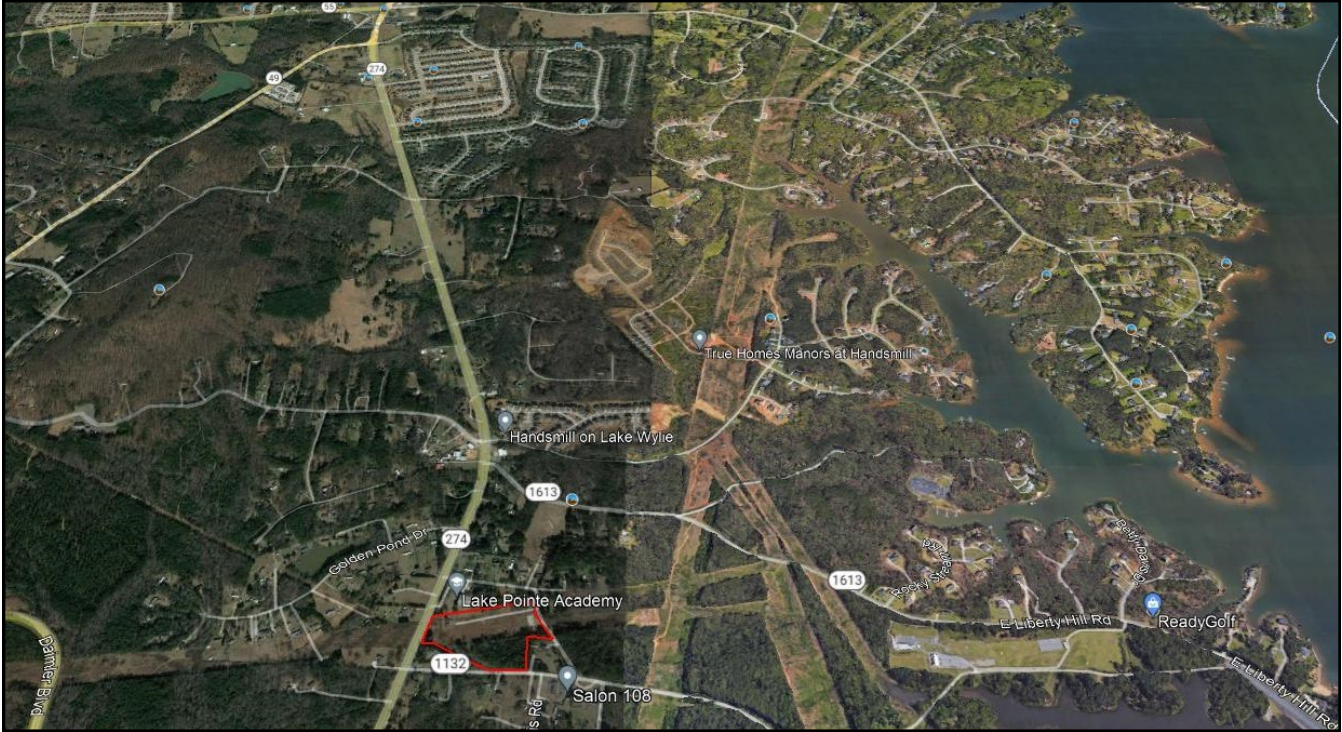
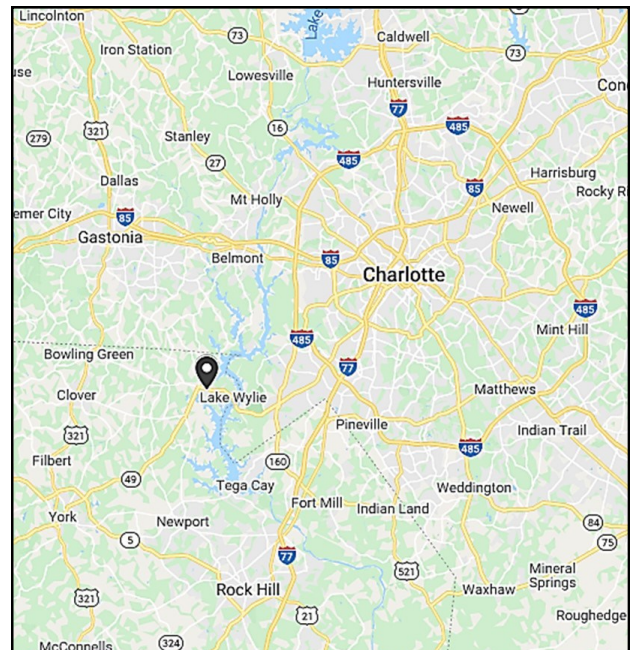


12.24 Acres w/ 4.5 Acres Buildable Hwy 274 & Concord Rd



For Sale \$900,000

- Lake Wylie / Five Points Area of York County SC
- 4.49 Acres, Prime development site with the addition 7.25 Acres In Duke Energy Right a way
- Presently Zoned BD-III Business, York County SC
- 289' Ft on Hwy 274 Hands Mill Hwy, 350' Ft on Concord Rd, and frontage on Ferguson Long Rd
- Area Buildable Fronts along Concord Rd 350'Ft
- Property is less than 2 miles south of Five Points Hwy 55 / Hwy 49 / Hwy 274 - Hands Mill Hwy
- York County SC Tax Id # 5530000001



Mike Brown
704-337-5000
mbrown@colecra.com
www.colecre.com



COLE COMMERCIAL
REAL ESTATE ADVISORS

ROBERT CHRISTIAN BROWNE
151 1/2 W. 150th St.
New York, N.Y. 10032

STEVEN W. SWAN
151 1/2 W. 150th St.
New York, N.Y. 10032

DUKE ENERGY CORP 150' R/W

DUKE ENERGY CORP 150' R/W

LOT #2
AREA IN RED ACCORD
TO THE MAP IN DUKE ENERGY CORP R/W

DAVID R. MORGAN
151 1/2 W. 150th St.
New York, N.Y. 10032

ROBERT A. KOSKOFF
151 1/2 W. 150th St.
New York, N.Y. 10032

DUKE POWER COMPANY



PLAT APPROVED

This plat is approved for recording in the office of the Clerk of Court of York County, South Carolina, Subdivision and Zoning Code of York County, Section 159.408, Subdivision 2, COMMISSION RULES, 1997, DATE 11/11/03, this being subject to the Ordinance.

OFFICIAL RECORDING

DATE 11/11/03

OFFICIAL RECORDING

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