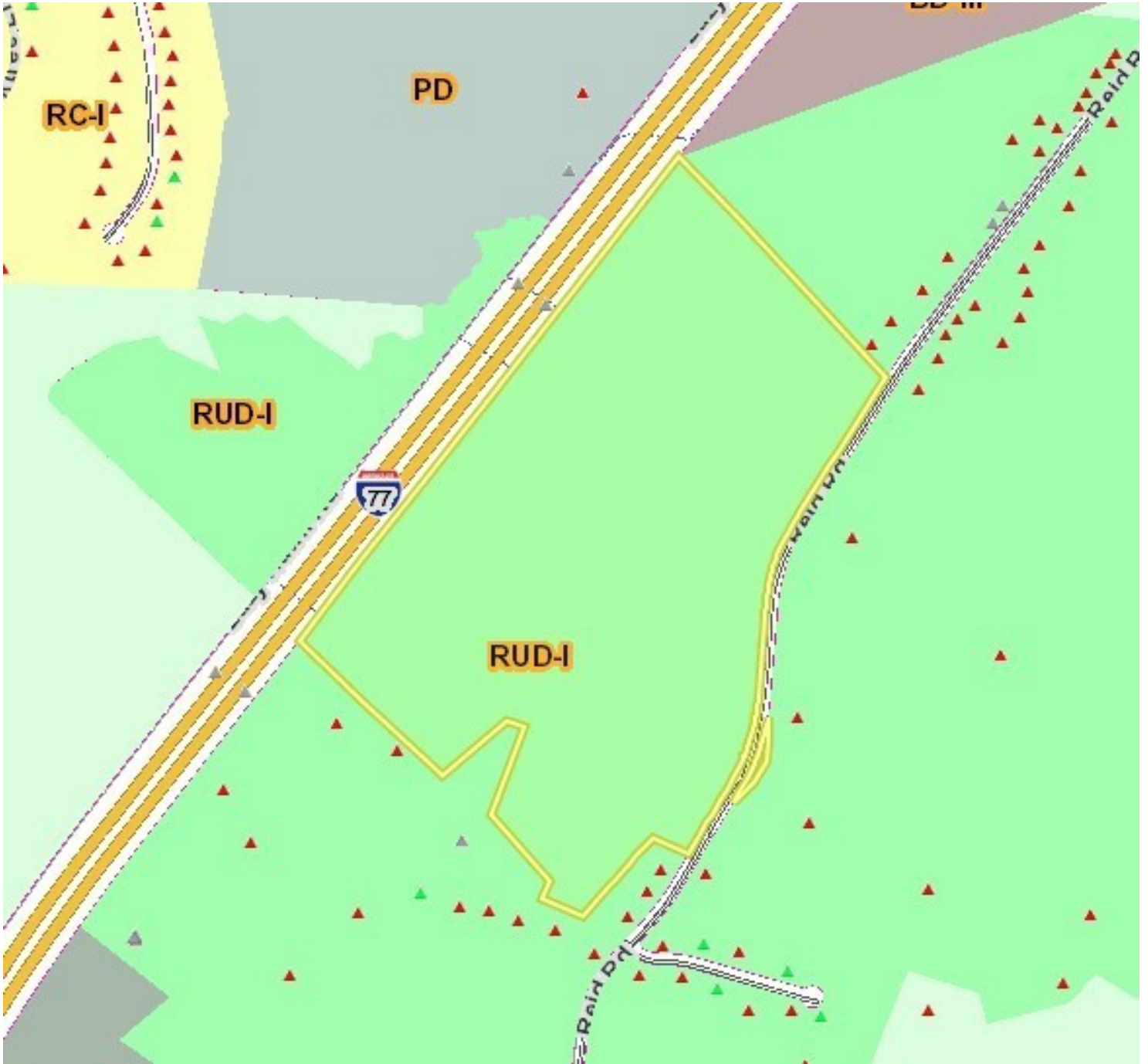
## PROPERTY OVERVIEW

144.45 AC zoned RUD-I. +/- 3,300 LF on I-77 and +/- 2,800 LF on Reid Road.

## PROPERTY HIGHLIGHTS

- Residential Development tract located just off I-77 at Exit 73 in Rock Hill
- 3,300' Frontage on I-77
- 2,800' Frontage on Reid Road
- Moderately Rolling Topography
- Timber value on site

# Zoning - 144 AC



# Utilities - 144 AC

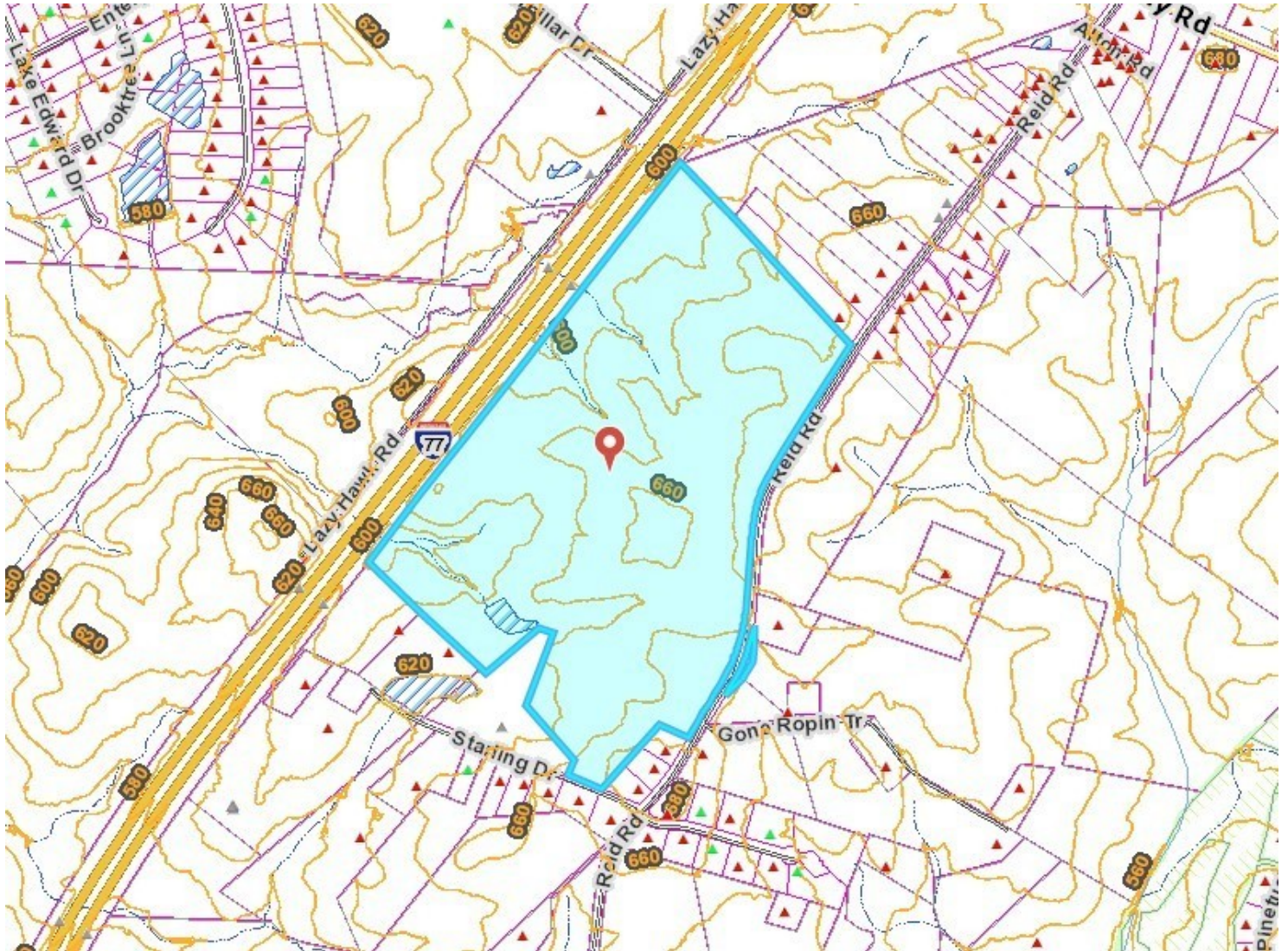
City of Rock Hill Maps

Table of contents

- Points of Interest & Parks
- Parcels Structures Addresses
- Utilities - Electric
- Utilities - Sewer
- Utilities Water**
  - Toggle Layer Group**
  - Water Filter
  - Fire Hydrant
  - Water Meter
  - Water Pipe Fitting
  - Proposed Water Lines
  - Water Casing
  - Water Mains
  - Water Tank
  - Flocculation Chambers
  - Water Filter
  - Water Clarifier
  - Water Valve
  - Water Service Lines
  - Water & Sewer Service Area
  - Water Sample Collection Points
- Utilities - Storm Water
- Planning & Zoning
- Fire Police Rescue
- City County Political Boundaries
- Roads and Transportation
- Hydrology
- Airport Overlays
- Aerials & Elevations

1:10040 1999305, 1096258 Current map tool: Pan

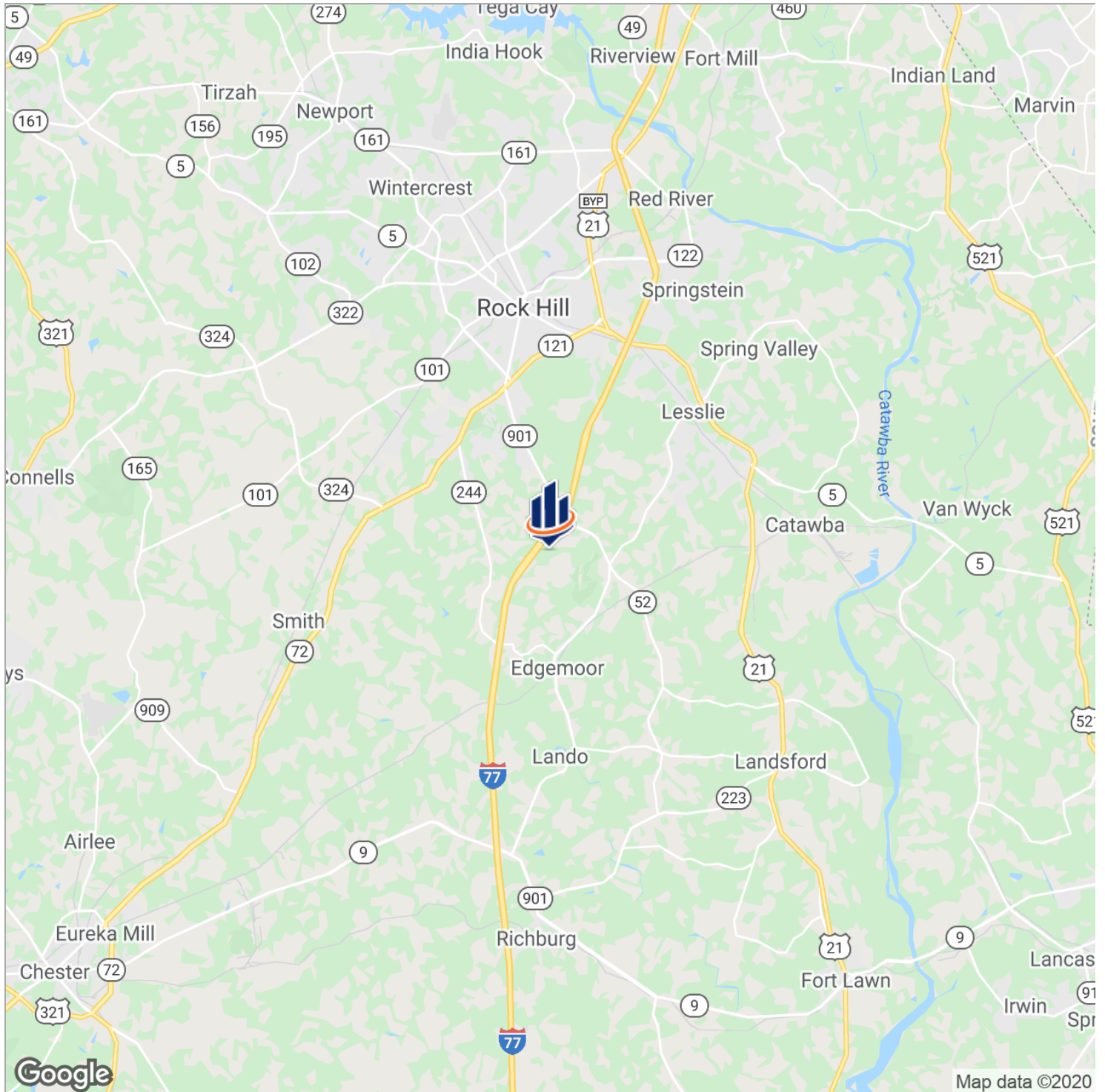
# Topography - 144 AC



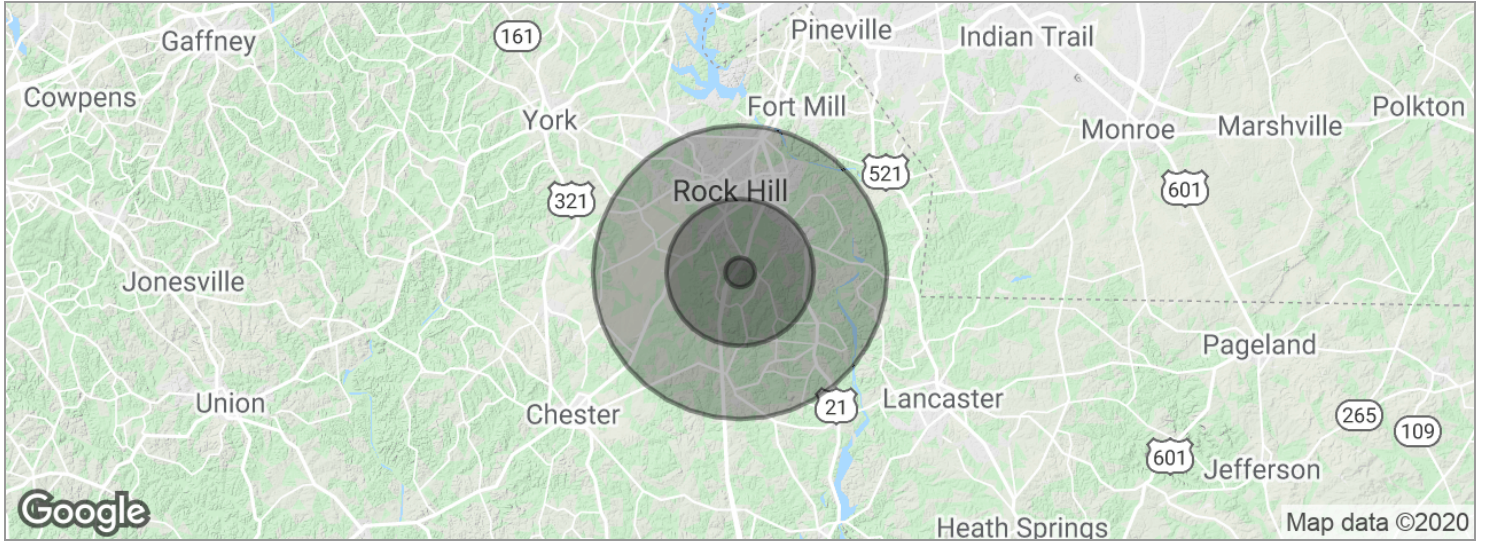
# Soil Survey - 144 AC



# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	357	26,943	122,837
Median age	36.7	35.4	35.4
Median age (Male)	35.1	33.1	33.4
Median age (Female)	37.3	36.5	36.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	139	10,251	46,971
# of persons per HH	2.6	2.6	2.6
Average HH income	\$63,815	\$48,208	\$59,136
Average house value	\$177,218	\$166,873	\$180,598

\* Demographic data derived from 2010 US Census