

OFFERING MEMORANDUM



979 E LIBERTY YORK SC





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INVESTMENT SUMMARY



979 E Liberty St, York SC

INVESTMENT OVERVIEW

- **979 E Liberty Street presents a rare opportunity to acquire approximately 7 acres of General Commercial land**
- **along one of York, South Carolina's primary retail and commercial corridors. The property includes existing**
- **commercial improvements, expansive paved areas, and strong frontage, allowing for immediate use or future**
- **redevelopment.**
- **Surrounded by national retailers and positioned along a high-visibility**
- **corridor, this asset offers long-term land**
- **appreciation, zoning flexibility, and multiple exit strategies for investors, developers, and owner-users.**

PROPERTY OVERVIEW

Address: 979, 977 & 975 E Liberty Street, York, SC

Total Land Area: Approximately 7.0 Acres

Building Size: ±6,360 SF

Zoning: GC – General Commercial

Improvements: Freestanding commercial building with service bays

Ingress/Egress: Direct access from Liberty Street

Visibility: Prominent frontage along Liberty Street

Utilities: Well and Septic

Parcel ID: 3460000009



INVESTMENT OVERVIEW





INVESTMENT THESIS

979 E Liberty Street represents a land-centric investment opportunity with existing improvements that enhance usability while preserving future redevelopment flexibility.

Key drivers of value include:

- Rare 7-acre commercial parcel along Liberty Street**
- General Commercial zoning supporting diverse uses**
- Strong retail synergy from nearby national brands**
- Proximity to growing residential and commercial development**
- Scalable site layout suitable for phased redevelopment or subdivision**
- This asset is well-suited for buyers seeking long-term appreciation, redevelopment potential, or a combination of immediate use and future repositioning.**

LAND VALUE & REDEVELOPMENT POTENTIAL

The subject property's approximately 7 acres of General Commercial land provides significant redevelopment optionality in a corridor that continues to attract retail, service, and automotive users.

Potential strategies include:

Multi-tenant retail development

Automotive dealership or service-oriented uses

Pad-site subdivision

Service commercial or flex development

Long-term land hold with appreciation

Existing improvements, zoning, and infrastructure reduce entitlement risk and shorten development timelines, making the property attractive to both developers and strategic investors.

LOCATION OVERVIEW – LIBERTY STREET CORRIDOR

Liberty Street is one of York’s primary commercial corridors, supporting strong daily traffic volumes and connecting major retail and service destinations throughout the city.

The property benefits from immediate proximity to established national and regional retailers, including Walmart Supercenter, Lowe’s, McDonald’s, Tractor Supply, and multiple automotive dealerships and service providers.

This mature commercial environment reinforces long-term land value and supports consistent demand.

CONNECTIVITY & ACCESS

Direct frontage on Liberty Street (SC Highway 161 Business)

Convenient access to SC Highway 324

Approximately 10 minutes to Interstate 77

Efficient connectivity to Rock Hill, Charlotte, and greater York County

The site’s accessibility supports both local traffic and regional commercial activity.

MARKET OVERVIEW – YORK, SOUTH CAROLINA

York is an expanding South Carolina market benefiting from its proximity to the Charlotte metropolitan area. The city continues to experience residential growth, retail expansion, and infrastructure investment, creating a favorable environment for commercial development.

York offers an attractive balance of small-town character with regional accessibility, appealing to both businesses and residents seeking affordability and growth opportunities.

DEMOGRAPHICS & GROWTH TRENDS

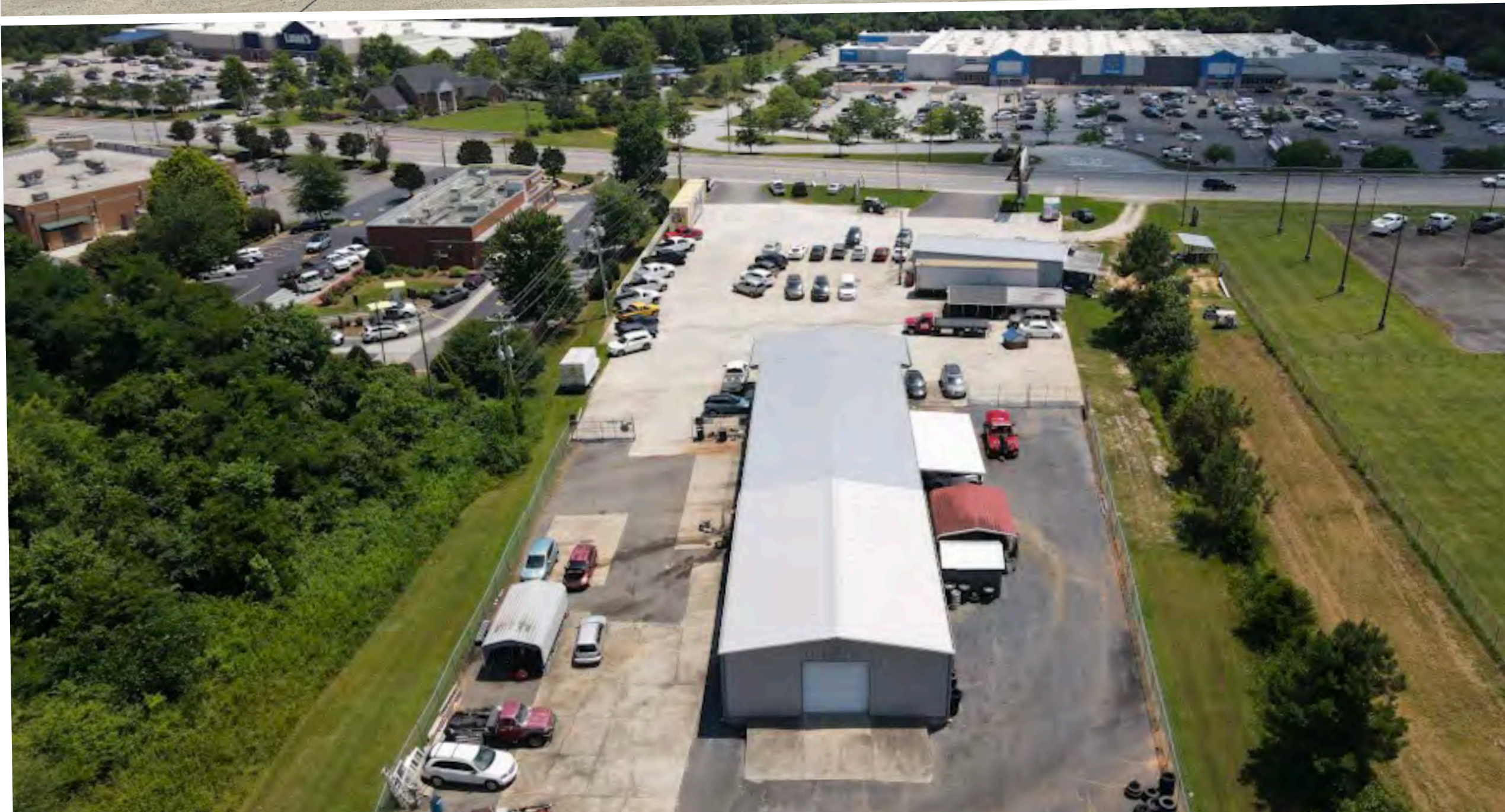
The surrounding trade area continues to see population and household growth driven by:

Ongoing residential development

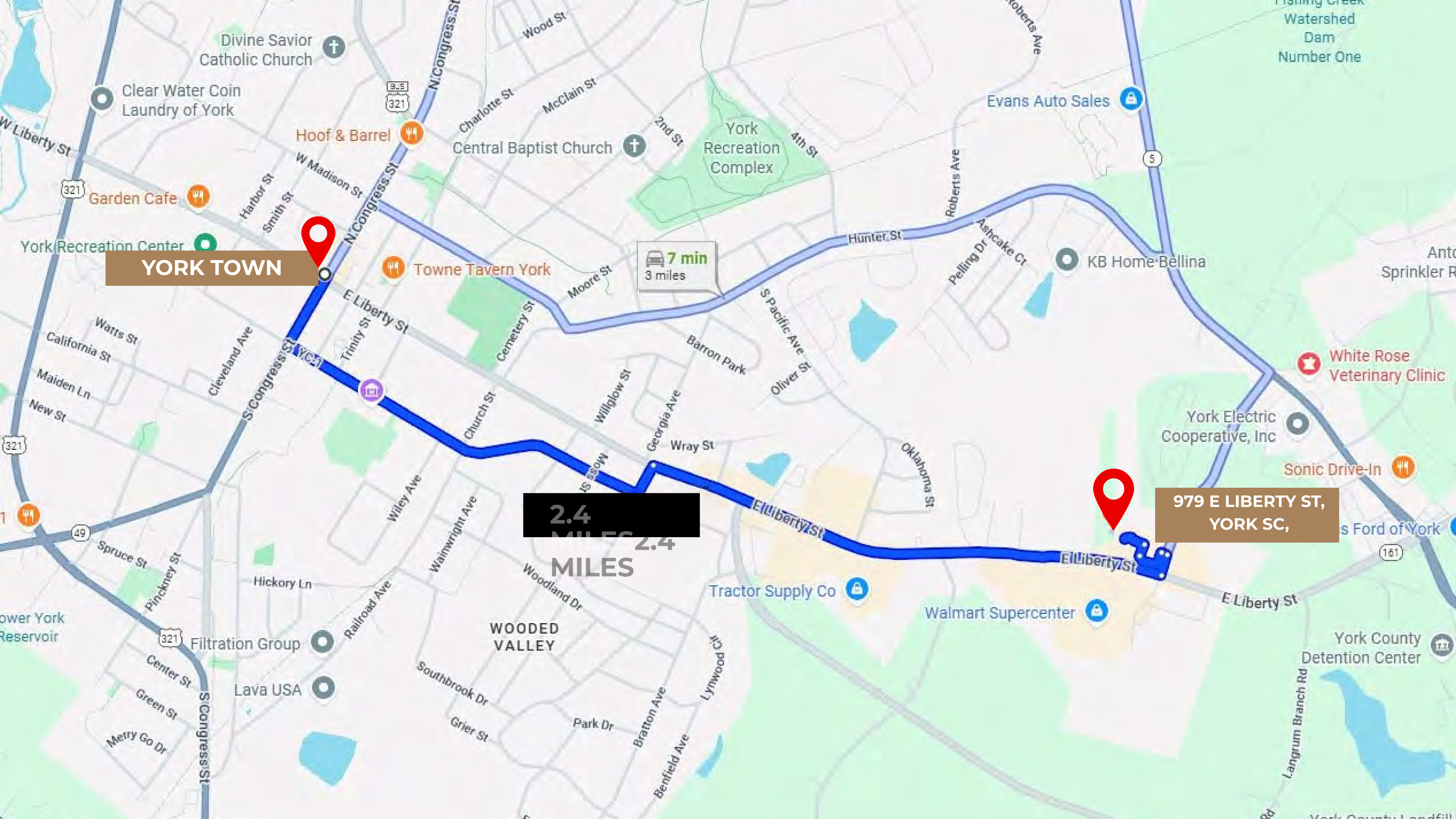
Employment expansion in manufacturing, logistics, and service industries

Sustained retail demand along established commercial corridors

These fundamentals support long-term commercial real estate demand along the Liberty Street corridor.







YORK TOWN

2.4
MILES

979 E LIBERTY ST,
YORK SC,



Afordable Auto
Supercenter

ma St

Pizza
Hut

boost
mobile

ZAXBYS

CHEVROLET

E Liberty St

18,700



CIRCLE K

Bojangles



MURPHY
USA

BURGER
KING

TACO
BELL

Domino's

SITE



Lowes Way

OD
GHBOR
RMACY

Devinney Rd

182 Homes
Under Construction

PAPA JOHNS
Better Ingredients. Better Pizza.

cricket
wireless

HIBBETT
SPORTS

Jersey

at&t

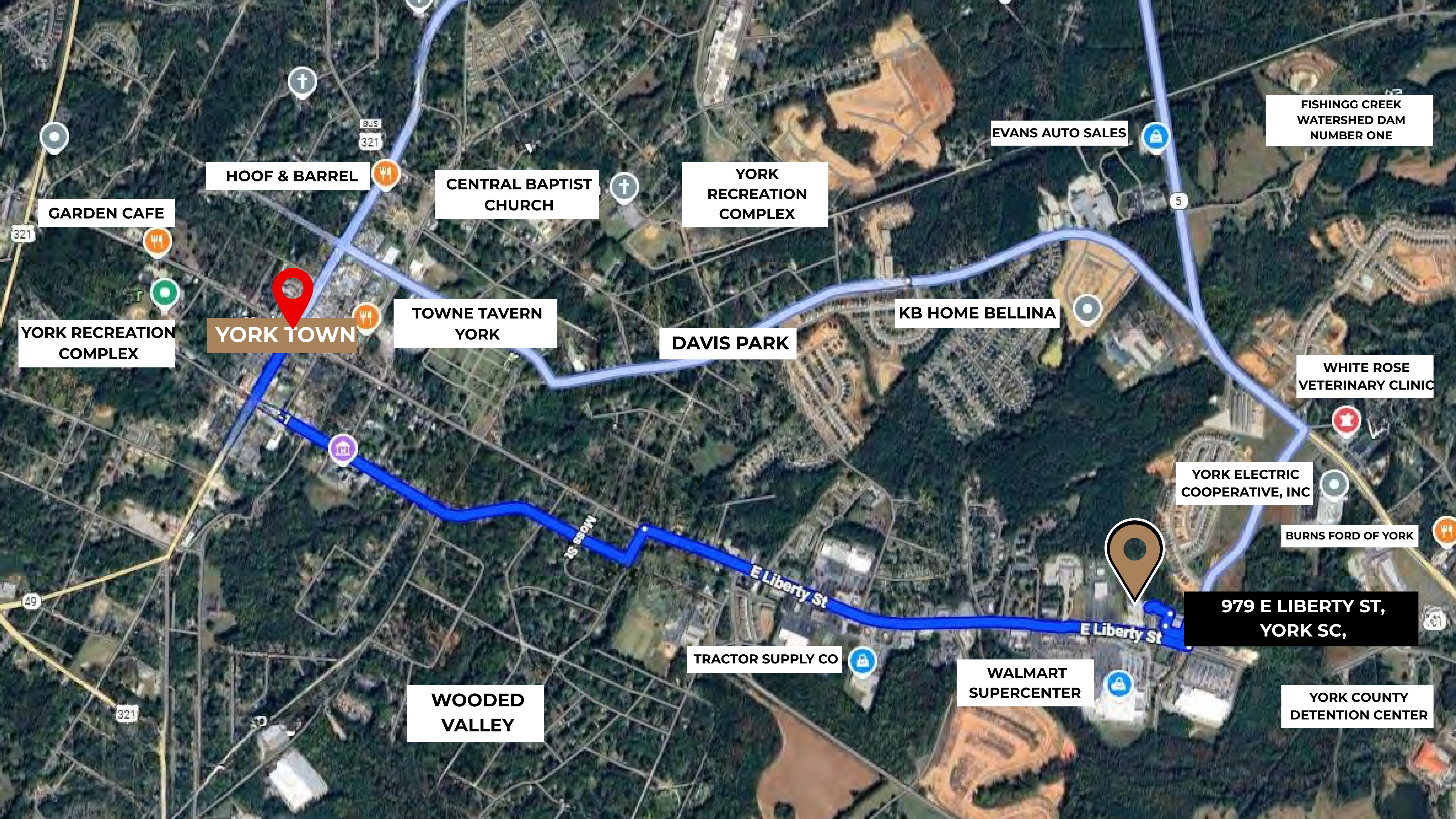
CATO

ANYTIME
FITNESS

Walmart

LOWE'S





HOOF & BARREL

CENTRAL BAPTIST
CHURCH

YORK
RECREATION
COMPLEX

EVANS AUTO SALES

FISHINGG CREEK
WATERSHED DAM
NUMBER ONE

GARDEN CAFE

YORK RECREATION
COMPLEX

YORK TOWN

TOWNE TAVERN
YORK

DAVIS PARK

KB HOME BELLINA

WHITE ROSE
VETERINARY CLINIC

YORK ELECTRIC
COOPERATIVE, INC

BURNS FORD OF YORK

979 E LIBERTY ST,
YORK SC,

WOODED
VALLEY

TRACTOR SUPPLY CO

WALMART
SUPERCENTER

YORK COUNTY
DETENTION CENTER

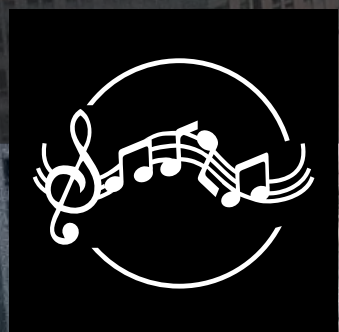
York, SC Overview

YORK, SC

York is a charming city located in the north-central part of South Carolina, known for its rich history, small-town atmosphere, and proximity to larger urban areas like Charlotte, North Carolina. Established in the 18th century, the city served as an important hub during the American Revolution and has preserved much of its historical charm.

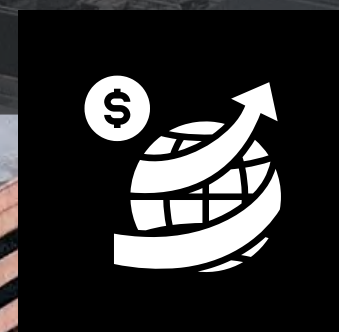
York boasts a variety of well-preserved antebellum homes, quaint downtown streets, and historical sites that tell the story of its past. Its vibrant community is marked by local events, outdoor activities, and a growing arts scene. The city also offers several parks, schools, and businesses, making it an appealing place for both residents and visitors.

The area is also part of the greater York County region, which has seen economic growth in recent years, thanks in part to its proximity to Charlotte and the appeal of its rural yet accessible lifestyle.



Music Industry Capital

An emerging music hub known for its growing local scene blending country, rock, blues, and gospel. While not a major "music industry capital," the city has become a key player in the region's cultural landscape, hosting live events and festivals that showcase both local and regional talent. Its small-town charm and proximity to Charlotte offer opportunities for collaboration and exposure, positioning York as an up-and-coming cultural destination with a strong music scene.



Diversifying Economy

Is undergoing a shift from its agricultural roots to a more diverse economy, driven by growth in retail, logistics, and services. Its proximity to Charlotte has attracted tech, logistics, and advanced manufacturing industries, helping foster a thriving small business community. This blend of history and modern economic development positions York as an appealing destination for both businesses and residents.



Robust Population Growth

Is seeing strong population growth due to its small-town appeal, economic development, and proximity to Charlotte. The city's expanding housing, schools, and amenities make it a desirable place for families, professionals, and retirees, while its evolving infrastructure and community focus attract new residents.

York SC Economic Growth

Job Announcements Coming to York SC

Manufacturing & Advanced Industries

As York continues to attract advanced manufacturing companies, job openings in production, engineering, and skilled trades are expected to increase.

Retail & Customer Service

With the city's growing population and business expansion, retail, hospitality, and customer service positions are likely to see more demand.

Technology & Logistics

Given York's proximity to Charlotte and the growth in the logistics and tech sectors, positions in these industries, including logistics management, IT, and software development, may become more prevalent.

Healthcare

As the population grows, there will likely be a demand for healthcare professionals, including nurses, medical staff, and administrative roles within healthcare facilities.

Education

With the expanding community, job openings in education—ranging from teachers to administrative support—are also anticipated to increase to meet the needs of the growing student population.

DEMOGRAPHICS



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	306,673	39,000	107,800
2023 Estimate Total			
Population	3,000	12,000	20,000
2020 Census			
Total Population 2010	8,503	8,503	282,090
Census			
Total Population	226,073	226,073	226,073
Daytime Population			
2023 Estimate	9,154	19,527	298,320
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	306,914	303,000	319,795
2023 Estimate			
Total Households	1,878	7,408	19,527
Average (Mean) Household Size	2.5	2.6	2.6
2020 Census			
Total Households	1,890	16,670	47,250
Average (Mean) Household Size	2.55	2.55	2.6
2010 Census			
Total Households	2,510	5,290	85,864
Growth 2023 - 2028	24%	24.8%	24.8%
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	16,600	116,440	118,238
2023 Estimate	13,218	16,600	116,440
Owner Occupied	751	16,600	118,238
Renter Occupied	1,219	1,219	30,770
Vacant	222	2,400	7,408
Persons In Units			
2023 Estimate Total Occupied Units	3,296	2,341	7,408
1 Person Units	25.3%	29.9%	24.3%
2 Person Units	11%	17%	2.60%
3 Person Units	15%	15%	15%
4 Person Units	19%	19%	19%
5 Person Units	5.5%	5.5%	35.6%
6 Person Units	3.8%	3.7%	1.5%
7 Person Units	1.15%	0.7%	0.75%

HOUSEHOLDS BY INCOME				1 Mile		3 Miles		5 Miles					
2023 Estimate													
\$200,000 or More				3.7%		1.7%		23.1%					
\$150,000 - \$199,000				3.5%		3.8%		10.8%					
\$100,000 - \$149,000				11%		19%		31.6%					
\$75,000 - \$99,000				11.4%		19.1%		11.4%					
\$50,000 - \$74,999				22.4%		17.6%		22.4%					
\$35,000 - \$49,999				9.7%		9.7%		9.7%					
\$25,000 - \$34,999				13.2%	13.2%	9.27%	\$15,000 - \$24,000		16.5%	11.7%	11.7%	Under \$15,000	6.5%
14.1%				11.7%	Average Household Income \$46,344 \$81,356 \$63,337								
Median Household Income				\$82,495		\$67,103		\$63,337					
Per Capita Home				\$43,442		\$43,442		\$43,442					
POPULATION PROFILE				1 Mile		3 Miles		5 Miles					
Population By Age													
2023 Estimate Total Population				8,503		13,549		298,375					
Under 20				27.3%		23.5%		23.5%					
20 to 34 Years				19%		20.5%		17.7%					
35 to 39 Years				5.95%		6.72%		6.72%					
40 to 49 Years				13.7%		14.66%		14.58%					
50 to 64 Years				19.44%				19.5%					
Age 65+				13%		15.1%		15.9%					
Median Age				39.4		36.9		39.4					
Population 25+ by Education Level													
2023 Estimate Population Age 25+				6,866		223,740		223,00					
Elementary (0-8)				10%		11%		11%					
Some High School (9-11)				7%		7%		7%					
High School Graduate (12)				23.8%		85.2%		92.5%					
Some College (13-15)				31%		31%		31%					
Associate Degree Only				10.3%		10.3%		10.3%					
Bachelors Degree Only				24%		24.2%		24.15%					
Graduate Degree				14%		14%		14%					
Population by Gender													
2023 Estimate Total Population				3,000		12,000		20,000					
Male Population				48.2%		48.62%		48.62%					
Female Population				51.3%		51.3%		51.3%					



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