

14± Acres For Sale



# ▶ Mill Creek Commons Land

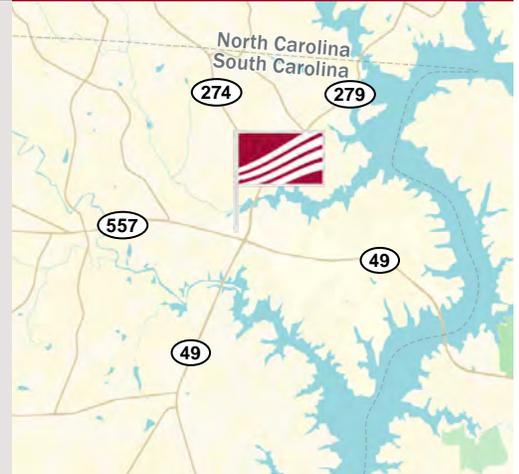
Lake Wylie, SC



## Land for Sale

- Development tract for sale at Mill Creek Commons
- Mill Creek Commons is a 75-acre master planned development by Crescent Communities, anchored by Walmart and Lowe's
- Located at the intersection of HWY 274 & HWY 49, which is the primary intersection of the Lake Wylie community
- Zoned GC within the Lake Wylie Zoning Overlay District
- 'View Corridor' approx 0.8ac to remain unobstructed, parking permitted but no vertical structures
- PID 5640000071

## For Sale



## ▶ Contact

Nolan Mills  
704.248.2133  
nmills@mpvre.com

## Pricing

Call for Pricing

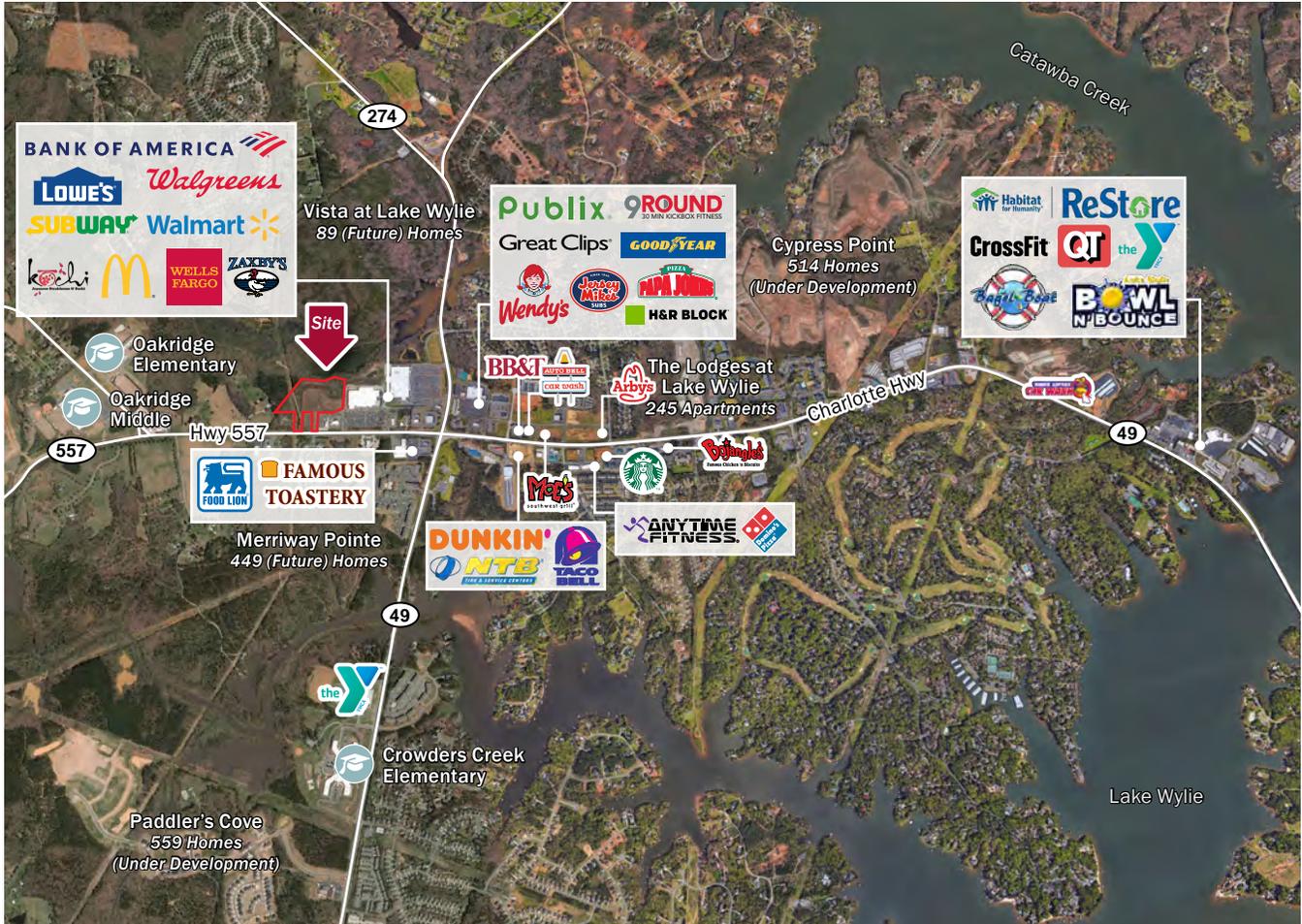
► **Site Aerial**

**Mill Creek Commons Land**  
Lake Wylie, SC 29710



# Market Aerial

Mill Creek Commons Land  
Lake Wylie, SC 29710



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Demographics	1 mile	3 mile	5 mile
2022 Population	4,588	24,867	46,437
2022 Existing Housing Units	1,963	10,292	19,303
2020 - 2022 Growth Rate	3.81%	5.25%	5.34%
2022 Avg. HH Income	\$127,818	\$128,902	\$137,980

Source: Esri

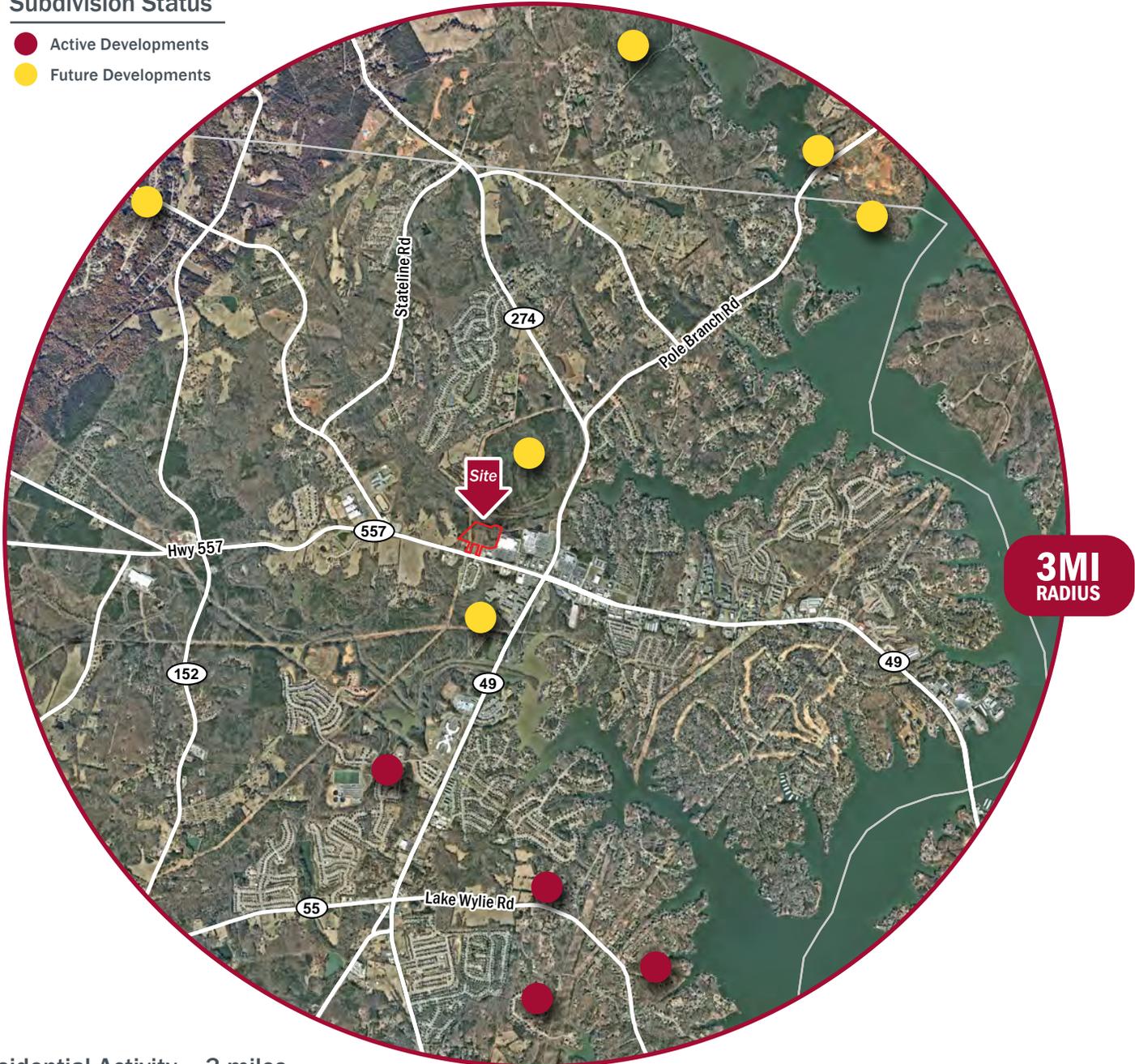
# ► Residential Aerial

Mill Creek Commons Land  
Lake Wylie, SC 29710

## Future and Active Developments

### Subdivision Status

- Active Developments
- Future Developments



### Residential Activity – 3 miles

Active Development Units	28
Total Future Units	838
<b>Total Future/Active Units</b>	<b>866</b>

Source: MetroStudy 2022. Homes built prior to 2000 not shown. Apartments not included.

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