



# CLOVER MILLS

## Entitled Mill Site Redevelopment Opportunity

602 Old North Main St | Clover, SC 29710

6.23 Acres | 57 Approved Residential Units | ~1 Acre Commercial Outparcel

Est. \$3M - \$5M in SC Textile Mill Tax Credits | Offered at Auction

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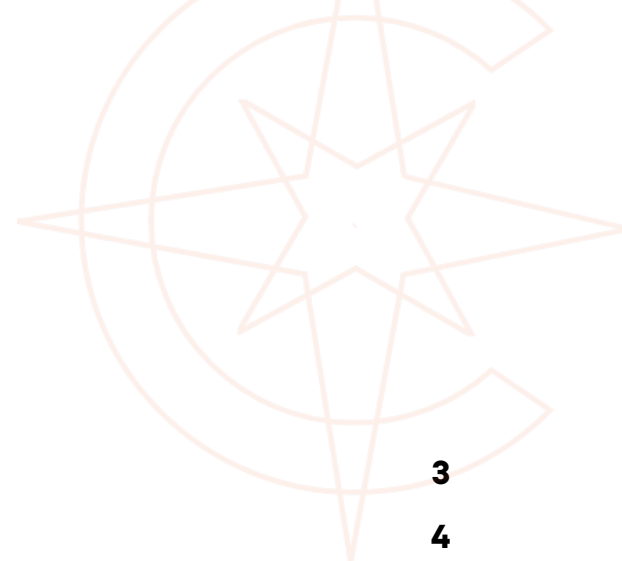
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# Investment Overview

We are pleased to present the exclusive opportunity to acquire Clover Mills, a 6.23-acre entitled redevelopment site at 602 Old North Main St in Clover, South Carolina, offered for sale via auction. The property is the former Clover Mills Company textile manufacturing site, rezoned to Planned Development District by the Town of Clover under Ordinance 22-03 on Jun-13-2022 and revised Nov-16-2023, with approvals in place for 48 townhome lots, 3 single-family lots, 3 duplex lots, and a commercial, retail, or office outparcel of roughly one acre.

The site is offered in two components. Clover Mills West carries a recorded final plat, approved Nov-22-2023, creating 9 shovel-ready lots for 6 duplex units and 3 detached homes at the corner of Old North Main St and Columbia St. Clover Mills East is covered by a preliminary plat and site development plan prepared by Colliers Engineering & Design, dated Feb-20-2024, delivering the approved townhome program with 144 parking spaces and site coverage of 48% against a 65% maximum. Town of Clover water and sewer serve the site, with natural gas from York County Natural Gas and power from Duke Energy.

The property's history as a textile mill is the value driver. Counsel has concluded that the site qualifies as an abandoned textile mill site under the South Carolina Textile Communities Revitalization Act, and the Catawba Regional Council of Governments confirmed in Aug-2025 that the site sits in a designated distressed area, which extends mill site treatment to the full acreage rather than the original building footprint alone. The Act delivers a credit equal to 25% of qualified rehabilitation expenses, taken against South Carolina income tax over five years or against local property taxes for up to eight years, with demolition, environmental remediation, site improvements, and new construction all counted as qualified expenses. The credits transfer to a purchaser of the site, and prior marketing of the property estimated roughly \$3 million to \$5 million in credits, subject to a buyer's final rehabilitation budget.

Environmental work is well advanced. A Voluntary Cleanup Contract with SCDHEC was fully executed in Jan-2023, carrying non-responsible party liability protections, and Enviro-Pro has completed the Phase I, the site assessment, and the soil vapor assessment, with SCDHEC responses received through Feb-2024. The site is also eligible for the South Carolina Brownfields program.

Clover sits in York County within the Charlotte-Concord-Gastonia MSA. The town grew 31% between the 2010 and 2020 censuses and is estimated at 7,659 residents in 2025, while York County has grown to an estimated 306,887 residents and continues to attract manufacturing investment. The site is a short walk from downtown Clover's Main Street restaurants, shops, and coffee houses, making this a rare chance to acquire an entitled, incentive-backed infill site in one of the fastest-growing counties in South Carolina.

## Offering Details:



Approved Units  
**57 Residential**



Lot Size  
**6.23 AC**



Parcel No.  
**~1 Acre Outparcel**

# Investment Highlights

- ✓ **Entitled Mill Site** - 6.23 Acres Rezoned PDD for 48 Townhomes, 3 Single-Family Lots, 3 Duplex Lots & a Commercial Outparcel
- ✓ **Shovel-Ready West Parcel** - 9-Lot Final Plat Recorded Nov-22-2023 for 6 Duplex Units and 3 Detached Homes
- ✓ **Engineered East Parcel** - Preliminary Plat & Site Development Plan by Colliers Engineering & Design
- ✓ **SC Textile Mill Tax Credits** - Credit Equal to 25% of Total Hard and Soft Project Costs
- ✓ **Estimated \$3 Million to \$5 Million in Credits** - Subject to the Buyer's Final Rehabilitation Budget
- ✓ **Distressed Area Designation Confirmed** - Catawba Regional COG Letter Extends Mill Site Treatment to the Full Acreage
- ✓ **Demolition & Remediation Qualify** - Site Work, Remediation and New Construction All Count Toward the Credit
- ✓ **Liability Protections Already in Place** - Executed SCDHEC Voluntary Cleanup Contract with Non-Responsible Party Protections
- ✓ **Environmental Work Already Completed** - Phase I, Site Assessment and Soil Vapor Assessment Finished with SCDHEC Responses Received
- ✓ **Commercial Component** - Roughly One Acre Approved for Commercial, Retail or Office Use
- ✓ **Walkable to Downtown Clover** - Main Street Dining, Coffee, and the Piggly Wiggly Within Walking Distance
- ✓ **Fast-Growing Town** - Clover Population Up 31% Between 2010 and 2020 to an Estimated 7,659 Residents
- ✓ **Charlotte Metro Location** - York County Grew to an Estimated 306,887 Residents and Keeps Adding Manufacturing Jobs

Aerial



# Property Overview

| Land Site               |                                                      |
|-------------------------|------------------------------------------------------|
| Address                 | 602 Old North Main St, Clover, SC 29710              |
| County                  | York                                                 |
| Primary Tax Parcel      | 0100211001                                           |
| Parcel Count            | 8 Parcels                                            |
| Site Size               | 6.23 AC                                              |
| Zoning                  | Planned Development District (PDD)                   |
| Rezoning Approval       | Ordinance 22-03, Jun-13-2022,<br>Revised Nov-16-2023 |
| Prior Use               | Former Clover Mills Company Textile Mill             |
| Current Use             | Vacant Land                                          |
| Flood Zone              | Outside FEMA Flood Zone per Recorded Plat            |
| Water & Sewer           | Town of Clover Utilities                             |
| Gas & Electric          | York County Natural Gas   Duke Energy                |
| Approved Program        |                                                      |
| Townhome Lots           | 48 Lots                                              |
| Single-Family Lots      | 3 Lots                                               |
| Duplex Lots             | 3 Lots                                               |
| Total Residential Units | 57 Units                                             |
| Commercial Outparcel    | ~1 Acre                                              |
| Allowed Outparcel Uses  | Commercial, Retail or Office                         |
| Survey                  | ALTA/NSPS - Green Mountain Engineering, PLLC         |

| Clover Mills West                 |                                                   |
|-----------------------------------|---------------------------------------------------|
| Plat Status                       | Final Plat Recorded Nov-22-2023                   |
| Lots Created                      | 9 Lots                                            |
| Product                           | 6 Duplex Units & 3 Detached Homes                 |
| Smallest Lot                      | 0.053 AC                                          |
| Location                          | Corner of Old North Main St & Columbia St         |
| Clover Mills East                 |                                                   |
| Engineer                          | Colliers Engineering & Design                     |
| Plan date                         | Feb-20-2024                                       |
| Parking Provided                  | 144 Spaces                                        |
| Impervious Coverage               | 48% Against a 65% Maximum                         |
| Incentives                        |                                                   |
| SC Textile Mill Credit            | 25% of Total Hard & Soft Project Costs            |
| Estimated Credit Value            | \$3,000,000 - \$5,000,000                         |
| Distressed Area Designation       | Confirmed Aug-2025                                |
| SCDHEC Voluntary Cleanup Contract | Executed Jan-2023, Liability Protections in Place |
| Brownfields Program               | Eligible                                          |
| Pricing                           |                                                   |
| Price                             | Best Offer                                        |
| Sale Type                         | Auction                                           |
| CLICK HERE TO BID                 |                                                   |

# Clover Mills East Site Plans



## Approved Rezoning Plan



48  
Townhomes



3 Single-Family  
Lots



3  
Duplex Lots



~1 Acre Commercial  
Outparcel



## Conceptual Plan



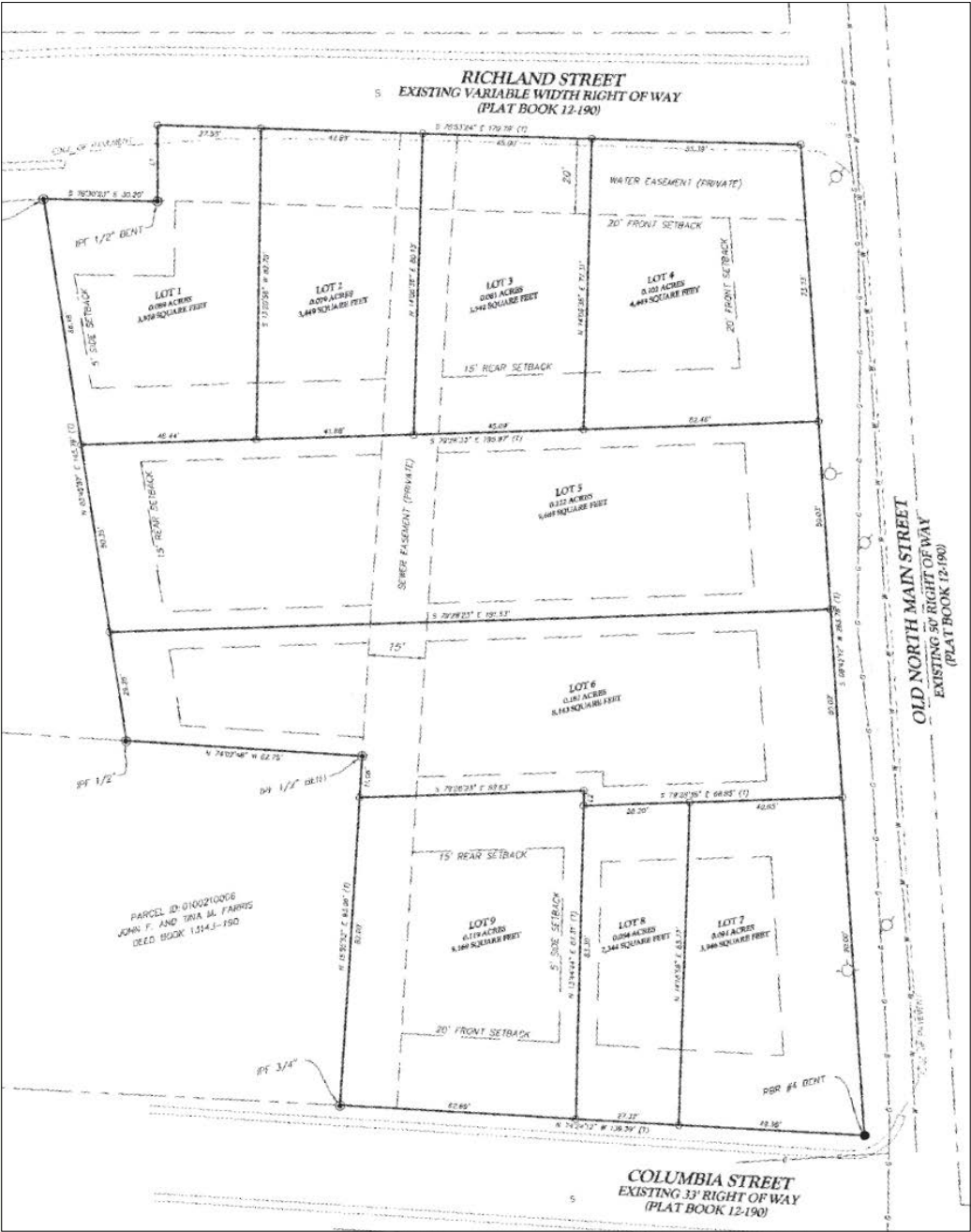
48  
Townhomes



9 Residential Units Over 9 Ground-Floor  
Commercial Units in the Commercial Pod



# Clover Mills West Approved Plat



Final Plat - Recorded Nov-22-2023



9 Shovel-Ready  
Lots



6 Duplex  
Units



3 Detached  
Homes



## Tax Credits & Incentives

### South Carolina Textile Mill Credit

|                                                     |                                                     |
|-----------------------------------------------------|-----------------------------------------------------|
| <b>25%</b><br>of Total Hard &<br>Soft Project Costs | <b>\$3M - \$5M</b><br>Estimated Tax<br>Credit Value |
|-----------------------------------------------------|-----------------------------------------------------|

- **Qualifying Site:** Counsel has concluded the property qualifies as an abandoned textile mill site under the South Carolina Textile Communities Revitalization Act.
- **Distressed Area:** The Catawba Regional Council of Governments confirmed in Aug-2025 that the site sits in a designated distressed area, extending mill site treatment to the full acreage.
- **Credit Amount:** 25% of qualified rehabilitation expenses, taken against South Carolina income tax over five years or against local property taxes for up to eight years.
- **Estimated Credit Value:** Prior marketing of the property estimated roughly \$3 million to \$5 million in credits, subject to a buyer's final rehabilitation budget and confirmation with tax counsel.
- **Credit Basis:** The credit equals 25% of total hard and soft project costs.
- **Qualified Expenses:** Demolition, environmental remediation, site improvements, and construction of new buildings all qualify.
- **Phasing:** The site can be placed in service at one time or in phases, with each phase subject to the same rules.
- **Transferability:** Credits transfer to a purchaser of the site upon notice to the South Carolina Department of Revenue.
- **Next Step for a Buyer:** A Notice of Intent to Rehabilitate is filed with the Department of Revenue, and a town certification of the site can be obtained to bind the Department of Revenue.
- **Liability Protections in Place:** The executed Voluntary Cleanup Contract carries non-responsible party protections, and a buyer steps into the same protections through its own contract with SCDHEC.

## Brownfields

- **Voluntary Cleanup Contract:** Fully executed with SCDHEC in Jan-2023, carrying non-responsible party liability protections.
- **Program Eligibility:** The site is eligible for the South Carolina Brownfields program and its related incentives.



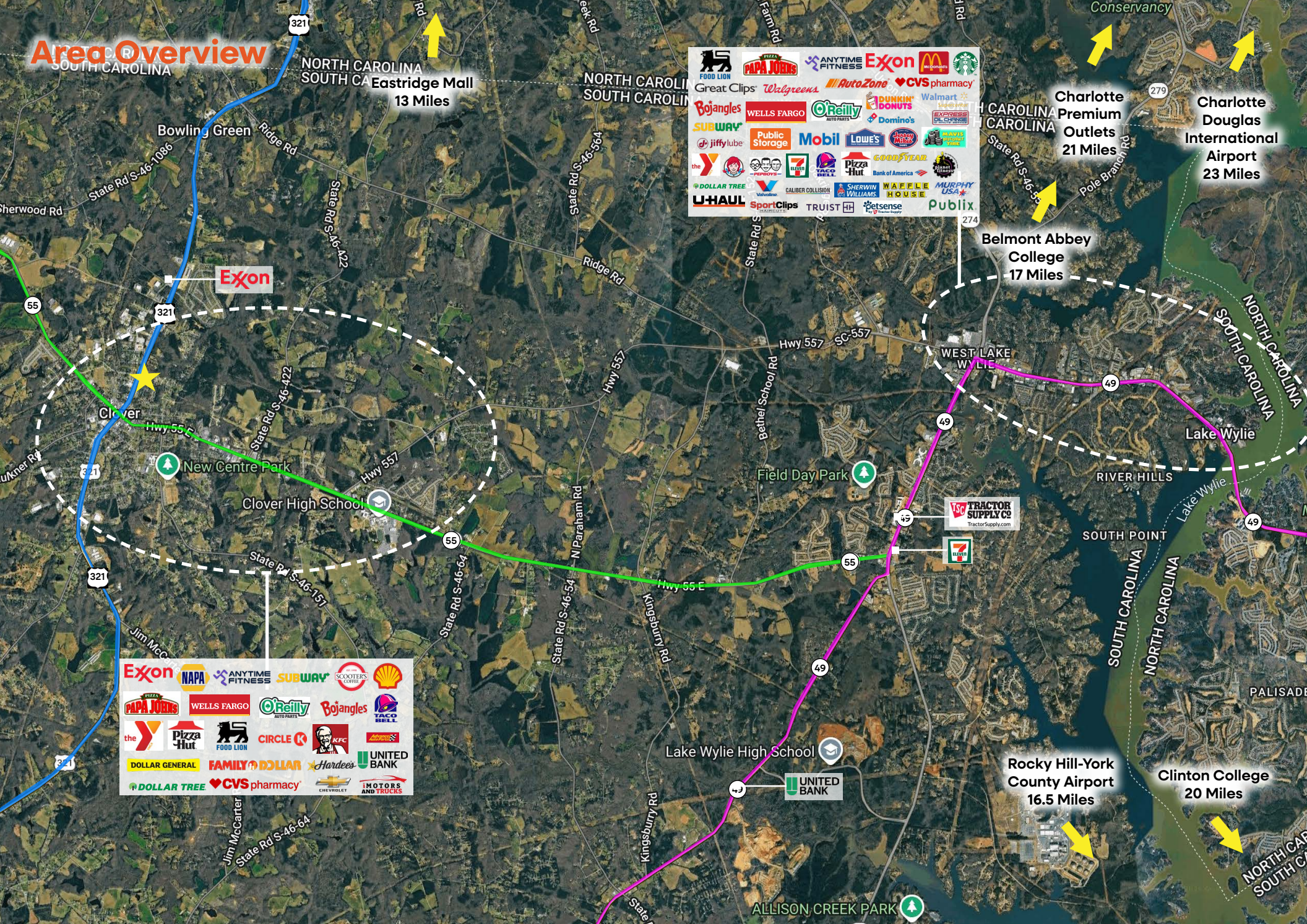
## Environmental Work Completed

Enviro-Pro completed the original Phase I Environmental Site Assessment in Nov-2021, a Phase I addendum in Mar-2022, and an updated Phase I in Jul-2022. A Voluntary Cleanup Contract with SCDHEC was applied for in Jun-2022 and fully executed in Jan-2023.

Under the contract, Enviro-Pro submitted a site assessment work plan approved by SCDHEC in Dec-2022, installed monitoring wells under an approved permit, and delivered the site assessment report in Mar-2023. A vapor intrusion assessment work plan and soil gas sampling procedure followed, with SCDHEC approving the revised sampling procedure in Aug-2023.

The soil vapor assessment report was completed in Sep-2023 and revised in Oct-2023, and SCDHEC issued its formal responses in Nov-2023 and Feb-2024. The full environmental file, including the contract, work plans, laboratory reports, and agency correspondence, is available to qualified buyers.

# Area Overview



# Demographics

## 1 Mile Radius:



**Total Population:** 5,015  
**Households:** 1,973  
**Daytime Population:** 2,712  
**Median Age:** 37.4



**Average Household Income:** \$99,994  
**Median Household Income:** \$85,960

## 3 Mile Radius:



**Total Population:** 13,464  
**Households:** 5,229  
**Daytime Population:** 6,231  
**Median Age:** 39.5



**Average Household Income:** \$105,272  
**Median Household Income:** \$91,546

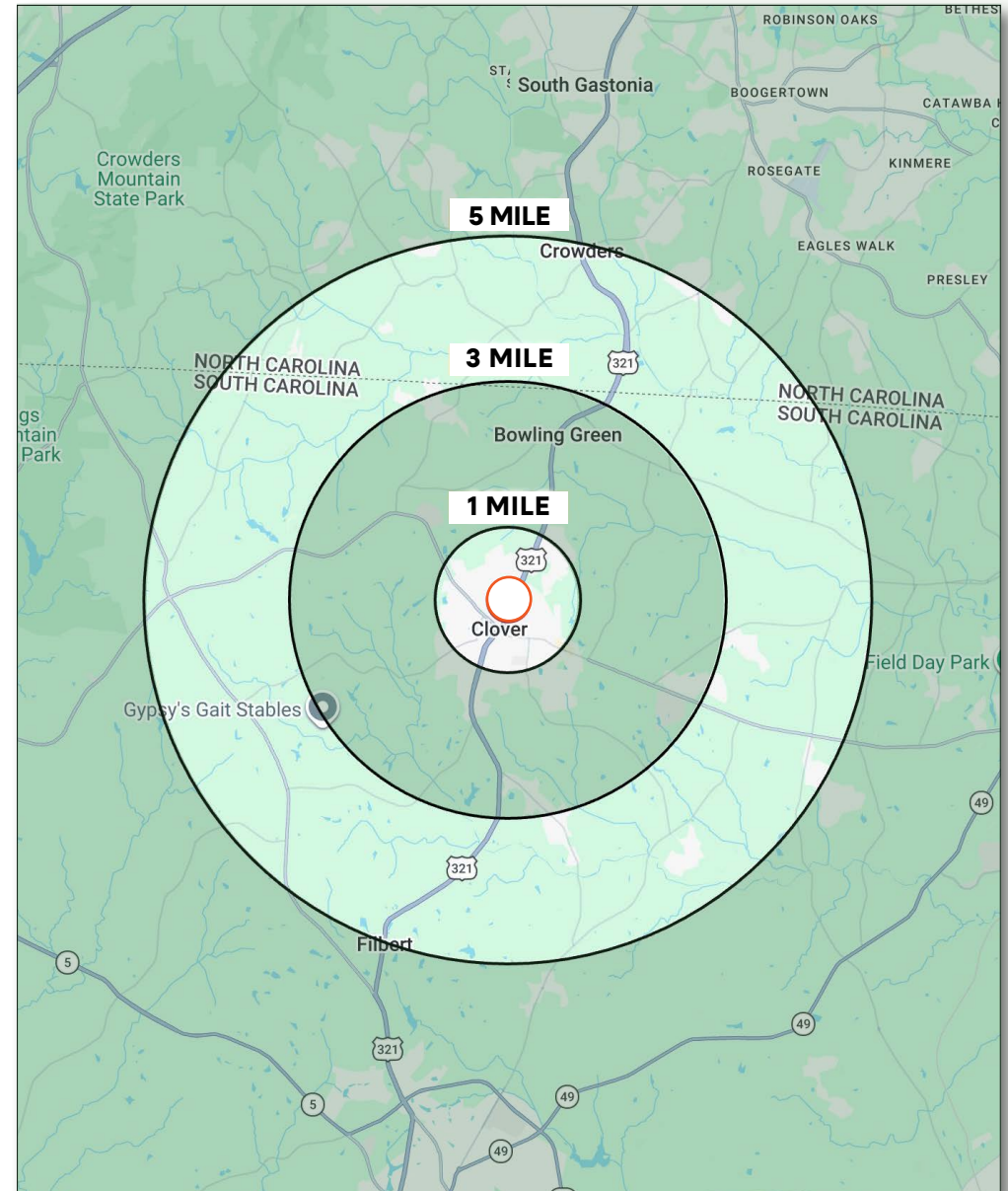
## 5 Mile Radius:



**Total Population:** 22,501  
**Households:** 8,737  
**Daytime Population:** 9,971  
**Median Age:** 40.8



**Average Household Income:** \$107,510  
**Median Household Income:** \$91,699



# Demographics - 15 Minutes Drive Time



## TOTAL RETAIL SALES

Includes F&B



\$517,609,767

## EDUCATION

Bachelor's Degree or Higher



25%

## OWNER OCCUPIED HOME VALUE

Average



\$373,648

## TAPESTRY SEGMENTS

| Southern Satellites<br>5,935 households                                                                                                                                                                                                                                     | Rural Versatility<br>3,356 households                                                                                                                                                                                                                                                 | Flourishing Families<br>2,060 households                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Socioeconomic Traits</b><br><br>Located mostly in suburban outskirts, these older and middle-income households include younger families. Many work in manufacturing, health care, or agriculture, with long commutes common and some relying on social security support. | <b>Socioeconomic Traits</b><br><br>These rural communities feature seniors, single-person households, and families with children. Residents work full-time in manufacturing, agriculture, or construction. Most homes are owned, single-family or mobile, and valued under \$250,000. | <b>Socioeconomic Traits</b><br><br>Suburban families, mostly aged 35–64, live in growing Southern and Midwestern areas. They're often married, employed professionally, middle-income, self-employed, own 1990s homes, and commute long distances with multiple vehicles. |
| <b>Household Types</b><br><br>Married couples without kids                                                                                                                                                                                                                  | <b>Household Types</b><br><br>Singles living alone                                                                                                                                                                                                                                    | <b>Household Types</b><br><br>Married couples                                                                                                                                                                                                                             |
| <b>Typical Housing</b><br><br>Single Family Detached                                                                                                                                                                                                                        | <b>Typical Housing</b><br><br>Single Family Detached                                                                                                                                                                                                                                  | <b>Typical Housing</b><br><br>Single Family Detached                                                                                                                                                                                                                      |

## ANNUAL HOUSEHOLD SPENDING

\$3,586

Eating Out

\$2,145

Apparel & Services

\$10,707

Groceries

\$7,422

Health Care

## KEY FACTS

- ✓ Population: 56,126
- ✓ Median Age: 41.4
- ✓ Median Household Income: \$82,033
- ✓ Daytime Population: 41,965

## Downtown Clover Overview

Downtown Clover runs along Main Street a short walk south of the site, and it has filled in with independent operators over the past several years. Clover Station serves southern plates a block off the site, The Cattle Car draws crowds for burgers, and Brick & Mortar Coffee and Mercantile, The Vault Bottle Shop, KB Cakes Bakery, and The Swirling Vine give the street a daytime and evening rhythm.

Everyday needs sit within a few minutes of the property. Piggly Wiggly anchors South Main Street, Clover Harvest serves farm-to-table dinners up Old North Main St, El Mexicano sits on North Main St, and the Bethel Street corridor carries Food Lion, CVS, Dollar Tree, and Dollar General roughly a mile east.

The town has grown around that core. Clover added 31% to its population between the 2010 and 2020 censuses, Clover Community Park and Roosevelt Park sit within a mile of the site, and Clover School District facilities are minutes away, giving a residential redevelopment on Old North Main Street a walkable setting that new subdivisions on the edge of town cannot offer.



# City Overview

## Clover, SC - Charlotte Metro Growth Town

- **Strategic Location:** York County town in the Charlotte-Concord-Gastonia MSA, near the North Carolina state line and Lake Wylie.
- **Rapid Growth:** Clover's population rose 31% between the 2010 and 2020 censuses and is estimated at 7,659 residents in 2025.
- **County Scale:** York County has grown from 282,090 residents in 2020 to an estimated 306,887 in 2025.

## Economic Drivers

- **Manufacturing Recruitment:** York County landed Komar Industries with a \$11.5 million investment and 160 jobs and SCHNEEBERGER with a \$3.2 million investment and 101 jobs in 2025.
- **Corporate Relocations:** Hissho Sushi relocated its headquarters to York County in 2025 with a \$5 million investment and 146 jobs.
- **Industrial Investment:** Pratt Industries announced a \$92.5 million manufacturing operation in Rock Hill creating 116 jobs.

## Redevelopment Setting

- **Mill Heritage:** The Clover Mills Company textile facility operated on the site from as early as 1896 until the buildings came down by 2017.
- **Incentive Stack:** Textile mill credits, brownfields eligibility, and an executed voluntary cleanup contract support redevelopment economics.



## Key Facts

- ✓ **Town Population (2025 Est.):** 7,659
- ✓ **Population Growth (2010-2020):** 31%
- ✓ **York County Population (2025 Est.):** 306,887
- ✓ **Metro Area:** Charlotte-Concord-Gastonia MSA
- ✓ **County Seat:** York, SC

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