

# Rock Hill Industrial Land



I-77 at Long Meadow Road  
Rock Hill, SC

±495 Acres  
Industrial Use  
For Sale in  
Charlotte MSA



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The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.



# Executive Summary

## Introduction

MPV Properties Land Team is pleased to present the legacy Johnson Realty Company Property for sale. Consisting of nearly 500 acres, the Property presents an incredible opportunity for industrial development in the southern Charlotte MSA.

*\*Extensive due diligence available with signed non-disclosure agreement "NDA"*

[Click here to download NDA](#)

## PROPERTY HIGHLIGHTS

The Property could meet requirements for many different types of industrial development given it's positioning along I-77 within the fast-growing region of Rock Hill, SC.

Property is accessed from I-77, one mile south of the Porter Road interchange (Exit 75).

Annexed into the City of Rock Hill with IH (Industrial Heavy) and IG (Industrial General) zoning in place.

Annexation Agreement could allow for reimbursement of a portion of the road and infrastructure costs incurred by developer activation of the Property.

City of Rock Hill is currently under study and funding efforts for a sewer force main extension from Chester County. The Property may be impacted by ROW acquisition.

Watermain is located within 1500' from the Property.

Fiber is located less than a mile from the Property.

A 100 kV transmission line is located approximately 0.5-mile from the Property. A distribution circuit will need to be extended to provide service.



# Property Overview

## Property Specifications

Address	I-77 at Long Meadow Road Rock Hill, SC
Land Use	Industrial
Price	Call For Pricing
Lot Size	±495 Acres
City	Rock Hill
County	York
Access	via Long Meadow Road

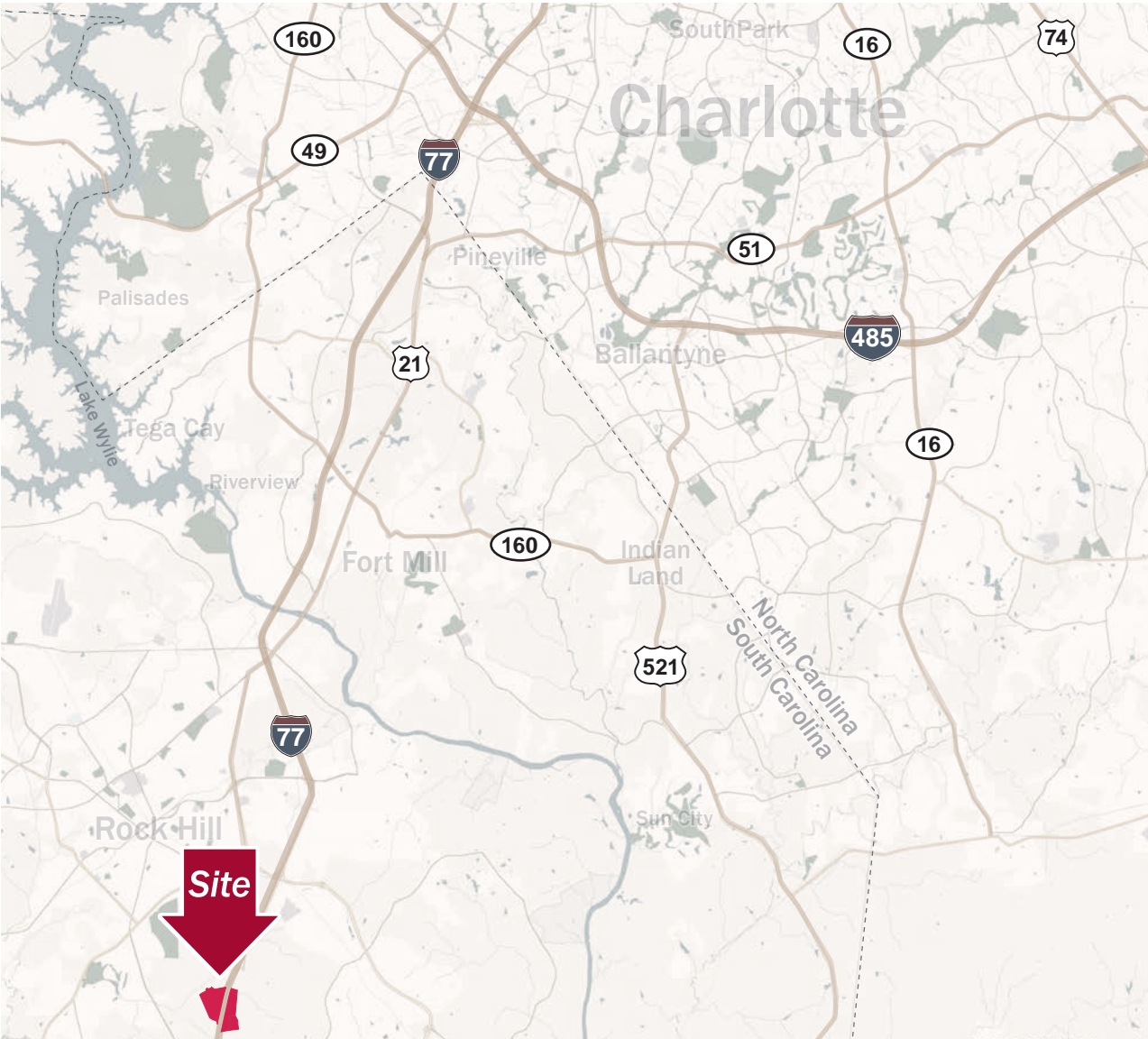
## Demographics

	1 mile	3 mile	5 mile
Population	673	10,387	46,915
Growth Rate	1.19%	1.02%	1.15%
Avg. HH Income	\$144,961	\$100,868	\$81,029

Source: Esri® 2024

# 300+ Businesses

(within 3 mile radius)



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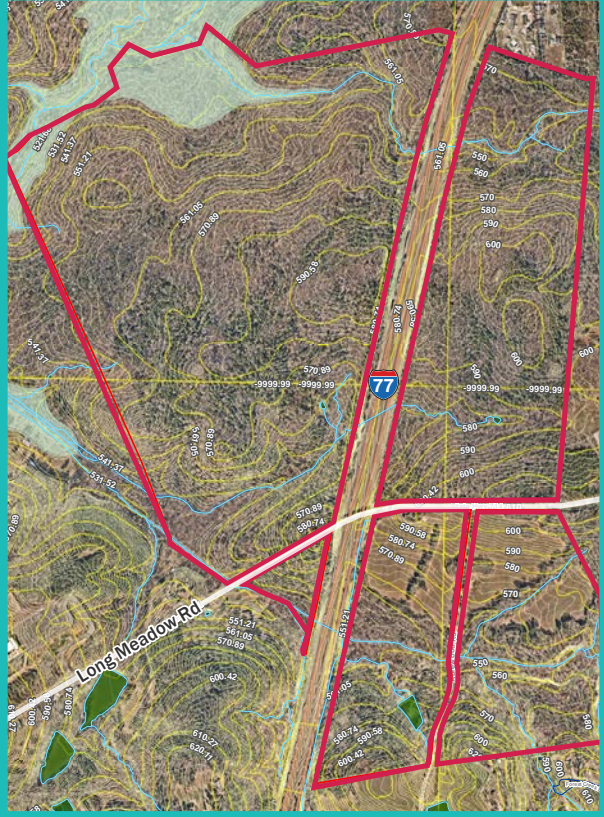




# Property Overview | Surrounding Area

## Manufacturing is the 2nd Largest Industry by employment in York County

Site Topography Aerial





# Property Overview | Conceptual Plan A

*(Illustrative in nature. Not approved.)*





# Property Overview | Conceptual Plan B

*(Illustrative in nature. Not approved.)*





# Submarket Overview | Economic Growth

## Rock Hill, SC

Rock Hill, South Carolina is a business-savvy blend of historic charm and responsibly implemented expansion. The city is located in the north-central area of South Carolina approximately 20 miles south of Charlotte, NC along the I-77 corridor. Rock Hill is a growing community of nearly 75,000 residents. Rock Hill is the largest city in York County, SC and the only major South Carolina city in the Charlotte area.

For the sixth consecutive time, the Electric Department has been recognized as a leading power provider on a national level. The Diamond Designation places the department among the top providers in the nation. For the first time in 2021, the department received a perfect score on its award application submittal.

Source



Source: Photo

### YORK COUNTY MAJOR EMPLOYERS



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# Market Overview | Economic Growth

## Charlotte Market

People keep coming to the Charlotte Region. Nearly 100 people a day, in fact. Why do they come here? They come for jobs in a healthy and growing economy with thriving health care, finance and professional services sectors, and a tech talent pool growing twice as fast as the national average. They come to start and grow businesses in a region with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They come for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle - from vibrant urban centers, to suburban cul-de-sac to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either. Source



Charlotte Douglas International Airport is now ranked the 5th busiest airport in the world.

113 #4

People moving to Charlotte daily

Fastest growing city for young professional



Source: Charlotte Regional Business Alliance

### COMPANIES HEADQUARTERED IN CHARLOTTE



### Charlotte, North Carolina

- Average home sale price: \$420,000
- Average apartment rent: \$1,500 per month
- Average cost living: 2% lower than the national average
- Unemployment rate: 3.4%, as of June 2023
- Diversity grade: A-plus



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Office | Medical | Industrial | Retail | Land | Investment

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