

Lake Wylie Land

2609 HANDS MILL HIGHWAY, YORK, SC 29745



Land

FOR
| Sale

SIZE
| 25.26 AC

PRICE
| Call for Pricing



Overview

Lake front property to Lake Wylie directly off Hwy 274

Zoned currently at Planned Development in York County

Parcel ID: 4880000004

±25 Acres of Land for Sale
at Lake Wylie



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Property Overview

Demographics

Source: Esri® 2023

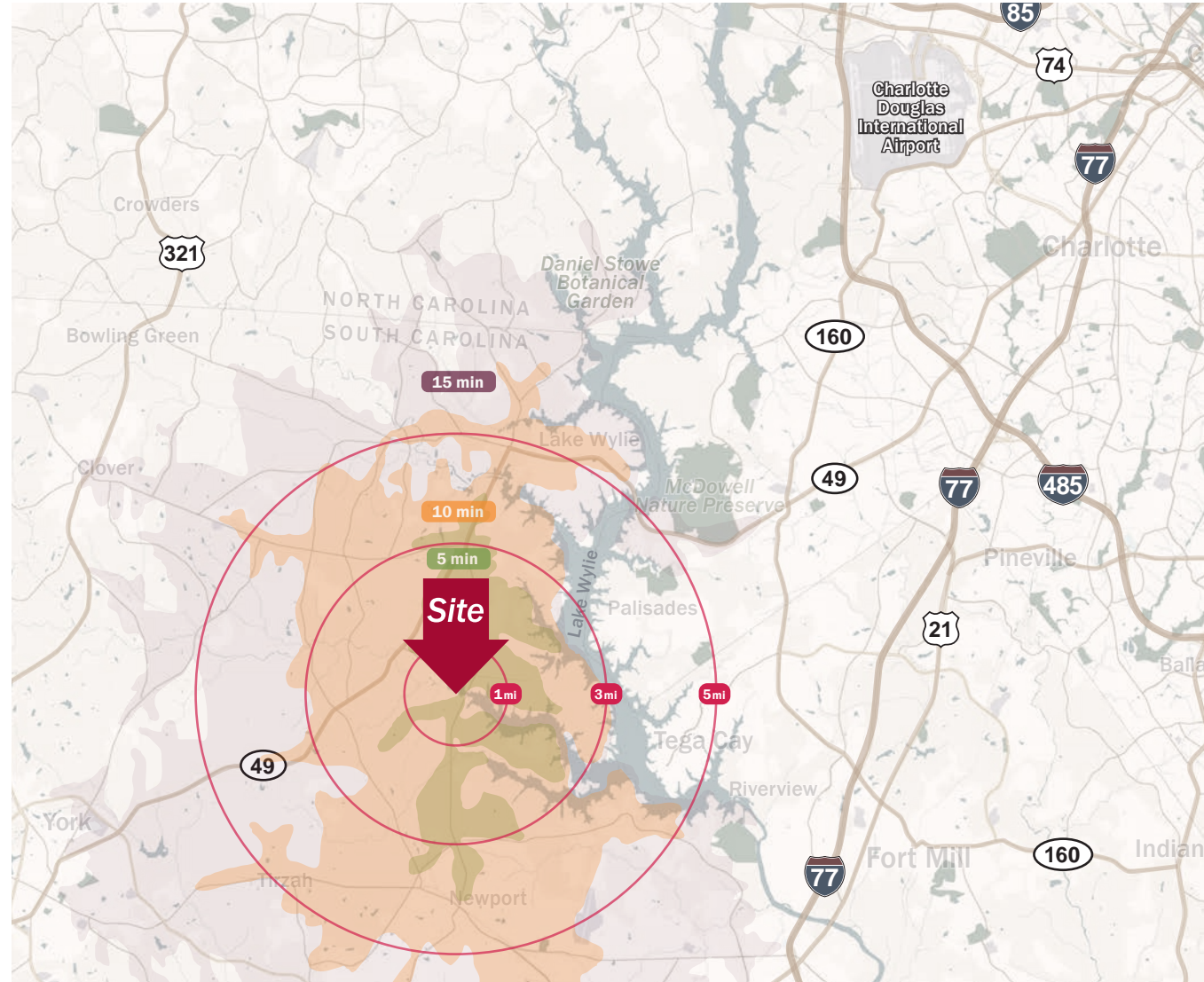
	1 mile	3 mile	5 mile
Population	331	11,756	50,459
Growth Rate	4.60%	2.90%	3.22%
Avg. HH Income	\$175,633	\$132,646	\$138,160

	5 min.	10 min.	15 min.
Population	7,005	35,139	101,806
Growth Rate	3.66%	2.41%	2.26%
Avg. HH Income	\$140,367	\$122,475	\$109,872

Traffic Count

Source: SCDOT

	AADT
Hands Mill Hwy	13,800 (2022)



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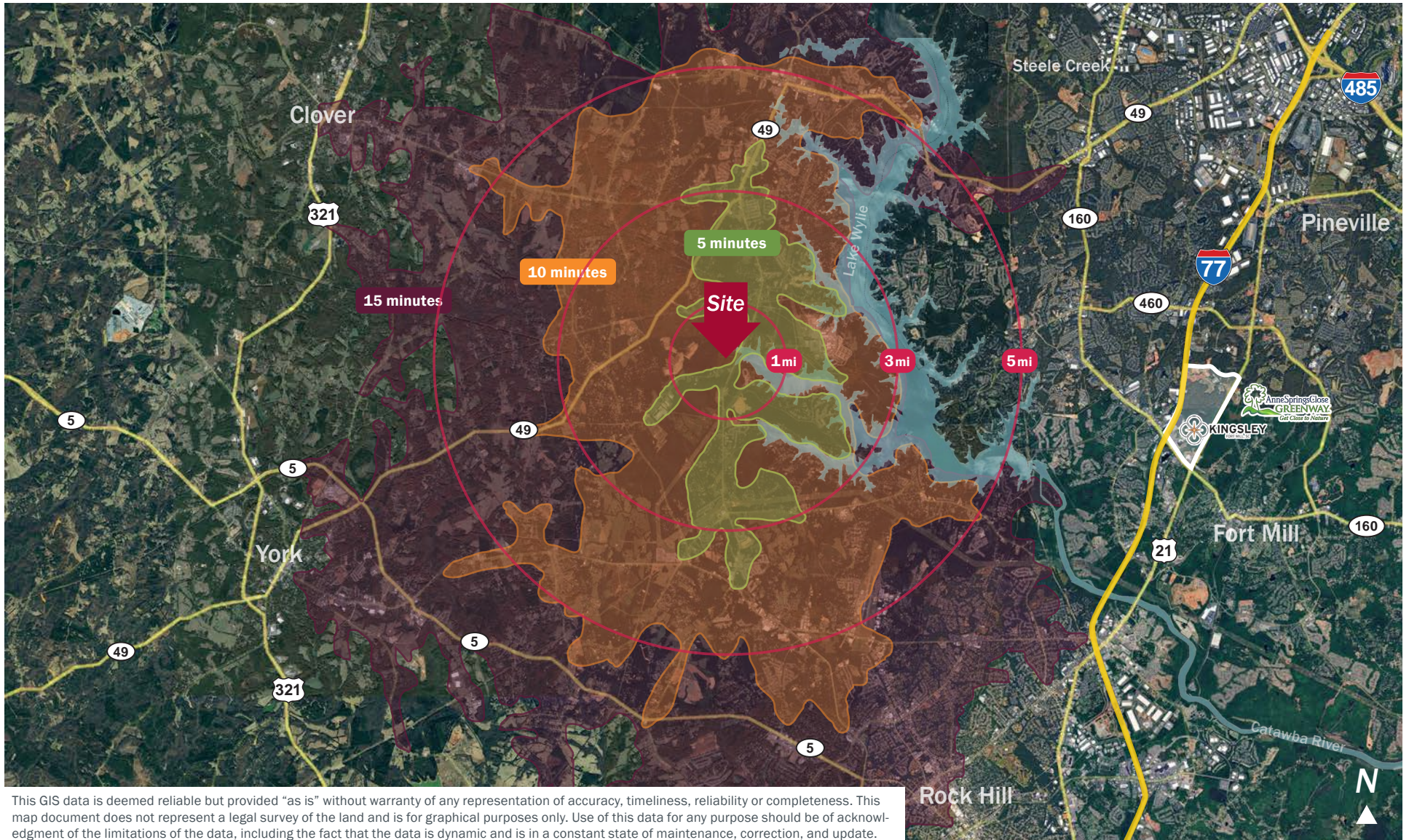
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Location Aerial



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Site Plat



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Residential Activity

Subdivision Status

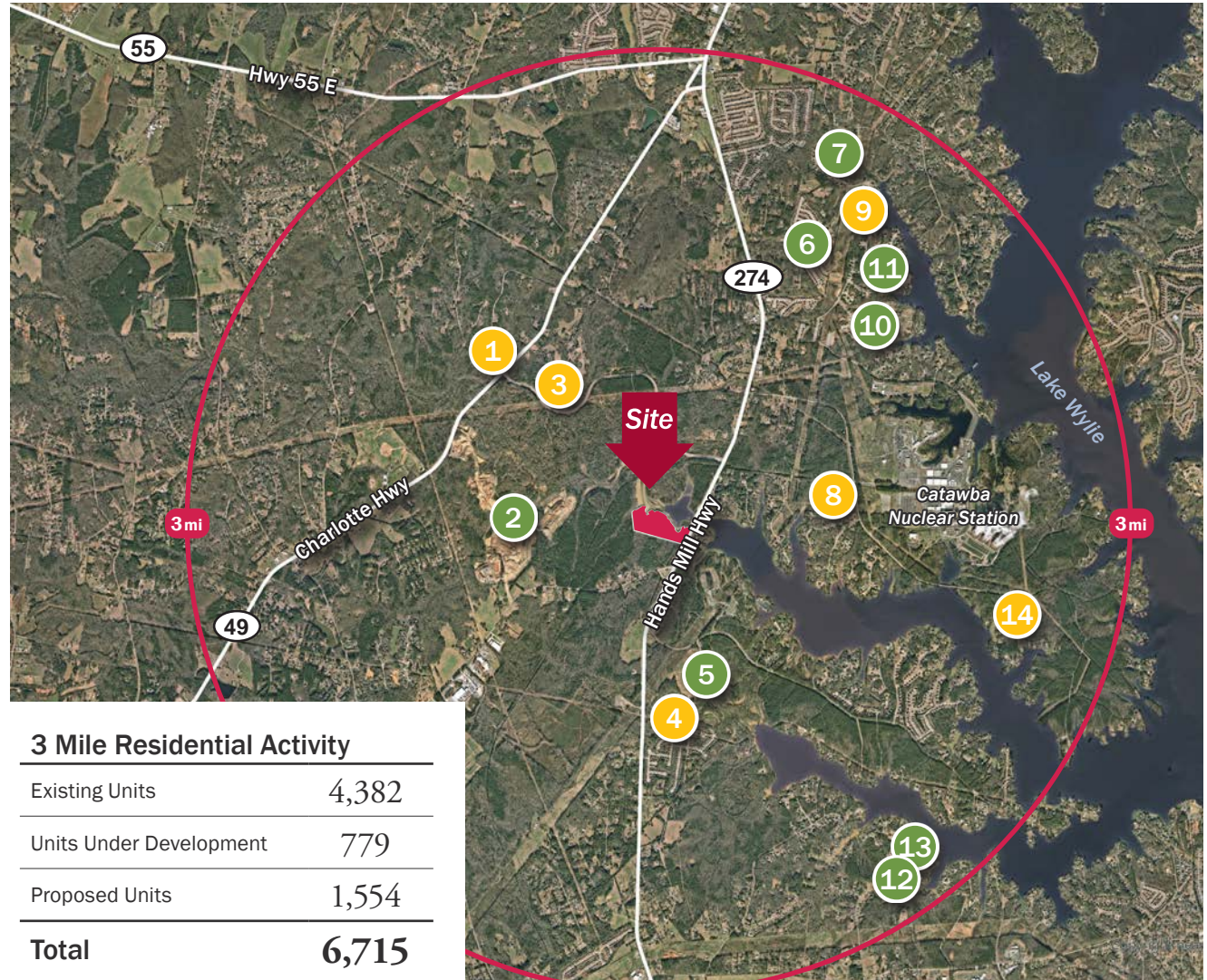
● Future ● Active

No.	Subdivision	Status	Total Units
1	Aberforth at Allison Creek	Future	155
2	Westport Residential	Active 4Q23	843
3	Avonlea at Allison Creek	Future	54
4	Allison Meadows	Future	71
5	Lakeside Glen	Active 3Q23	423
6	Handsmill on Lake Wylie / Manors	Active 1Q19	201
7	Retreat at Sunset Ridge	Active 2Q06	99
8	Concord Cove	Future	34
9	Handsmill on Lake Wylie / Gables	Future	17
10	Handsmill on Lake Wylie / Gentry	Active 1Q22	129
11	Handsmill on Lake Wylie / Abbey	Active 1Q08	115
12	Foster Cove	Active 1Q21	14
13	Kelley Woods	Active 4Q19	23
14	Peninsula at Lake Wylie	Future	155

Total Units

2,333*

*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).



3 Mile Residential Activity

Existing Units	4,382
Units Under Development	779
Proposed Units	1,554
Total	6,715



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