

# FOR SALE

±172 Acres - York County, SC

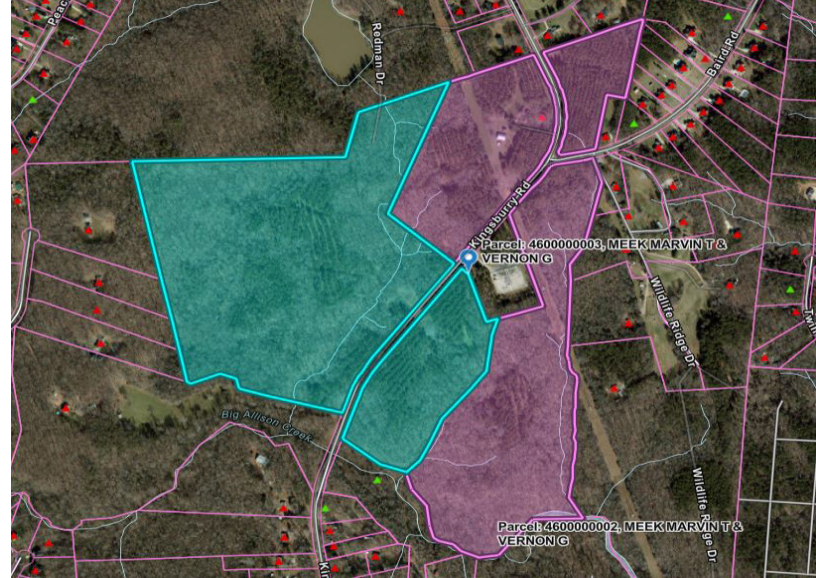
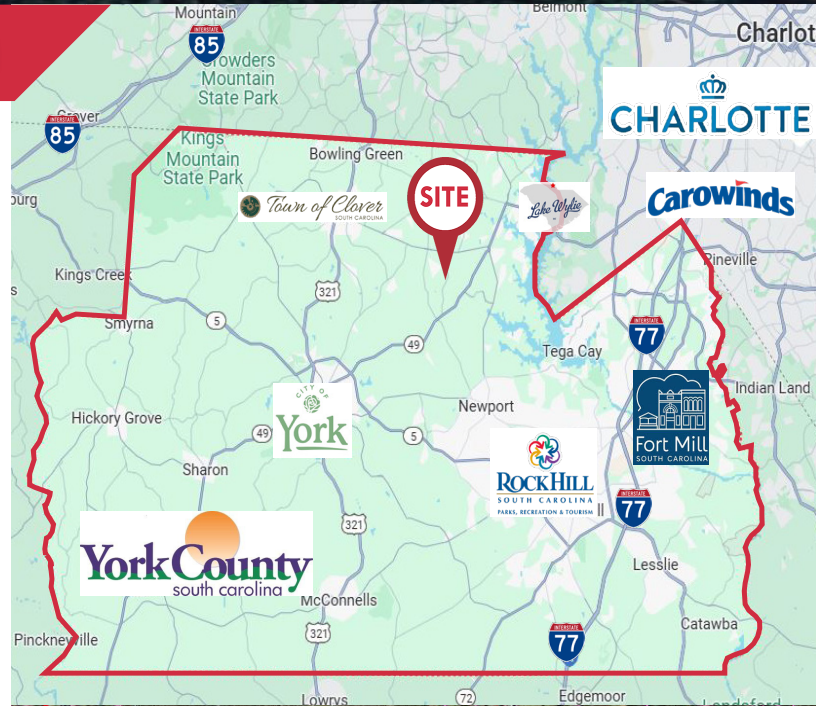
# NAI Earle Furman



2669 Kingsbury Rd, Clover, SC 29710

## PROPERTY HIGHLIGHTS

- \$4,700,000.00
- 172 +/- Acres located in York County
- Potential residential development opportunity
- Located in York County School District with 3 new schools to be opened August 2026
- Adjacent to new single family home development currently under construction
- Convenient access to State HWY 55 and Hwy 49
- York County TIN: 4600000002 & 4600000003



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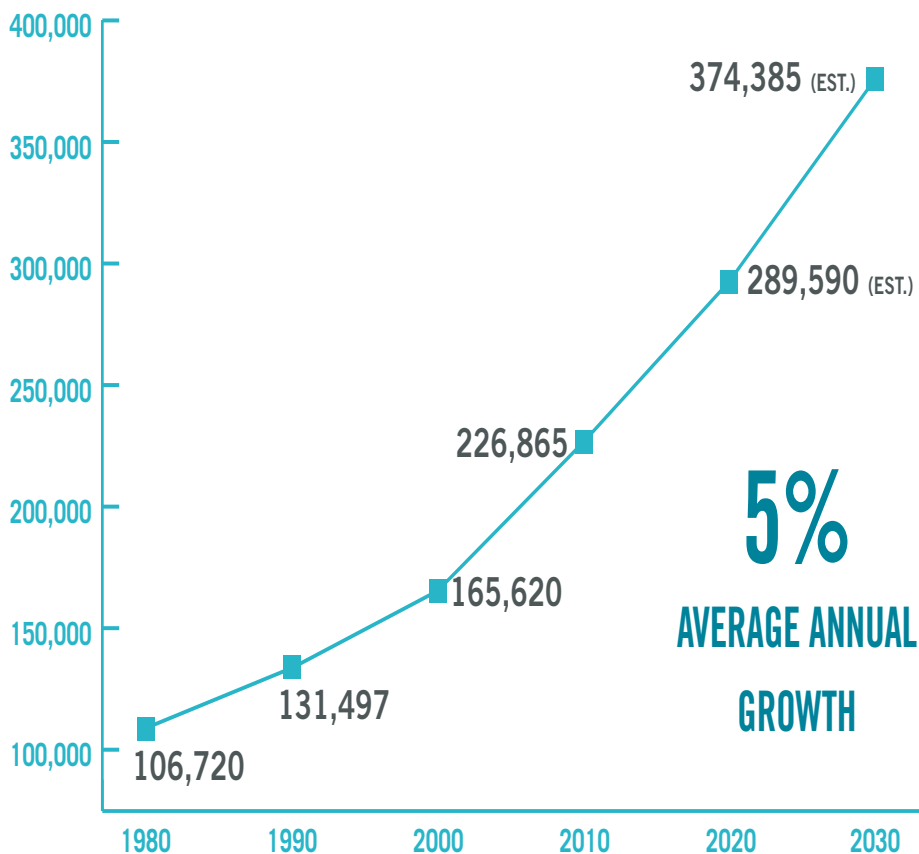
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# YORK COUNTY POPULATION GROWTH

Driven by opportunity, York County's population is growing at more than twice the national rate, soaring from 131,497 in 1990 to nearly 290,000 today. Twenty percent of them are under 15 years old, 15 percent are over 65; altogether the median age is 38.5.

That's right at the national average. But this is no average place. Those numbers are actually hundreds of thousands of young adults, young families, people well into their careers, coming together in the Carolinas' largest metro area to forge a community that's diverse and dynamic, growing and welcoming.

## Housing Facts



York County

**Med\$: \$375,000**

**Avg\$: \$446,943**

York County Multifamily

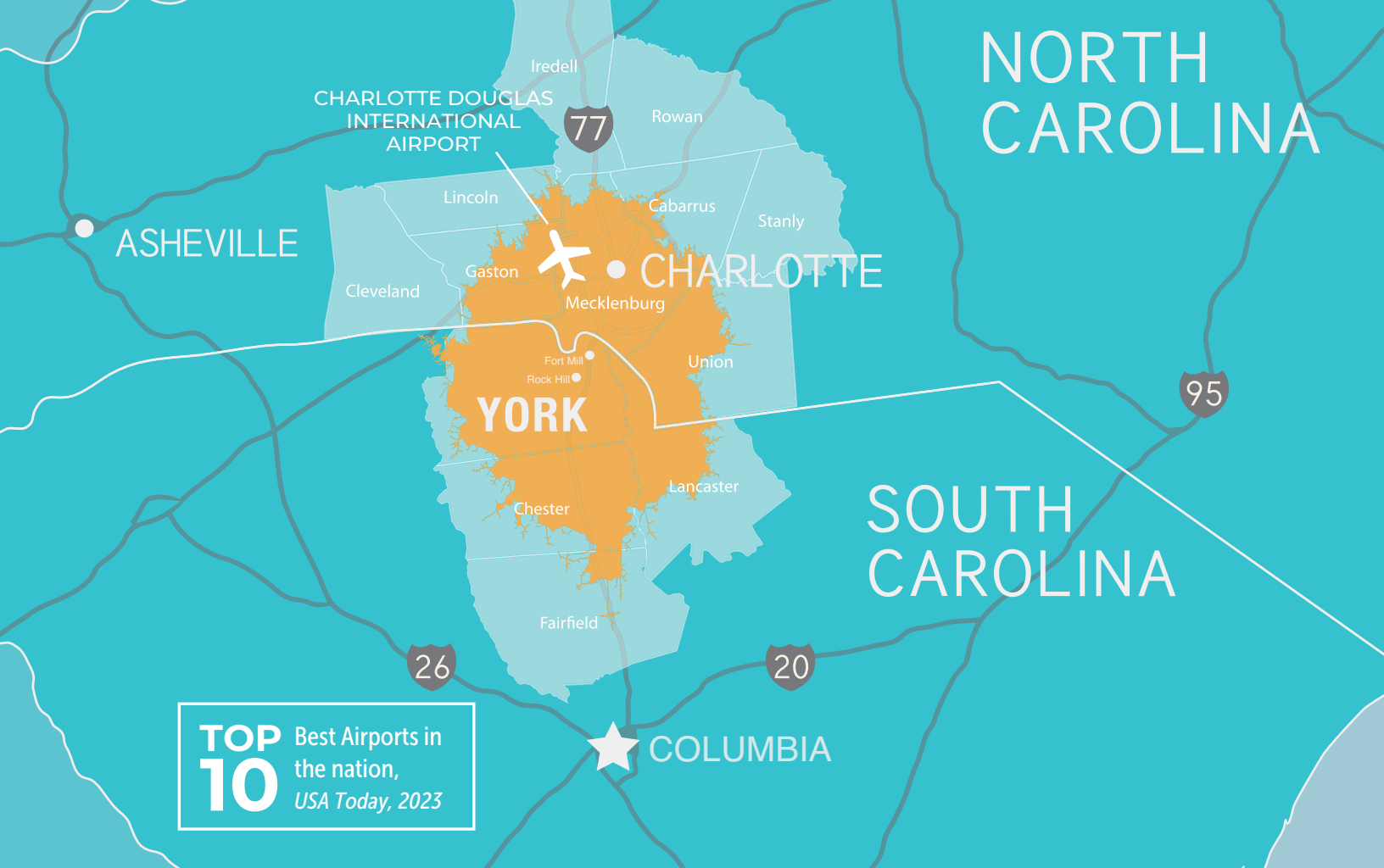
Studio \$1,101

1 Bed \$1,344

2 Bed \$1,506

3 Bed \$1,811





York County employers source workers from well beyond the county border. Supported by independent third-party research for the purpose of industry and workforce analysis, the map above defines York County's labor shed based on commuting data. The tables below detail the county's demographics in the context of this larger region and the USA.

## DEMOGRAPHICS

Population	York County	Labor Shed	United States
Total Population	285,275	2,526,404	333,793,107
2025 Total Population	316,690	2,738,377	346,021,282
2020-2025 Growth Rate	+11%	+8%	+4%

Income	York County	Labor Shed	United States
Median Household Income	\$64,875	\$61,471	\$62,203
2025 Median Household Income	\$70,992	\$66,567	\$67,325
Per Capita Income	\$34,604	\$34,464	\$34,136
2025 Per Capita Income	\$38,450	\$38,199	\$37,691

Age	York County	Labor Shed	United States
Less than 15	20%	19%	18%
Age 15 - 34	26%	28%	27%
Age 35 - 49	20%	20%	19%
Age 50 - 64	20%	19%	19%
Age 65+	15%	14%	17%
Age 18+	76%	77%	78%
Median Age	38.5	36.8	38.5
2025 Median Age	38.7	37.1	39.3

Source: Esri Community Analyst, 2020 estimates unless noted otherwise