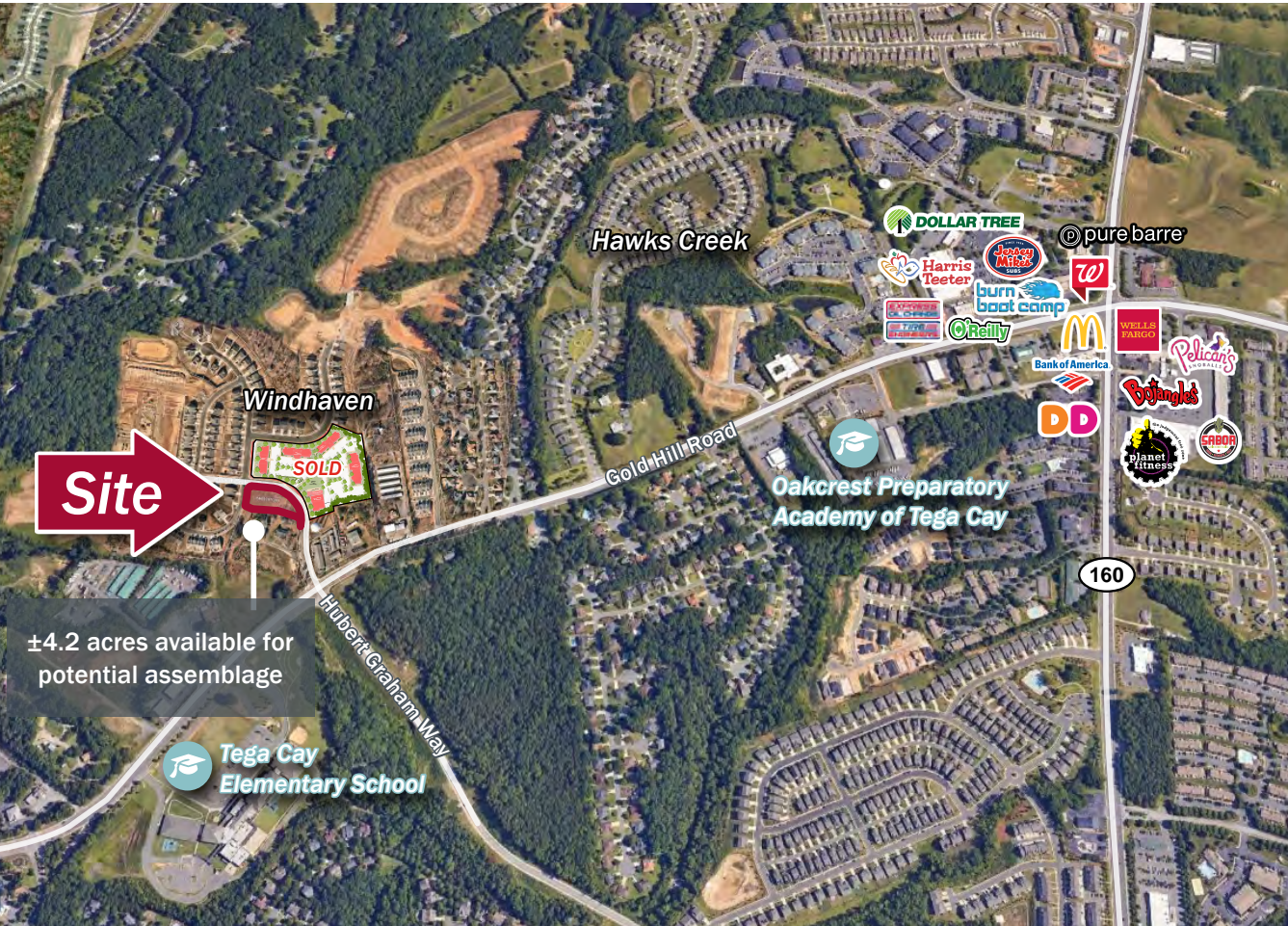


Windhaven Commercial



HUBERT GRAHAM WAY, TEGA CAY, SC 29708

Land	FOR	SIZE	PRICE
	Sale	0.95 AC	\$325,000



Overview

Rough graded 0.95 acre commercial parcel available for development opportunity

Possible assemblage available with adjacent ± 4.2 acres to parcel

Located at the entrance of Lennar's Windhaven residential community planned for 256 homes

Easy access to I-77 and Hwy 160 via Gold Hill Road

PDD zoning allows for most retail, daycare, office, and medical

0.95 AC Commercial Parcel for Sale



Clark Alcorn
Broker

(704) 367 5005
calcorn@mpvre.com

Bailey Patrick Jr.
Development Partner

(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Windhaven Commercial

HUBERT GRAHAM WAY, TEGA CAY, SC 29708

Property Overview

Demographics

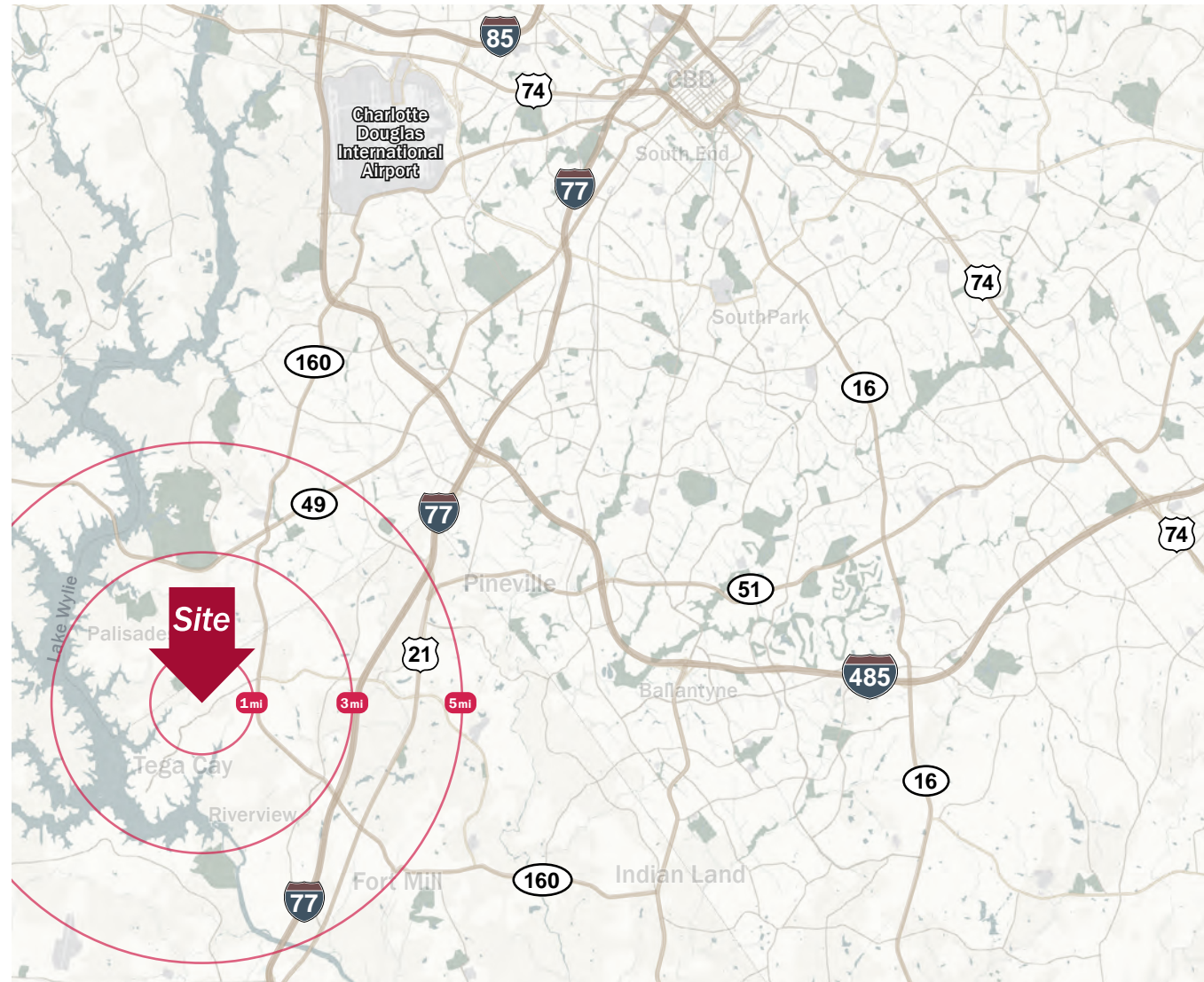
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	8,577	56,290	116,366
Growth Rate	2.96%	4.17%	3.47%
Avg. HH Income	\$158,176	\$154,468	\$136,740

Traffic Count

Source: SCDOT

	AADT
Gold Hill Rd	15,800 (2022)



Clark Alcorn
Broker

(704) 367 5005
calcorn@mpvre.com

Bailey Patrick Jr.
Development Partner

(704) 367 5020
bwpattick@mpvre.com

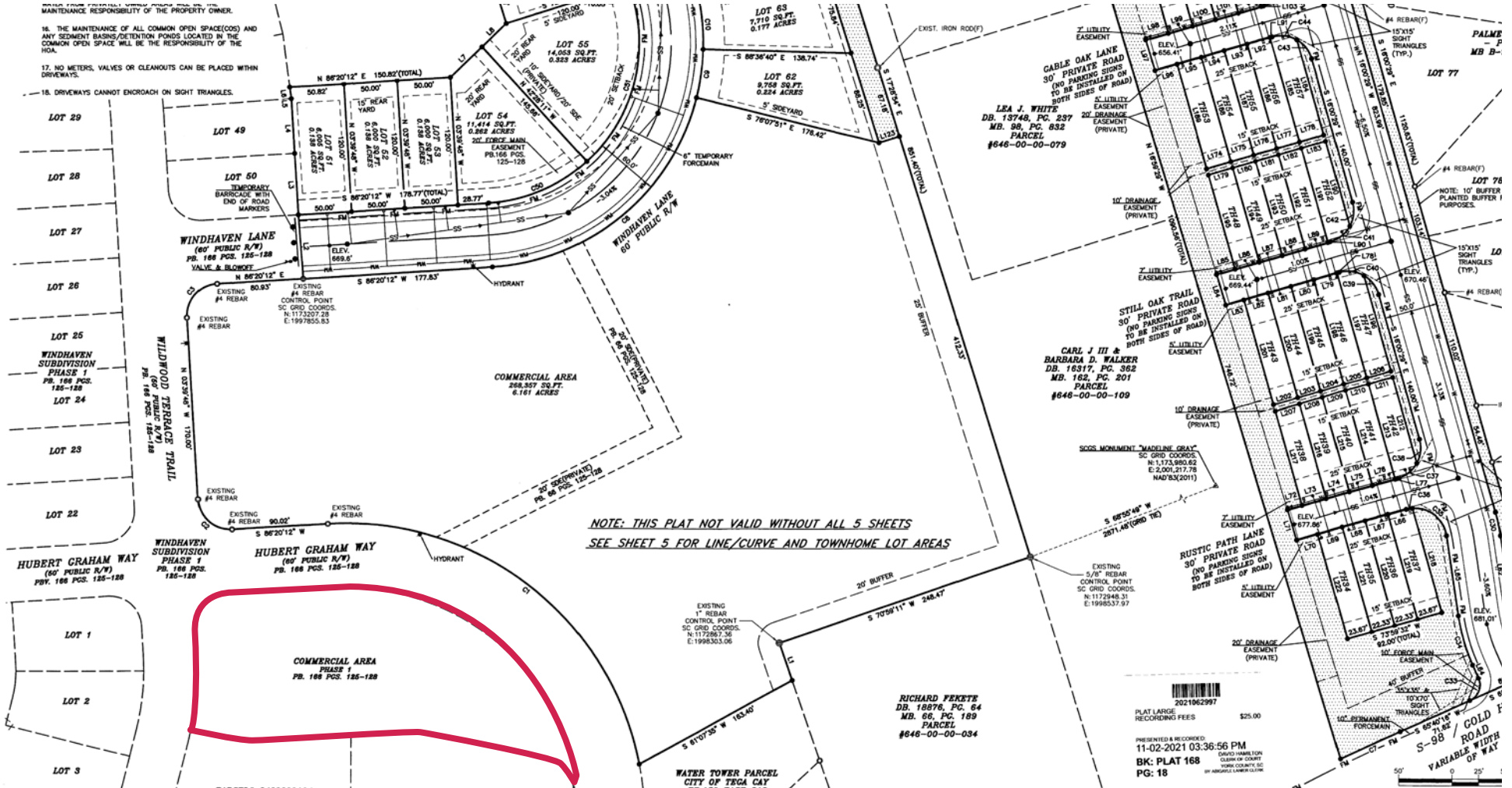
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Windhaven Commercial

HUBERT GRAHAM WAY, TEGA CAY, SC 29708

Site Plat



Clark Alcorn
Broker
(704) 367 5005
calcorn@mpvre.com

Bailey Patrick Jr.
Development Partner
(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203





Clark Alcorn
Broker
(704) 367 5005
calcorn@mpvre.com

Bailey Patrick Jr.
Development Partner
(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Windhaven Commercial

HUBERT GRAHAM WAY, TEGA CAY, SC 29708

Market Aerial



Clark Alcorn
Broker

(704) 367 5005
calcorn@mpvre.com

Bailey Patrick Jr.
Development Partner

(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Windhaven Commercial

HUBERT GRAHAM WAY, TEGA CAY, SC 29708

Residential Activity

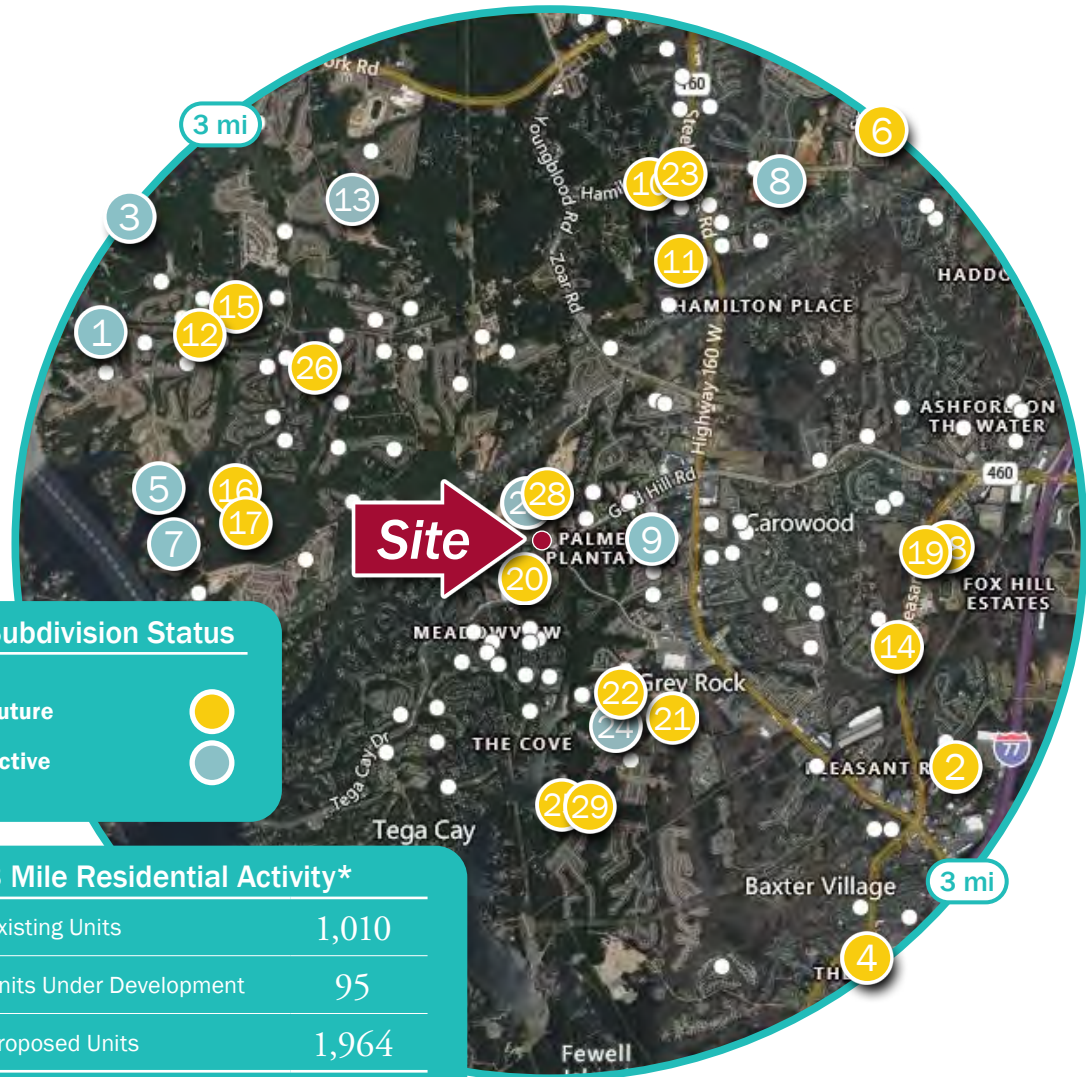
Subdivision Status

● Future

● Active

No.	Subdivision	Status	Existing	Developing	Proposed	Total Units
1	Due West Heights	Active 3Q21	8	1	2	11
2	Aviemore TH (P)	Future	0	0	48	48
3	Rivers Edge	Active 3Q19	7	3	0	10
4	Borough at Sixth Baxter TH	Future	0	0	20	20
5	Palisades/Lanterns	Active 2Q19	196	0	5	201
6	Chateau/East (P)	Future	275	0	4	279
7	Saybrooke at Lake Wylie	Active 3Q22	0	0	62	62
8	Chateau/TH	Active 2Q22	123	49	31	203
9	Courtyards at Tega Cay	Active 1Q20	45	0	0	45
10	Hamilton Woods	Future	0	0	119	119
11	Lockridge (P)	Future	0	0	32	32
12	Palisades/Tennis Community (P)	Future	0	0	14	14
13	Palisades/Brightwater	Active 2Q22	76	27	74	177
14	Pleasant Road TH (P)	Future	0	0	69	69
15	Youngblood Place (P)	Future	0	0	37	37
16	Palisades/Coves at Lake Wylie TH (P)	Future	0	0	122	122
17	Palisades/Coves at Lake Wylie SF (P)	Future	0	0	388	388
18	Pleasant Vista/SF (P)	Future	0	0	123	123
19	Pleasant Vista/TH (P)	Future	0	0	146	146
20	River Falls at Tega Cay (York)	Future	0	0	133	133
21	Stonecrest Blvd/SF	Future	0	0	68	68
22	Stonecrest Blvd/TH	Future	0	0	78	78
23	Towns at Hamilton Park (P)	Future	0	0	32	32
24	Trinity Pointe Townes	Active 2Q20	132	15	20	167
25	Windell Woods/SF	Future	0	0	88	88
26	Youngblood Road Property (P)	Future	0	0	93	93
27	Windhaven/SF	Active 4Q20	76	0	2	78
28	Windhaven/TH Glen	Future	72	0	106	178
29	Windell Woods/Solis	Future	0	0	48	48
Total Units			1,010	95	1,964	3,069*

*Because Zonda does not include housing information prior to 2000 or multi-family units, total units are calculated by adding developing and proposed units (MetroStudy) with current households units (Esri).



Subdivision Status

Future



Active



3 Mile Residential Activity*

Existing Units 1,010

Units Under Development 95

Proposed Units 1,964

Total 3,069



Clark Alcorn
Broker

(704) 367 5005
calcorn@mpvre.com

Bailey Patrick Jr.
Development Partner

(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Clark Alcorn
Broker

(704) 367 5005
calcorn@mpvre.com

Bailey Patrick Jr.
Development Partner

(704) 367 5020
bwpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com