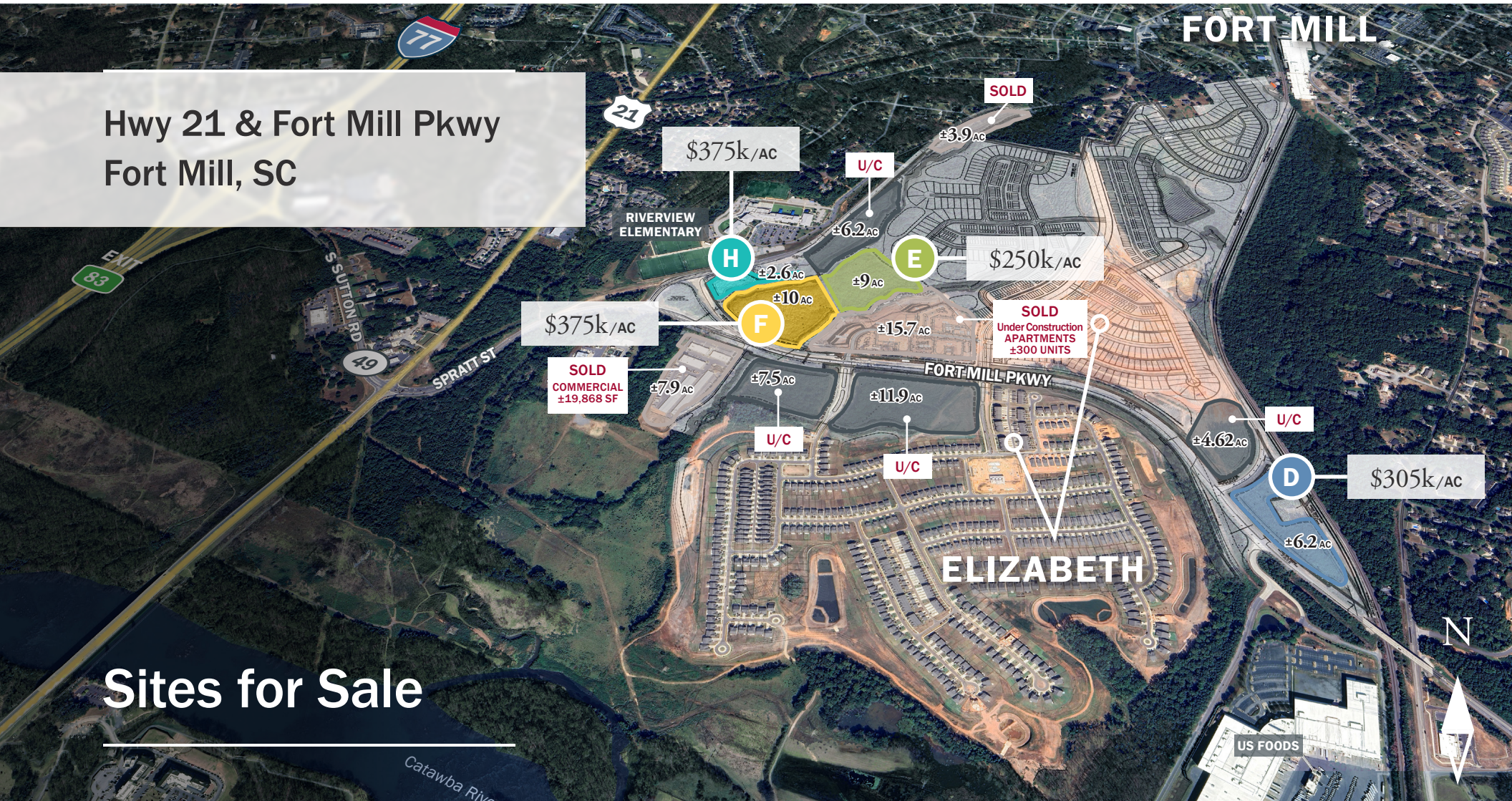


Elizabeth Commercial Land

Hwy 21 & Fort Mill Pkwy
Fort Mill, SC



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This Offering Memorandum is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The recipients intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a purchase agreement has been fully executed. The parties agree that this Offering Memorandum is not intended to create any agreement or obligation by either party to negotiate a definitive purchase agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length.



Executive Summary | Introduction

MPV Properties is pleased to present for sale **Elizabeth Commercial Land**; multiple sites available varying from 2.6 to 21.6 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**.

INVESTMENT HIGHLIGHTS

SITES FROM
2.6 to 21.6

COMMERCIAL ACRES

MXU

MIXED USE ZONING SUBJECT TO
DEVELOPMENT AGREEMENT



Executive Summary | Property Highlights

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

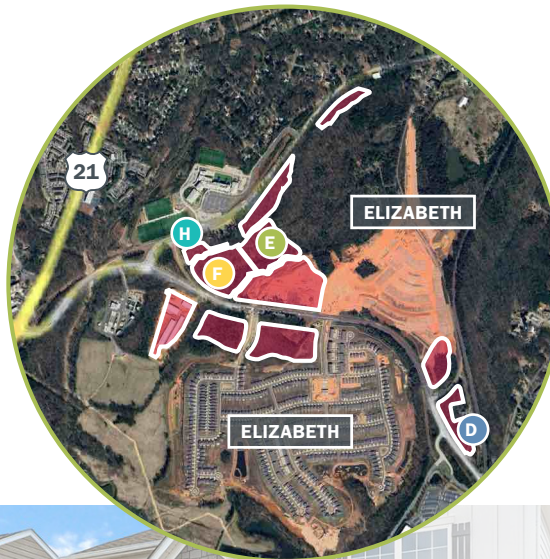
Utilities will need to be extended by the buyer/developer.

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.



AVAILABLE SITES

Marker	PID	Acreage
D	0202001062	±6.2
E	0202001149	±9
F	0202001149	±10
H	0202001150	±2.6

Are contiguous and can be combined for a total of

21.6
acres



Lennar's Elizabeth Community in Fort Mill, SC

Executive Summary | Site Aerial



Residential Activity | Zonda

No.	Sub. Name	Status	Total
3	Riverwalk (Rock Hill)/TH	Active 4Q23	250
4	Riverwalk (Rock Hill)/SF	Active 4Q11	850
5	Borough at Sixth Baxter TH	Active 3Q23	20
6	Elizabeth/SF	Active 3Q22	794
7	Elizabeth/TH	Active 3Q22	494
8	Arden Mill	Active 1Q19	97
9	Millbank	Active 1Q19	51
10	Nims Village	Active 2Q18	65
11	Patterson Pond	Active 4Q23	19
14	Brook Run/SF	Active 4Q23	229
15	Brook Run/TH	Active 4Q23	246

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

3 Mile Residential Activity*

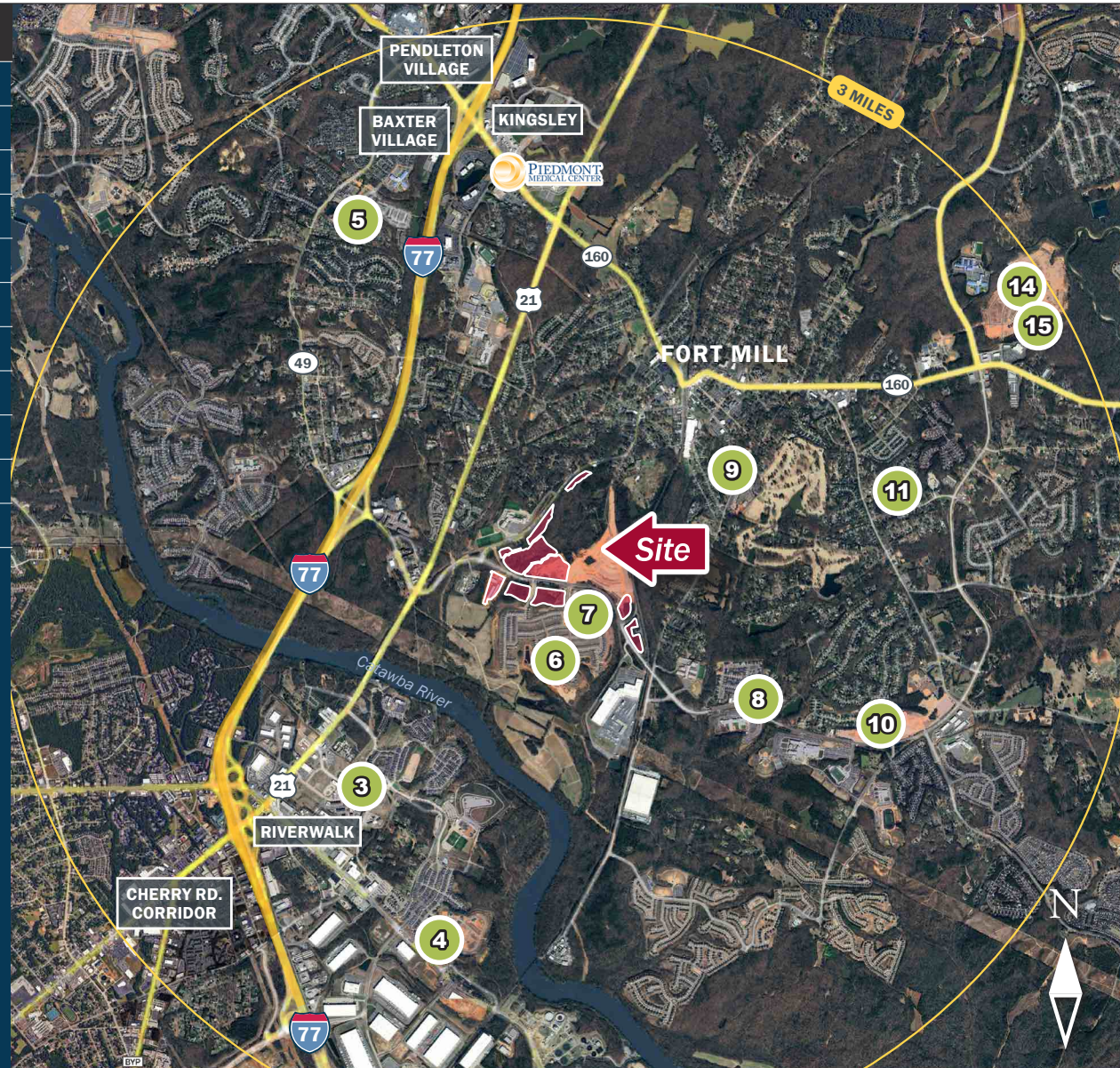
Existing Units 16,422

Units Under Construction 3,115

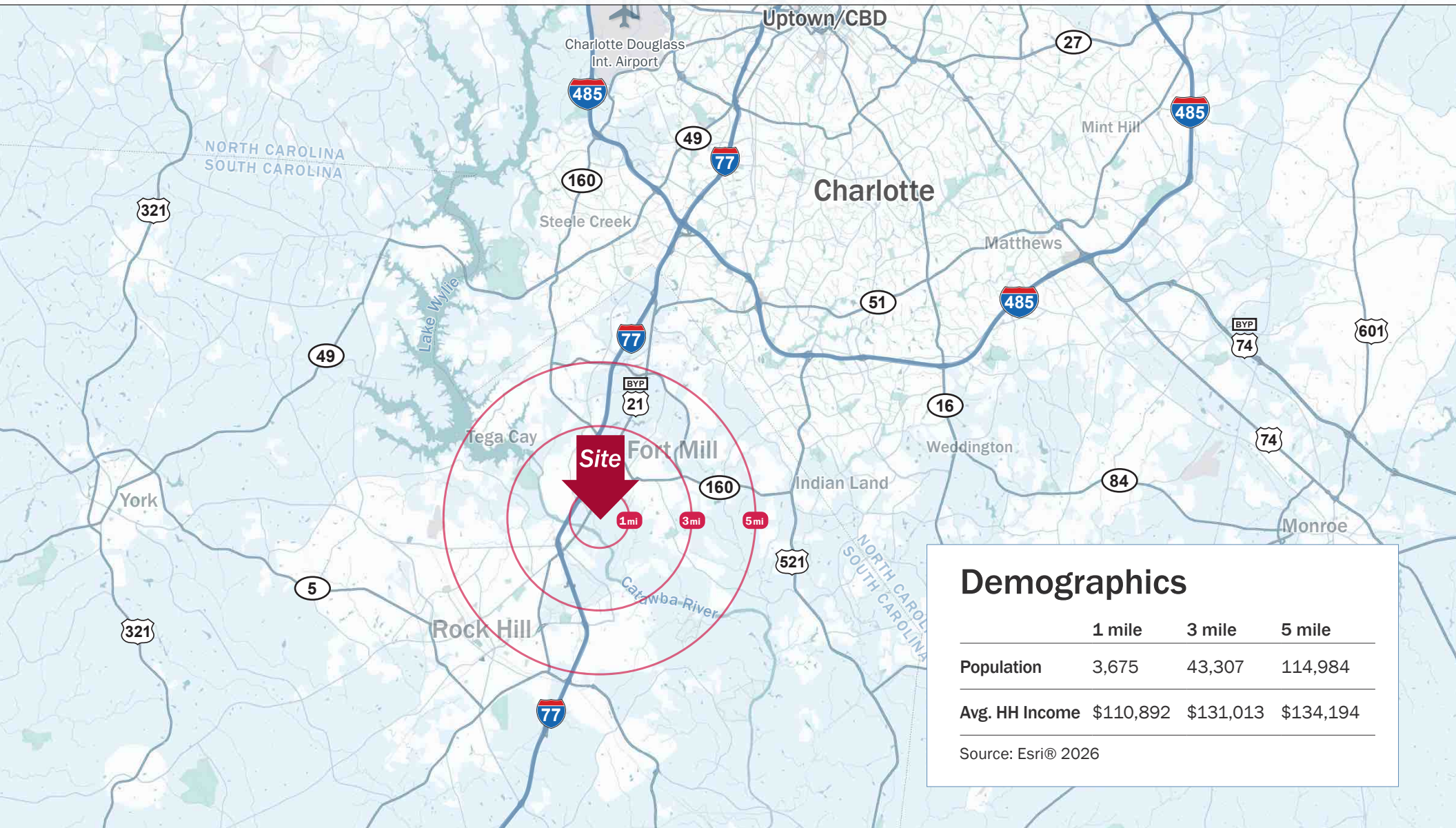
Total 19,537

40,859

TOTAL RESIDENTIAL POPULATION WITHIN 3 MILES



Demographics | Location & Demographic Snapshot





Office | Medical | Industrial | Retail | Land | Investment

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