

3.488 Acres For Sale

ALEXANDER LOVE RETAIL DEVELOPMENT PADS

1480 ALEXANDER LOVE HIGHWAY, YORK, SC 29745



ONE ALLIANCE
COMPANIES



SUMMARY

1480 ALEXANDER LOVE HIGHWAY, YORK, SC 29745

3.488

LAND ACRES

151,937

LAND SF

3

PARCELS

0702501022

APN

3.488 ACRES FOR SALE



FINANCIAL SUMMARY

Price	\$1,00,000
Pad 1	\$750,000
Pad 2	\$700,000
Pad 3	\$500,000

DEMOGRAPHICS

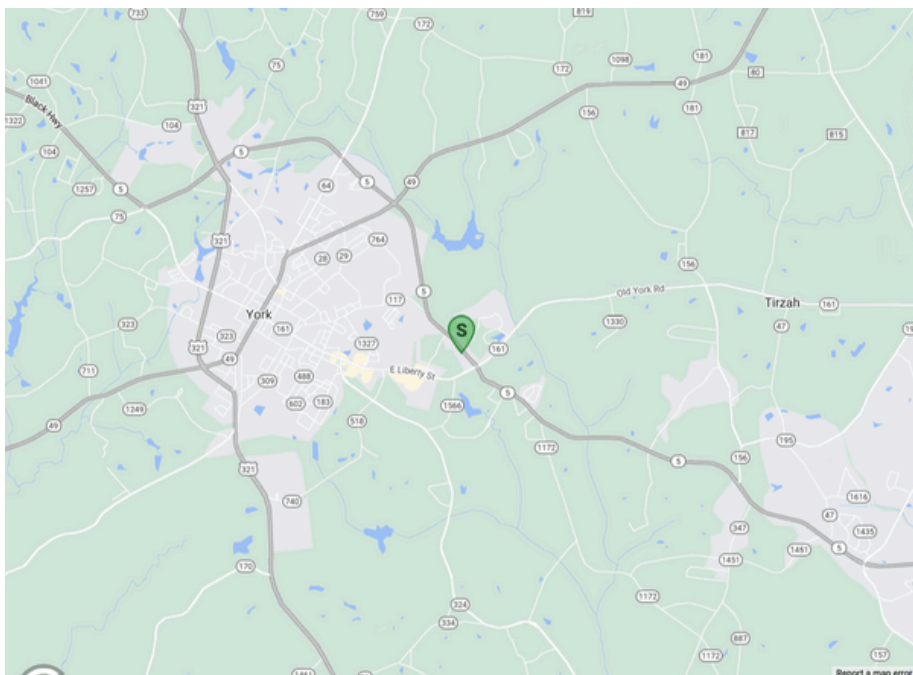
	1 MILE	3 MILE	5 MILE
2025 Population	1,674	13,101	24,441
2025 Median HH Income	\$63,060	\$64,672	\$70,321
2025 Average HH Income	\$67,450	\$86,012	\$91,536

3.488 ACRES FOR SALE

INVESTMENT SUMMARY

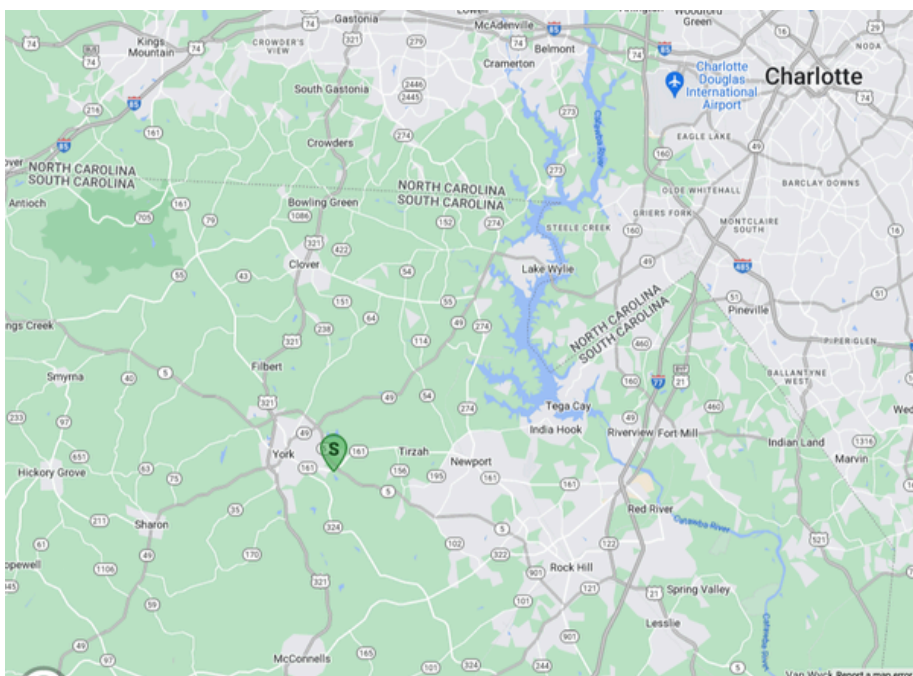
Multiple prime retail pads are available for sale, ground lease, or build-to-suit on a 3.488-acre corner site with excellent frontage along Alexander Love Highway (SC Hwy 5) and Cricket Run Road in York, SC. The site offers both single and double drive-thru pad options, is rough graded, and features full utility access to each pad. Positioned just 0.4 miles from DR Horton's new Fergus Crossroads community—bringing 1,656 single-family homes and 651 townhomes to the area—Cricket Run Road will directly connect to this major residential development.

- **Prime Corner Location with High Visibility:** This 3.488-acre site offers multiple retail pads for sale, strategically positioned at the corner of Alexander Love Hwy (SC Hwy 5) and Cricket Run Road. The site features excellent frontage along the highway and is just 0.4 miles from DR Horton's upcoming Fergus Crossroads neighborhood, with Cricket Run Road planned to connect directly to the new development—ensuring consistent traffic flow and visibility. Alexander Love Hwy traffic count is 15,200 and East Liberty St Traffic Count is 17,800.
- **Flexible Development Opportunities:** The property is available for sale, ground lease, or build-to-suit. Pads include options for both single and double drive-thru layouts, catering to a wide variety of retail and QSR (quick-service restaurant) uses. The site is rough graded with utilities already in place for each pad, minimizing development timelines and upfront costs.
- **Clean Environmental & Infrastructure-Ready:** A Clean Phase 1 Environmental Report was completed in March 2023, and all necessary infrastructure—utilities, site prep—is already in place. This makes the property turnkey for developers, retailers, or investors seeking quick market entry.
- **Surging Residential Growth Nearby:** The area is seeing significant population expansion with 1,656 single-family homes and 651 townhomes coming to York, SC. Located just 0.9 miles from a Walmart Supercenter, the site is ideally positioned to serve a growing residential base and meet rising demand for retail and services.
- **Commercial Development Momentum:** The surrounding area is undergoing rapid commercial development, including a Take 5 Car Wash under construction less than 1 mile away, Raille St. Restaurant within 3 miles, and a Family Dollar less than 2 miles away—making this a strong investment opportunity within a rising retail corridor.



ABOUT YORK, SC

- **York is a small city in north-central South Carolina, and it's the county seat of York County. It's about 27 miles southwest of Charlotte, North Carolina.** While there's no major public transit system in York, it has easy road access via SC Highway 5 and is close to I-77, making it convenient for commuting to nearby cities like Rock Hill or Charlotte. With a population of around 8,000, York maintains a charming small-town atmosphere, with local shops, festivals, and community events.
- **The area offers access to outdoor activities, with nearby parks, trails, and lakes, including Lake Wylie and Kings Mountain State Park.** York is often called the “White Rose City”, referencing its name and symbol linked to the House of York from English history. The city played a role in the American Revolution and has a rich history, reflected in its well-preserved downtown area, which is listed on the National Register of Historic Places.





PROPERTY FEATURES

3.488

LAND ACRES

152,937 SF

LAND SF

3

TOTAL PARCELS

HC

ZONING

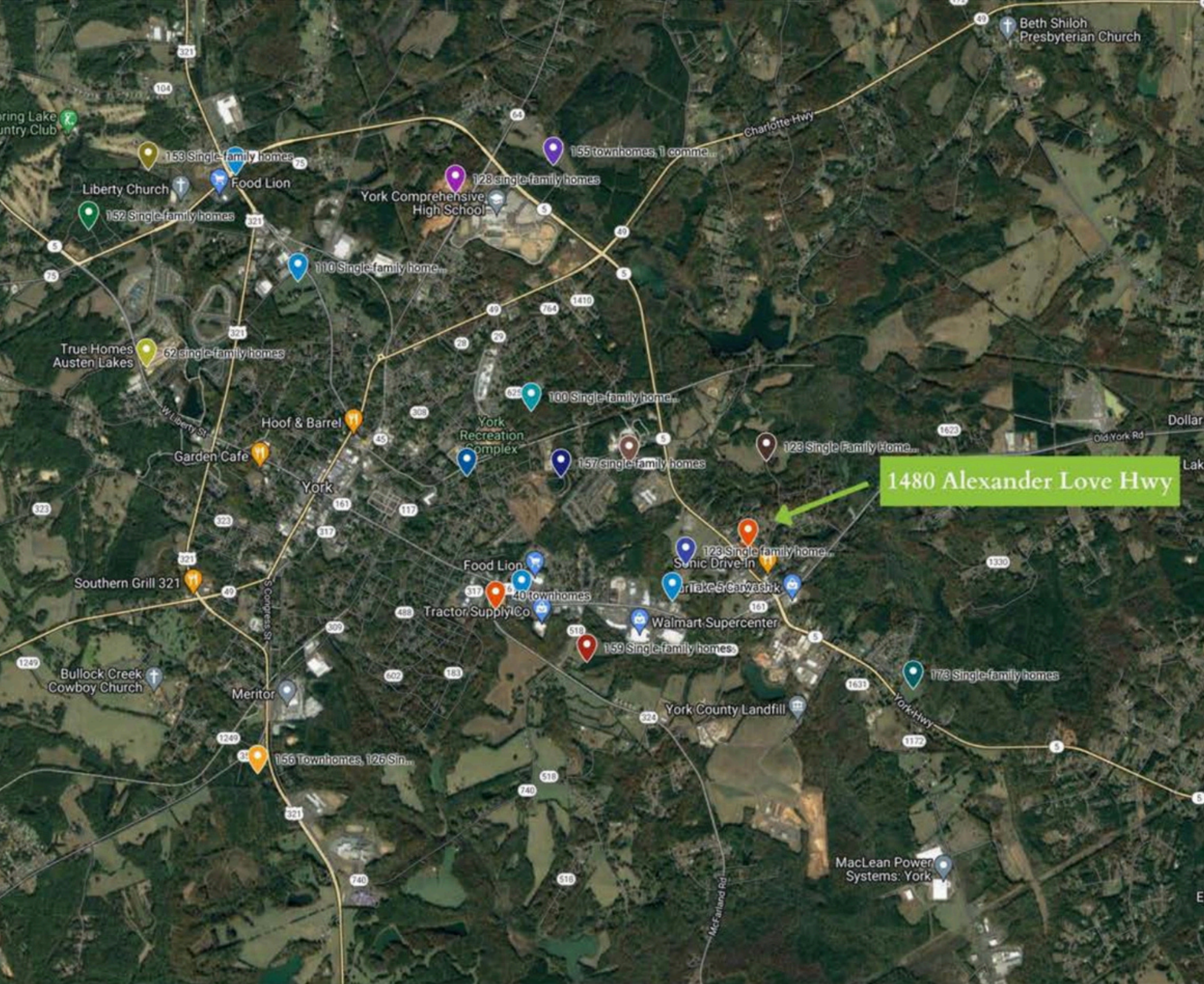


3.488 ACRES FOR SALE

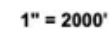


RESIDENTIAL DEVELOPMENT IN THE AREA

- 128 single-family homes at Abrial Ridge, and 243 single-family homes, 110 townhomes, and 3 commercial parcels at Fergus Crossing, developed by DR Horton
- 62 single-family homes at Austen Lakes Phase 5, 40 townhomes at The Landings at White Rose, and 123 single-family homes, 22 townhomes, and 7 commercial parcels at Wilkerson Place, developed by True Homes
- 75 single-family homes at Bellina
- 173 single-family homes at Brighton Springs
- 100 single-family homes and 109 townhomes at Cannon Village
- 159 single-family homes at McFarland Estates, developed by H&H Homes
- 157 single-family homes at Monterey Park, developed by Merritage Homes
- 126 single-family homes, 156 townhomes, and 1 commercial lot at Pinckney Road PUD
- 110 single-family homes and 59 townhomes proposed/pending at Ratcliff Heights
- 15 single-family homes proposed/pending at Rose Street
- 152 single-family homes at The Trails at Ashbury Ridge, developed by Century Communities
- 153 single-family homes at Tradition at Spring Lakes, developed by Eastwood Homes
- 155 townhomes and 1 commercial lot at York Meadows PUD



3.488 ACRES FOR SALE



NOTES:

1. SITE LAYOUT SHOWN IS ONLY ONE POTENTIAL OPTION. FINAL ENGINEERING DRAWINGS WILL VARY AND WILL MEET HO. ZONING REQUIREMENTS WITH THE GATEWAY CORRIDOR OVERLAY DESIGN STANDARDS.
2. FINAL DRIVEWAY LOCATIONS WILL DEPEND ON FINAL SITE ENGINEERING AND CITY OF YORK/ SCOT REVISION.
3. BOUNDARY INFORMATION FROM PDR SURVEY ENTITLED "REDEVELOPMENT SURVEY FOR B.N. INVESTMENTS LLC" BY HUCKS AND ASSOCIATES, PC DATED MAY 1, 2023. OTHER DATA FROM YORK COUNTY GIS AND OTHER PUBLICLY AVAILABLE SOURCES. DATA TO BE VERIFIED FOR ACCURACY.



**ALEXANDER LOVE HWY & CRICKET RUN
CITY OF YORK
YORK COUNTY, SOUTH CAROLINA**

SITE SKETCH - REVISED
2 DRIVE-THROUGHS & OFFICE OPTION

DATE: AUGUST 2014	SCALE: HORIZONTAL	1 Sheet No. N/A Revision
DRAWN: [Signature]	1" = 30'	
DESIGNED: [Signature]	VERTICAL:	
CHECKED: [Signature]	NOT:	
PROJECT MANAGER: [Signature]		

START/END: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

DATE: PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

An aerial photograph of a suburban landscape. A wide, multi-lane road runs diagonally from the bottom right towards the center. To the left of the road is a residential area with numerous houses and large, mature trees. To the right of the road is a commercial area with several large buildings, parking lots, and a tall communication tower. The background is filled with a dense forest under a cloudy sky.

04

3.488 ACRES FOR SALE

DEMOGRAPHICS

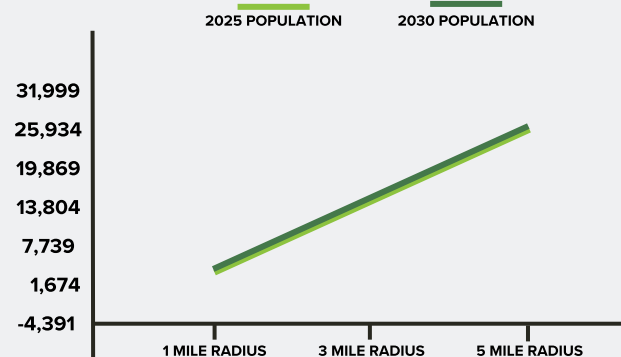




POPULATION

	1 MILE	3 MILE	5 MILE
2000 Population	1,001	9,900	18,601
2010 Population	1,375	11,298	21,504
2025 Population	1,674	13,101	24,441
2030 Population	1,727	13,876	25,934
2025-2030: Population Growth Rate	3.15%	5.80%	5.95%

PROJECTED POPULATION



2025 HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
less than \$15,000	97	566	911
\$15,000-\$24,999	57	315	466
\$25,000-\$34,999	48	420	679
\$35,000-\$49,999	50	544	928
\$50,000-\$74,999	131	928	1,929
\$75,000-\$99,999	166	922	1,607
\$100,000-\$149,999	90	633	1,476
\$150,000-\$199,999	22	307	696
\$200,000 or greater	5	308	611
Median HH Income	\$63,060	\$64,672	\$70,321
Average HH Income	\$67,450	\$86,012	\$91,536

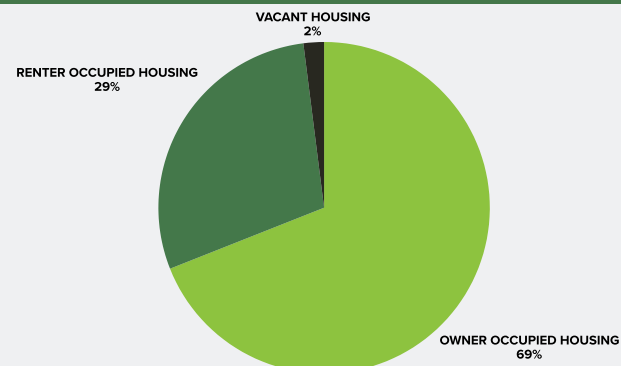
2025 HOUSEHOLD INCOME



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2000 Total Housing	420	3,787	6,947
2010 Total Households	530	4,112	7,817
2025 Total Households	666	4,943	9,302
2030 Total Households	697	5,294	9,995
2025 Average Household Size	2.42	2.59	2.58
2025-2030: Households: Growth Rate	4.55%	6.90%	7.25%

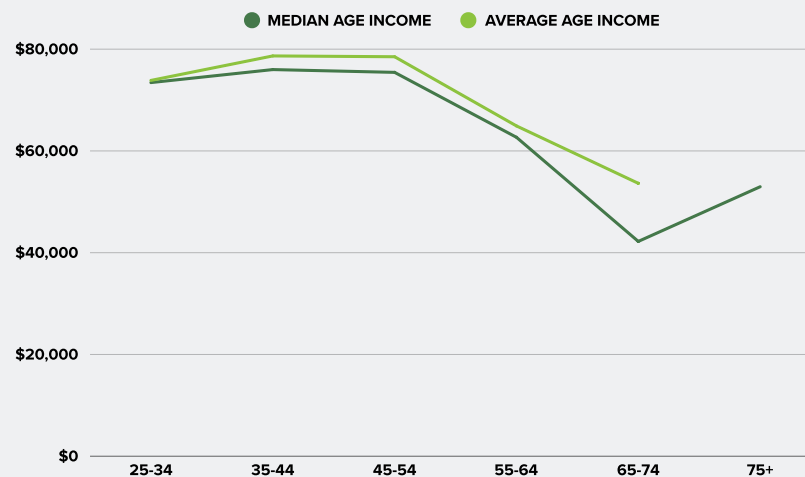
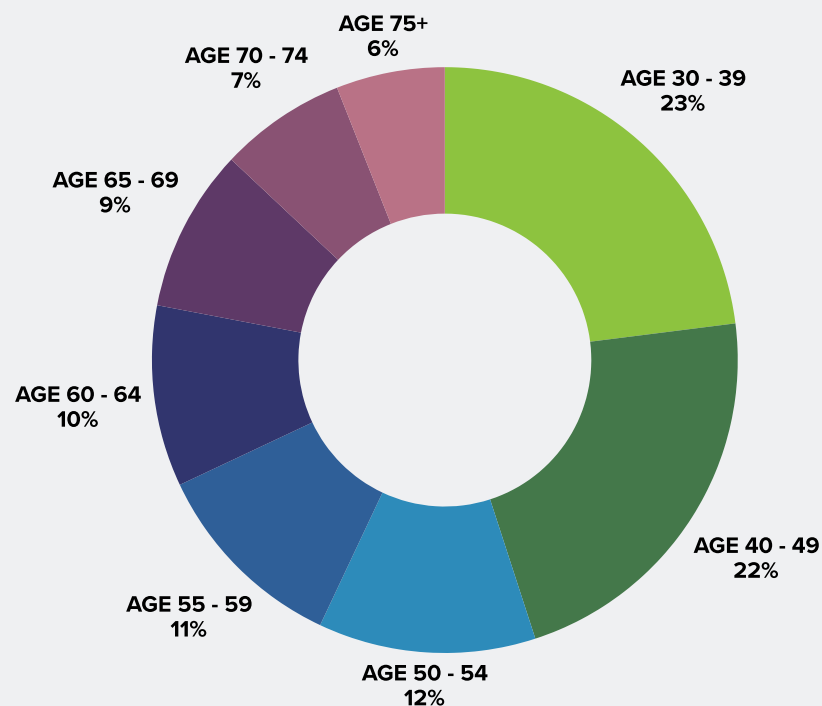
2025 OWN VS. RENT- 1 MILE RADIUS





2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	101	839	1,510
2025 Population Age 35-39	113	824	1,488
2025 Population Age 40-44	110	819	1,522
2025 Population Age 45-49	102	761	1,429
2025 Population Age 50-54	110	822	1,615
2025 Population Age 55-59	103	779	1,612
2025 Population Age 60-64	98	857	1,756
2025 Population Age 65-69	87	726	1,500
2025 Population Age 70-74	62	577	1,194
2025 Population Age 75-79	58	459	910
2025 Population Age 80-84	35	292	528
2025 Population Age 85+	27	283	448
2025 Population Age 18+	1,247	9,897	18,880
2025 Median Age	38	39	41
2030 Median Age	39	40	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,433	\$68,120	\$72,143
Average Household Income 25-34	\$73,857	\$85,076	\$90,283
Median Household Income 35-44	\$75,988	\$75,566	\$79,884
Average Household Income 35-44	\$78,669	\$93,005	\$99,067
Median Household Income 45-54	\$75,439	\$77,201	\$82,682
Average Household Income 45-54	\$78,511	\$102,473	\$109,089
Median Household Income 55-64	\$62,680	\$69,002	\$74,463
Average Household Income 55-64	\$64,914	\$89,805	\$94,900
Median Household Income 65-74	\$42,216	\$53,324	\$62,083
Average Household Income 65-74	\$53,633	\$76,409	\$84,946
Average Household Income 75+	\$52,957	\$68,066	\$68,840





CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from One Alliance Companies and it should not be made available to any other person or entity without the written consent of One Alliance Companies. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to One Alliance Companies. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. One Alliance Companies has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, One Alliance Companies has not verified, and will not verify, any of the information contained herein, nor has One Alliance Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALEXANDER LOVE RETAIL DEVELOPMENT PADS

LJ Kleger

One Alliance Companies

Broker

(704) 765-4620

(864) 979-9576

gil@onealliancecompanies.com

1480 ALEXANDER LOVE HIGHWAY, YORK, SC 29745