

## Industrial Land Available for Sale

# ► Fire Tower Road Land

Fire Tower Road at I-77, Rock Hill, SC 29730



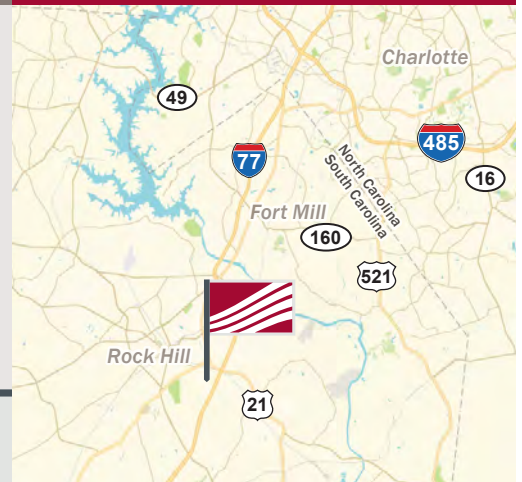
## Land for Sale

- ±100 Acres in York County
- Zoned ID & UD, both of which allow for manufacturing, warehousing, and distribution.
- Access to I-77 via Anderson Road and Porter Road interchanges.
- Centrally located between Charlotte (25 miles) and Columbia (65 miles).

## Pricing

Bulk sale price: \$75,000 per acre  
Subdivided parcels: Negotiable

## For Sale



## Demographics

5 mile

10 mile

15 mile

|                         |          |          |          |
|-------------------------|----------|----------|----------|
| 2017 Population         | 74,234   | 181,911  | 400,334  |
| 2010 - 2017 Growth Rate | 1.13%    | 2.25%    | 2.56%    |
| 2017 Avg. HH Income     | \$57,641 | \$74,613 | \$89,834 |

## ► Contact

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# ► Site Aerial with Topography

**Fire Tower Road Land**  
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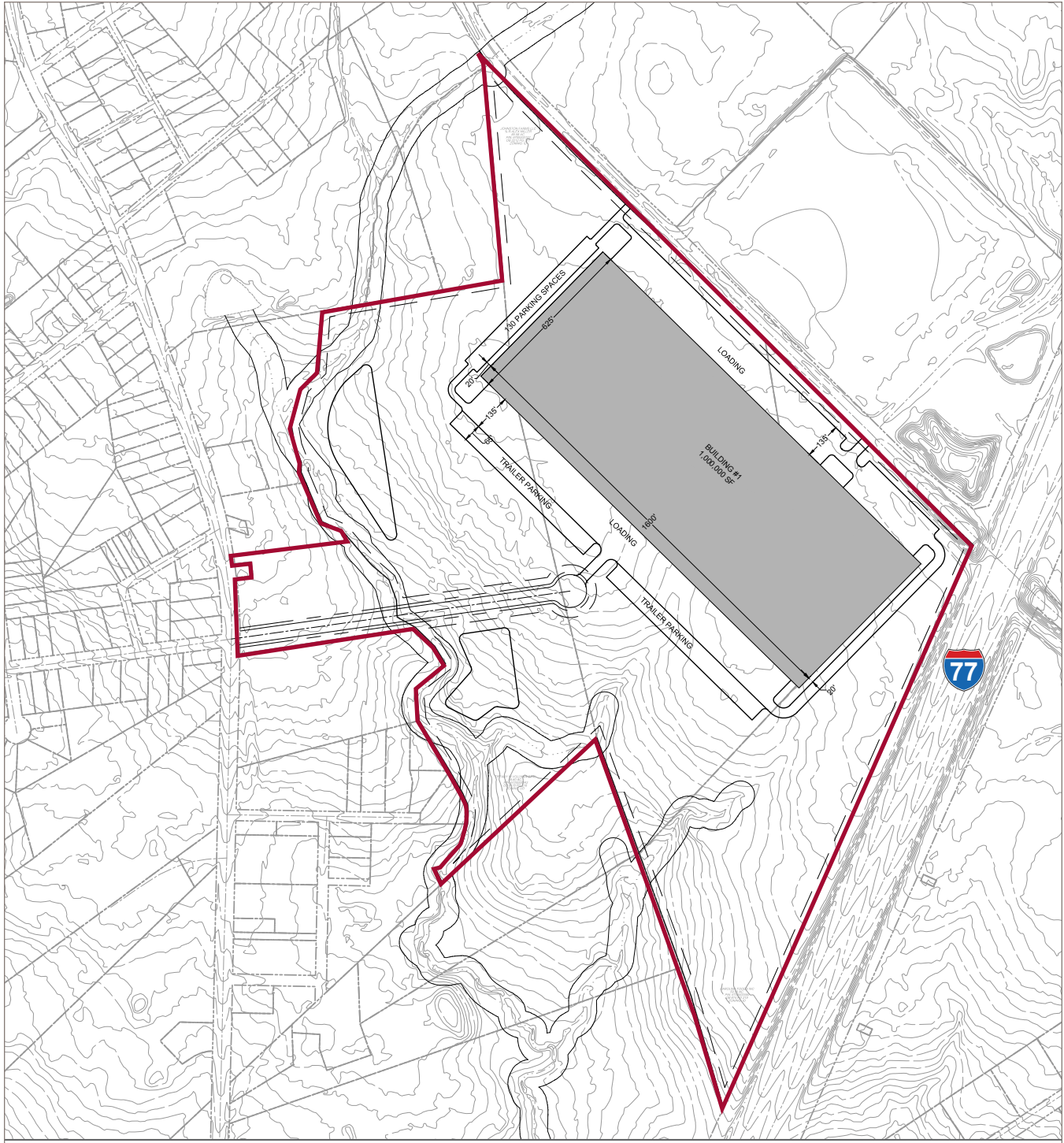


| Parcel #     | Acreage             |
|--------------|---------------------|
| 6700000080   | 25.55 Acres         |
| 6700000122   | 41.56 Acres         |
| 6720000043   | 28.60 Acres         |
| 6720000021   | 4.30 Acres          |
| <b>Total</b> | <b>100.01 Acres</b> |



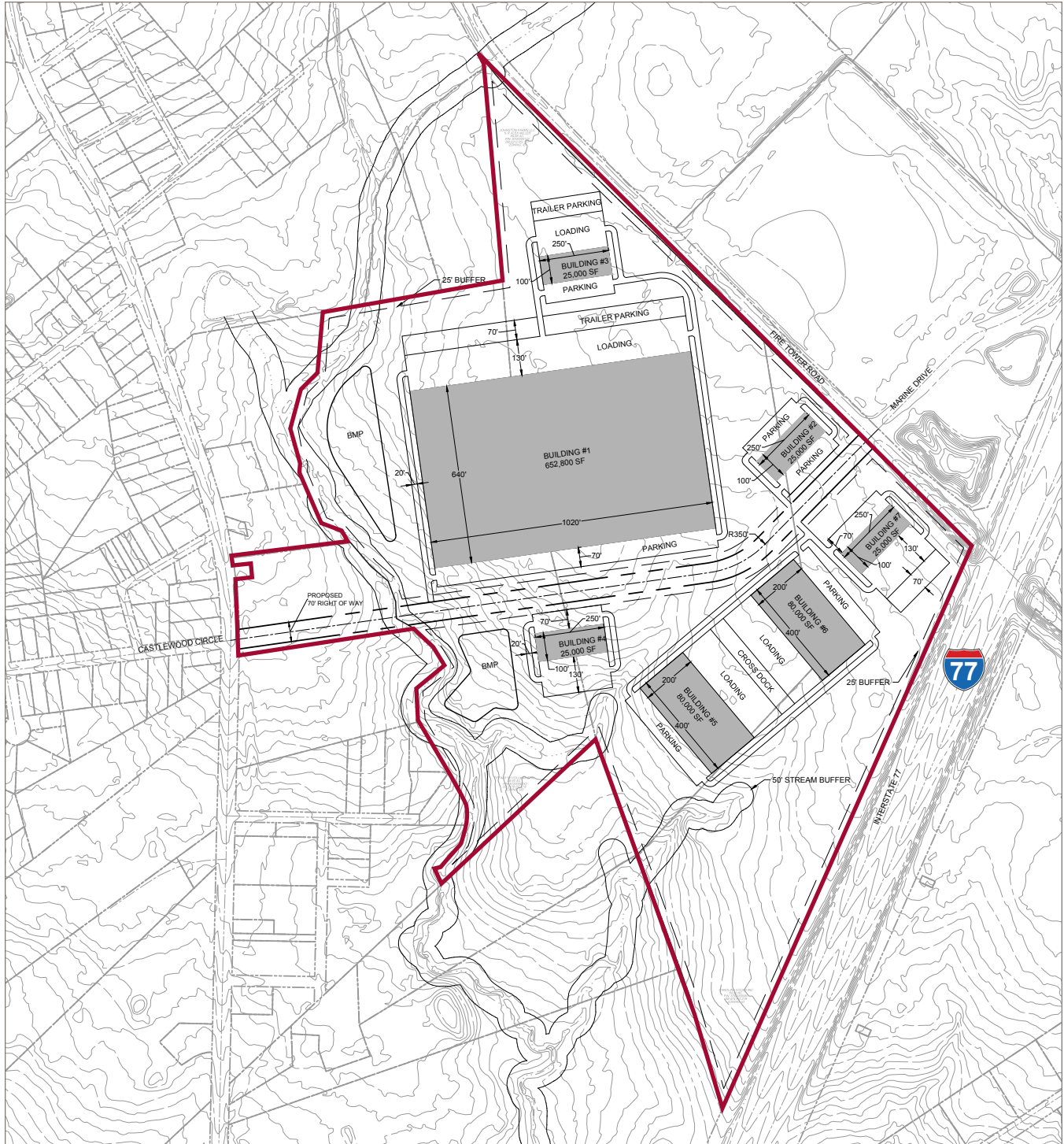
## ► Site Plan

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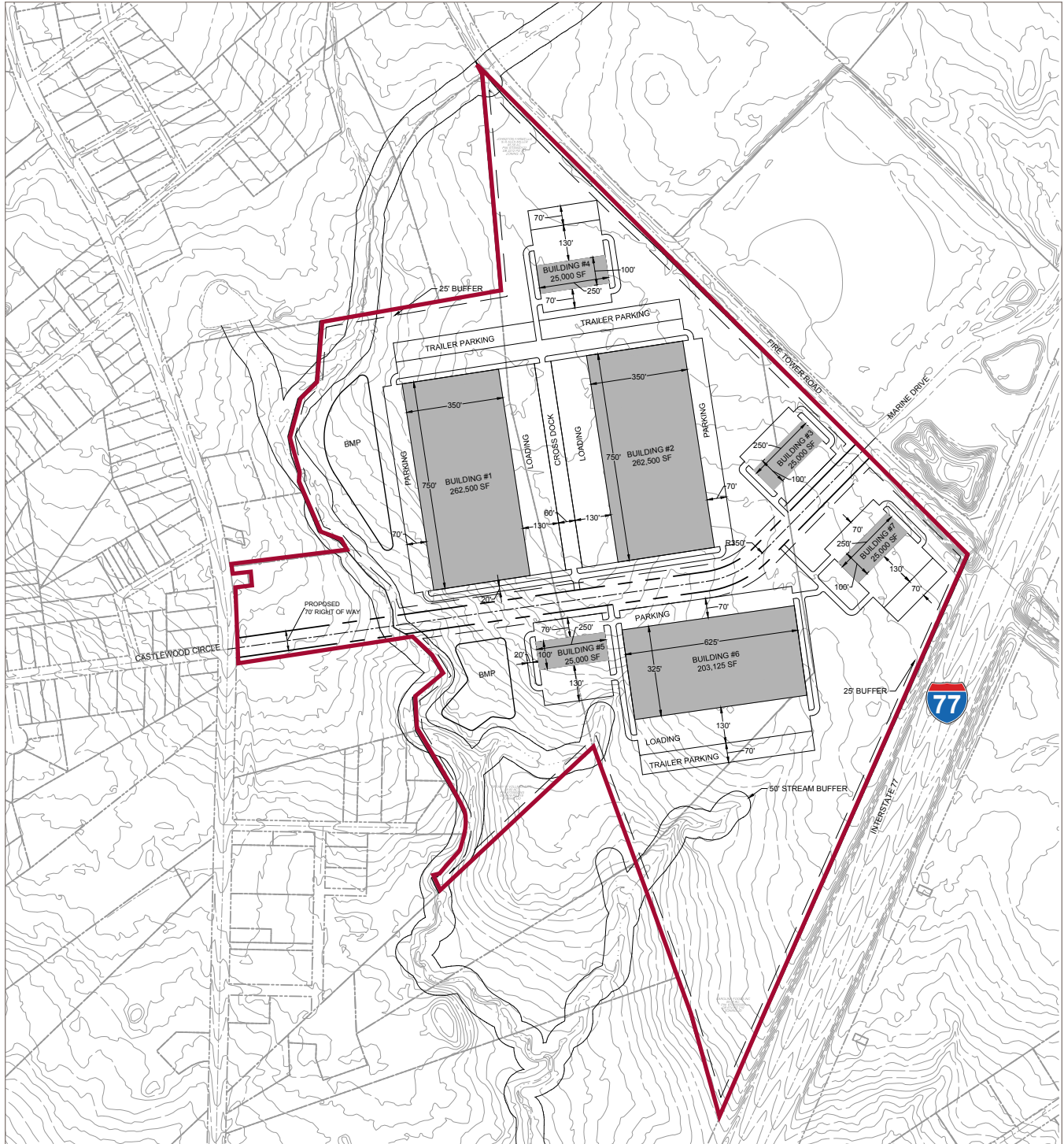
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# ► Site Plan

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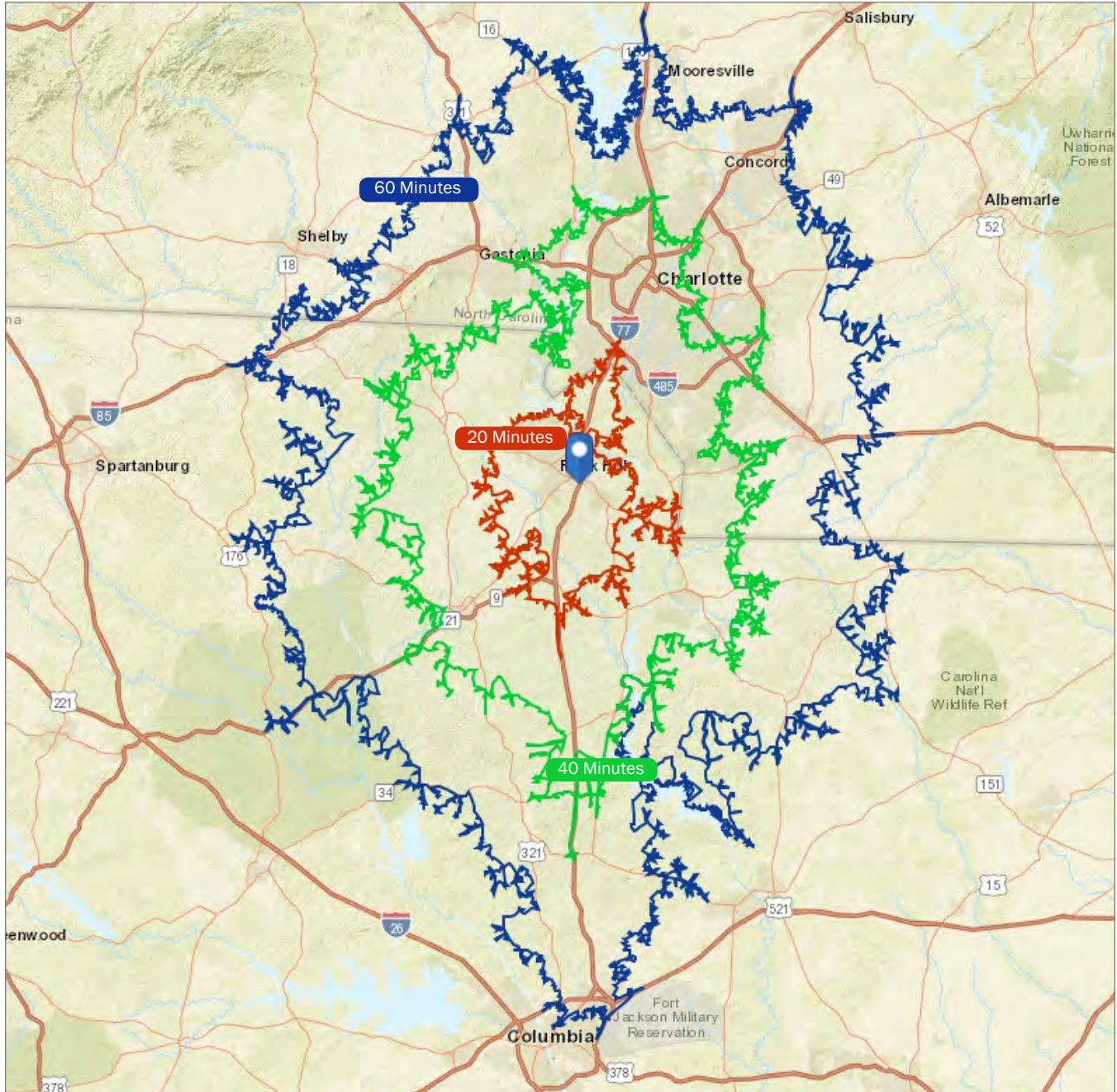


## ► Locator Aerial

### Fire Tower Road Land

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20-40-60 Minute Drive Times



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