

FORT MILL

ELIZABETH

SITES FOR SALE

LOCATED IN ONE OF THE FASTEST GROWING AREAS IN THE NATION

ELIZABETH COMMERCIAL LAND

Fort Mill, SC



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INTRODUCTION

MPV Properties is pleased to present for sale *Elizabeth Commercial Land*; multiple sites available for a combined 82.5± acres of commercially zoned land located in Fort Mill, SC, one of the fastest growing towns in the nation.

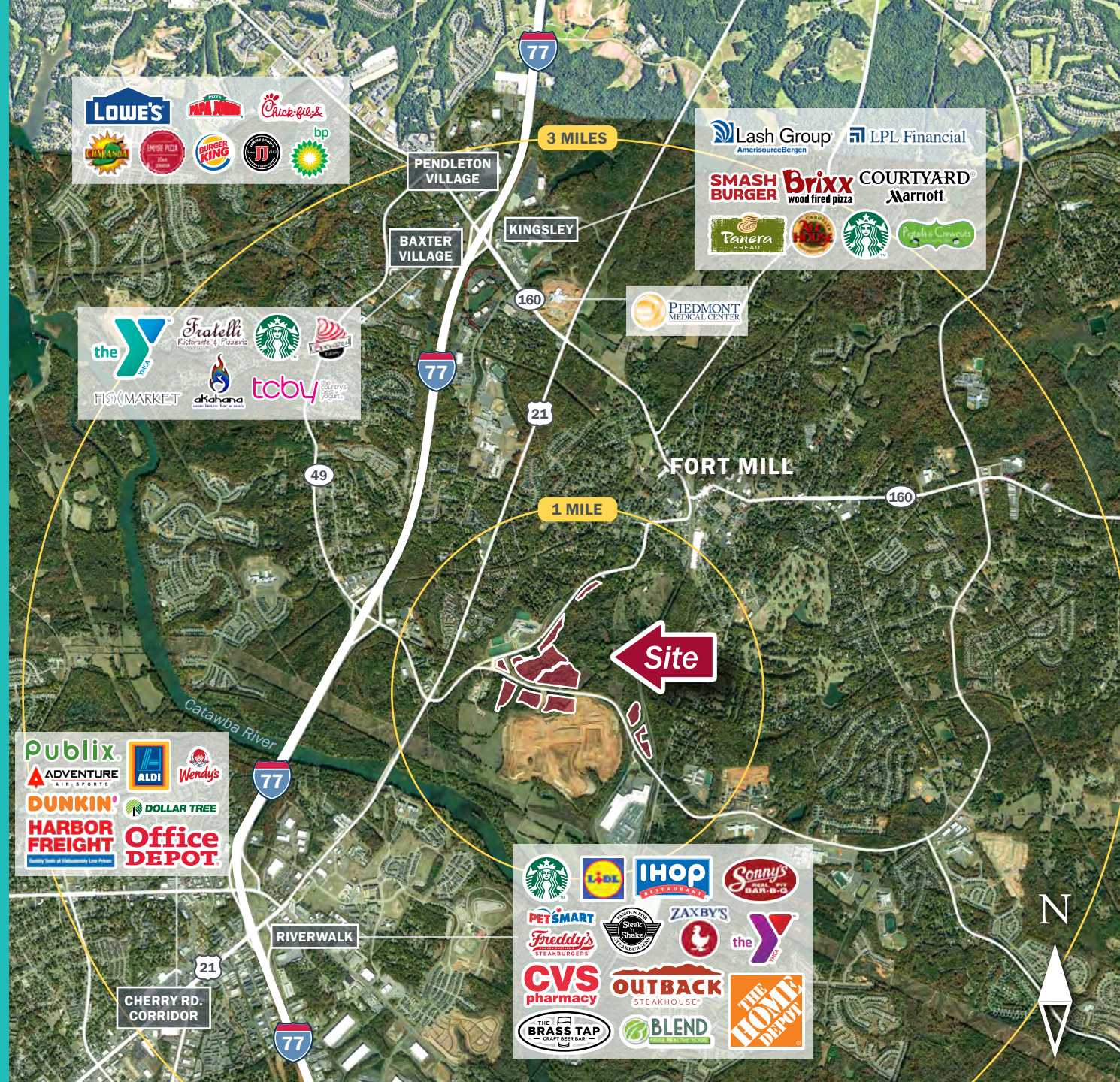
The property is proximate to other mixed-use projects including Baxter Village, Kingsley, and Riverwalk.

±82.5

COMMERCIAL ACRES

MXU

MIXED USE ZONING



COMMERCIAL SITES

MARKER PID ACERAGE

MARKER	PID	ACERAGE
C	0202001153	±7.5
D	0202001147 & 0202001062	±5.5 & ±6.2
E	0202001149	±9
F	0202001149	±10
G	0202001151	±6.2
H	0202001150	±2.6

PROPERTY HIGHLIGHTS

Permitted uses include: convenience stores, restaurants, car washes, day cares, hotels, office, mini-warehouse and banks.

Utilities will need to be extended by the buyer/developer.

Sites will be delivered without any grading or common detention in place.

Up to 1.5 million square feet of commercial uses are permitted under the existing Development Agreement with Fort Mill.

The exterior building materials must feature quality materials such as brick, stone, stucco, and wood.

Significant traffic improvements planned for the area, but each commercial development will be required to perform its own traffic impact analysis.



SITE AERIAL



METROSTUDY

3 Mile Residential Activity*

Existing Units	15,851
Units Under Development	39
Proposed Units (Excluding Elizabeth)	2,552
Elizabeth Proposed Units	1,312
Total	19,754

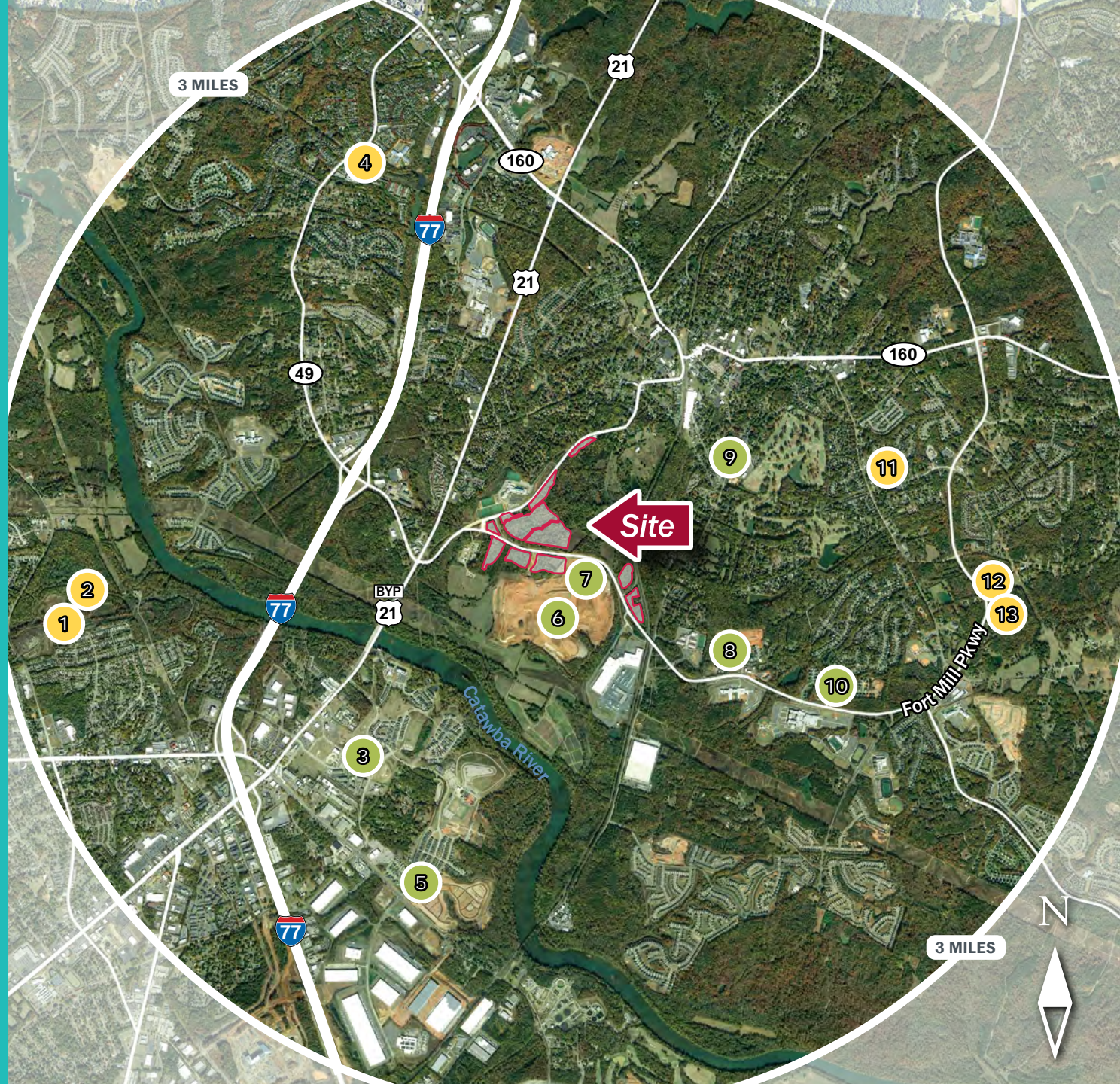
Subdivision Status

- Future 
- Active 

37,217

TOTAL RESIDENTIAL
POPULATION WITHIN 3 MILES

Recent Activity Source: Zonda. Current Units Source: Esri.



Subdivision Status
● Future
 ● Active

No.	Subdivision	Status	Existing	Developing	Proposed	Total Units
1	Prescott Glen at the Catawba/TH	Future	0	0	117	117
2	Prescott Glen at the Catawba/SF	Future	0	0	241	241
3	Riverwalk (Rock Hill)/TH	Active 1Q14	71	0	230	301
4	Borough at Sixth Baxter TH	Future	0	0	20	20
5	Riverwalk (Rock Hill)/SF	Active 4Q11	390	3	372	765
6	Elizabeth/SF	Active 3Q22	0	10	810	820
7	Elizabeth/TH	Active 3Q22	0	0	492	492
8	Arden Mill	Active 1Q19	45	16	36	97
9	Millbank	Active 1Q19	37	9	5	51
10	Nims Village	Active 2Q18	61	1	3	65
11	Patterson Pond	Future	0	0	19	19
12	Crossroads/TH (Ft Mill) (P)	Future	0	0	64	64
13	Crossroads/SF (Ft Mill) (P)	Future	0	0	143	143
Total Units			604	39	2,552	3,195*

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

BUSINESS SUMMARY

Data for all businesses in area	1 mile				3 miles			
Total Businesses:	56				1,228			
Total Employees:	883				13,394			
Total Residential Population:	3,502				37,217			
Employee/Residential Population Ratio (per 100 Residents)	25				36			
by SIC Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	1.8%	15	1.7%	20	1.6%	133	1.0%
Construction	3	5.4%	10	1.1%	65	5.3%	382	2.9%
Manufacturing	3	5.4%	252	28.5%	40	3.3%	1,719	12.8%
Transportation	1	1.8%	4	0.5%	25	2.0%	177	1.3%
Communication	0	0.0%	1	0.1%	11	0.9%	87	0.6%
Utility	0	0.0%	4	0.5%	4	0.3%	102	0.8%
Wholesale Trade	1	1.8%	10	1.1%	31	2.5%	297	2.2%
Retail Trade Summary	9	16.1%	104	11.8%	266	21.7%	3,890	29.0%
Home Improvement	0	0.0%	44	5.0%	16	1.3%	480	3.6%
General Merchandise Stores	0	0.0%	4	0.5%	9	0.7%	95	0.7%
Food Stores	1	1.8%	4	0.5%	28	2.3%	371	2.8%
Auto Dealers, Gas Stations, Auto Aftermarket	1	1.8%	13	1.5%	35	2.9%	549	4.1%
Apparel & Accessory Stores	0	0.0%	0	0.0%	10	0.8%	35	0.3%
Furniture & Home Furnishings	1	1.8%	1	0.1%	17	1.4%	48	0.4%
Eating & Drinking Places	2	3.6%	25	2.8%	90	7.3%	1,504	11.2%
Miscellaneous Retail	3	5.4%	13	1.5%	61	5.0%	808	6.0%
Finance, Insurance, Real Estate Summary	8	14.3%	167	18.9%	152	12.4%	1,214	9.1%
Banks, Savings & Lending Institutions	2	3.6%	11	1.2%	39	3.2%	250	1.9%
Securities Brokers	1	1.8%	71	8.0%	20	1.6%	329	2.5%
Insurance Carriers & Agents	2	3.6%	44	5.0%	35	2.9%	246	1.8%
Real Estate, Holding, Other Investment Offices	3	5.4%	42	4.8%	58	4.7%	389	2.9%
Services Summary	25	44.6%	300	34.0%	519	42.3%	4,830	36.1%
Hotels & Lodging	0	0.0%	1	0.1%	20	1.6%	275	2.1%
Automotive Services	1	1.8%	12	1.4%	38	3.1%	200	1.5%
Motion Pictures & Amusements	2	3.6%	11	1.2%	40	3.3%	222	1.7%
Health Services	6	10.7%	88	10.0%	107	8.7%	1,161	8.7%
Legal Services	0	0.0%	1	0.1%	24	2.0%	113	0.8%
Education Institutions & Libraries	2	3.6%	104	11.8%	25	2.0%	1,037	7.7%
Other Services	14	25.0%	83	9.4%	266	21.7%	1,823	13.6%
Government	1	1.8%	13	1.5%	21	1.7%	289	2.2%
Unclassified Establishments	3	5.4%	3	0.3%	75	6.1%	273	2.0%
Totals	56	100.0%	883	100.0%	1,228	100.0%	13,394	100.0%

Source:Esri

1,228

BUSINESSES WITHIN
3 MILES

35,730

DAYTIME POPULATION
WITHIN 3 MILES

32,217

TOTAL RESIDENTIAL POPULATION
WITHIN 3 MILES

14,438

HOUSEHOLDS WITHIN 3 MILES

37.3

MEDIAN AGE WITHIN 1 MILE

EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Population			
2010 Population	2,923	25,813	73,364
2020 Population	3,110	34,176	106,018
2022 Population	3,502	37,217	112,536
2027 Population	3,949	40,985	120,179
2010-2020 Annual Rate	0.62%	2.85%	3.75%
2020-2022 Annual Rate	5.42%	3.86%	2.69%
2022-2027 Annual Rate	2.43%	1.95%	1.32%
2022 Male Population	47.6%	48.2%	48.5%
2022 Female Population	52.4%	51.8%	51.5%
2022 Median Age	37.4	35.4	37.3

In the identified area, the current year population is 112,536. In 2020, the Census count in the area was 106,018. The rate of change since 2020 was 2.69% annually. The five-year projection for the population in the area is 120,179 representing a change of 1.32% annually from 2022 to 2027. Currently, the population is 48.5% male and 51.5% female.

Median Age			
The median age in this area is 37.3, compared to U.S. median age of 38.9.			
Race and Ethnicity			
2022 White Alone	65.0%	68.1%	68.4%
2022 Black Alone	20.2%	17.1%	14.8%
2022 American Indian/Alaska Native Alone	0.5%	0.4%	0.6%
2022 Asian Alone	2.7%	3.6%	4.8%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	3.2%	3.1%	3.4%
2022 Two or More Races	8.4%	7.6%	7.9%
2022 Hispanic Origin (Any Race)	8.4%	7.5%	8.3%

Persons of Hispanic origin represent 8.3% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households			
2022 Wealth Index	112	104	113
2010 Households	1,156	10,135	29,014
2020 Households	1,235	13,325	40,847
2022 Households	1,373	14,438	43,254
2027 Households	1,545	15,885	46,188
2010-2020 Annual Rate	0.66%	2.77%	3.48%
2020-2022 Annual Rate	4.82%	3.63%	2.58%
2022-2027 Annual Rate	2.39%	1.93%	1.32%
2022 Average Household Size	2.55	2.58	2.59

The household count in this area has changed from 40,847 in 2020 to 43,254 in the current year, a change of 2.58% annually. The five-year projection of households is 46,188, a change of 1.32% annually from the current year total. Average household size is currently 2.59, compared to 2.59 in the year 2020. The number of families in the current year is 28,882 in the specified area.

Source:Esri

EXECUTIVE SUMMARY CONTINUED

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	18.3%	20.3%	19.3%
Median Household Income			
2022 Median Household Income	\$97,860	\$85,960	\$88,366
2027 Median Household Income	\$107,670	\$100,938	\$102,467
2022-2027 Annual Rate	1.93%	3.26%	3.01%
Average Household Income			
2022 Average Household Income	\$122,749	\$113,473	\$117,823
2027 Average Household Income	\$140,029	\$127,226	\$132,359
2022-2027 Annual Rate	2.67%	2.31%	2.35%
Per Capita Income			
2022 Per Capita Income	\$49,007	\$43,620	\$45,216
2027 Per Capita Income	\$56,013	\$48,865	\$50,800
2022-2027 Annual Rate	2.71%	2.30%	2.36%

Households by Income
 Current median household income is \$88,366 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$102,467 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$117,823 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$132,359 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$45,216 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$50,800 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	133	122	128
2010 Total Housing Units	1,255	11,111	31,655
2010 Owner Occupied Housing Units	668	6,241	19,375
2010 Renter Occupied Housing Units	489	3,893	9,640
2010 Vacant Housing Units	99	976	2,641
2020 Total Housing Units	1,332	14,153	43,229
2020 Vacant Housing Units	97	828	2,382
2022 Total Housing Units	1,439	15,247	45,596
2022 Owner Occupied Housing Units	923	9,532	30,244
2022 Renter Occupied Housing Units	450	4,907	13,010
2022 Vacant Housing Units	66	809	2,342
2027 Total Housing Units	1,625	16,837	48,813
2027 Owner Occupied Housing Units	1,081	10,878	32,896
2027 Renter Occupied Housing Units	464	5,007	13,292
2027 Vacant Housing Units	80	952	2,625

Currently, 66.3% of the 45,596 housing units in the area are owner occupied; 28.5%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there

Source:Esri

\$122,749

AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

45,596

HOUSING UNITS WITHIN 5 MILES

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