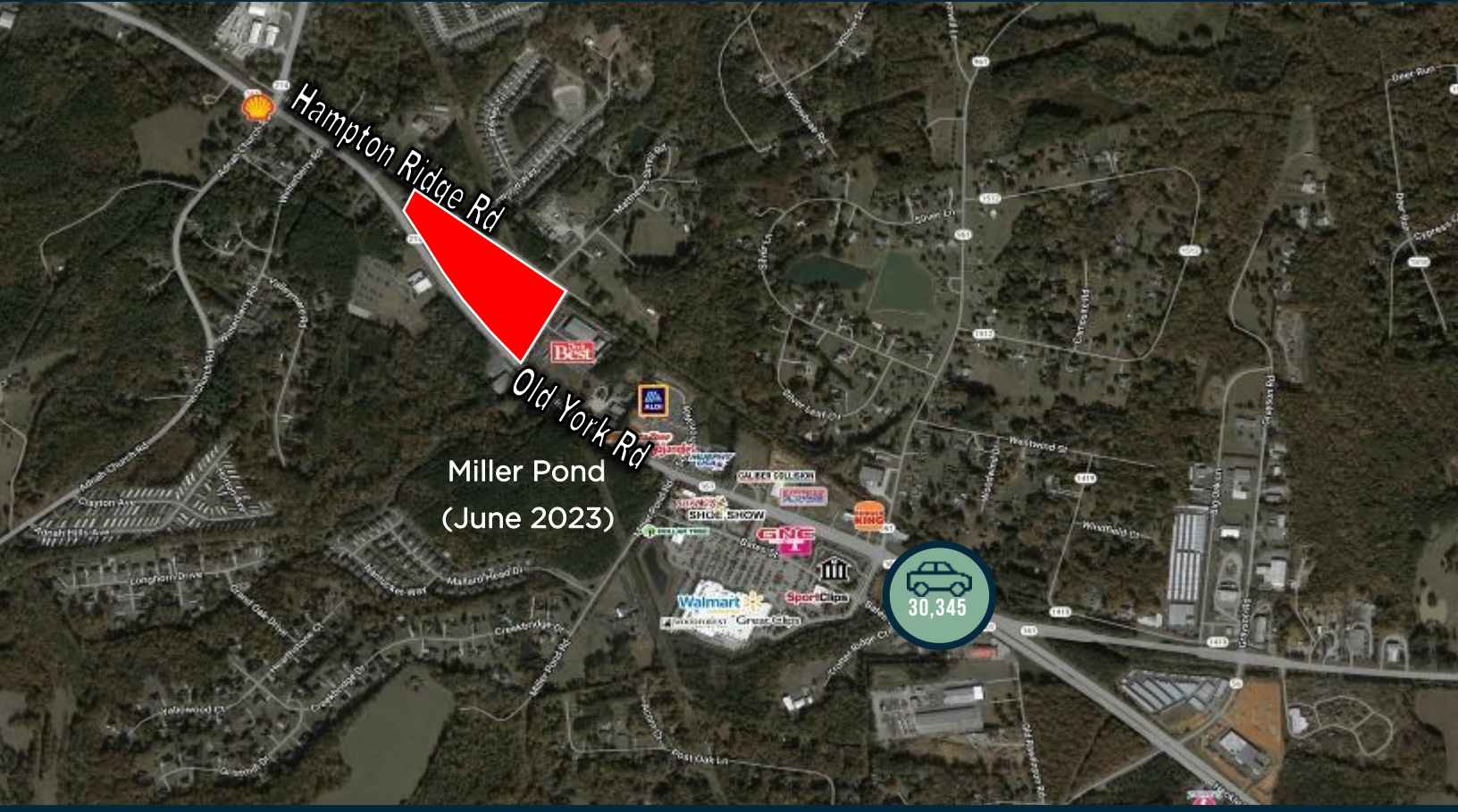




BUILD-TO-SUIT/GROUND LEASE

OLD YORK RD & HAMPTON RIDGE RD | ROCK HILL, SC

+/- 12.75 ACRES



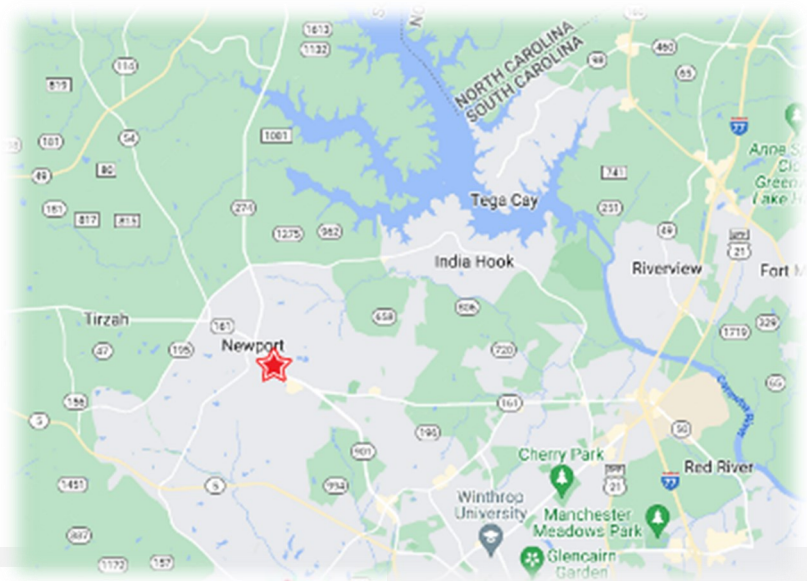
Property Highlights

- ◆ Parcels available for Ground Lease or BTS on this 12.75 acre property
- ◆ Located within 1/2 mile of Super Walmart with proposed Miller Pond mixed-use development with 110 housing units
- ◆ Ideally situated in a fast-growing corridor south of Lake Wylie and northwest of Rock Hill
- ◆ Great visibility with over 30,000 cars per day on Old York Road
- ◆ Seeking gas, car wash, QSR, retail, fitness

Area Retailers



	1 Mile	3 Miles	5 Miles
Population	3,484	21,607	64,229
Average HH Income:	\$88,342	\$102,339	\$98,011
Daytime Population:	811	4,974	17,727



CONTACTS

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 cmoore@boosdevelopment.com



Matt Funderburk
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 mfunderburk@onsitere.com





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NOTES:

- PROPERTY LINE WAS OBTAINED FROM TOPOGRAPHIC SURVEY PREPARED BY RADKS AND ASSOCIATES, P.C. DATED 09/28/2020.
- AERIAL IMAGE OBTAINED FROM BING MAPS.
- DETAILED ANALYSIS OF EARTHWORK OR THE NEED FOR WALLS HAS NOT BEEN PERFORMED. SITE LAYOUT MAY REQUIRE ADJUSTMENTS TO ACCOMMODATE TOPOGRAPHY.
- DETAILED ANALYSIS OF ZONING CODE HAS NOT BEEN PERFORMED AND SITE LAYOUT SHOWS MAY REQUIRE ADJUSTMENT.
- STORMWATER ANALYSIS HAS NOT BEEN CONDUCTED FOR THE SITE.

Zoning Table		
Item	Existing	Proposed
Min. Floor Area	101 sq. ft.	40,000 sq. ft.
Min. Lot Area	101 sq. ft.	25,000 sq. ft.
Min. Floor Area	101 sq. ft.	500 sq. ft.

Date	Description	No.
Revisions		

Signature: **ERIC SCHWARTZ** D014
 PROFESSIONAL ENGINEER, S.C. LIC. NO. 40507

LANGAN
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 101 North Tryon Street, Suite 112
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 SOUTH CAROLINA STATE BOARD FOR PROFESSIONAL ENGINEERS LIC. NO. 1238

Project: **BOOS ROCK HILL**
 ROCK HILL, SOUTH CAROLINA
 YORK COUNTY

Drawing Title: **SITE PLAN**

Project No.	Drawing No.
Date: 11/01/2021	C-300
Drawn By: CON WINE	
Checked By: ERIC SCHWARTZ	
Sheet 0 of 1	



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