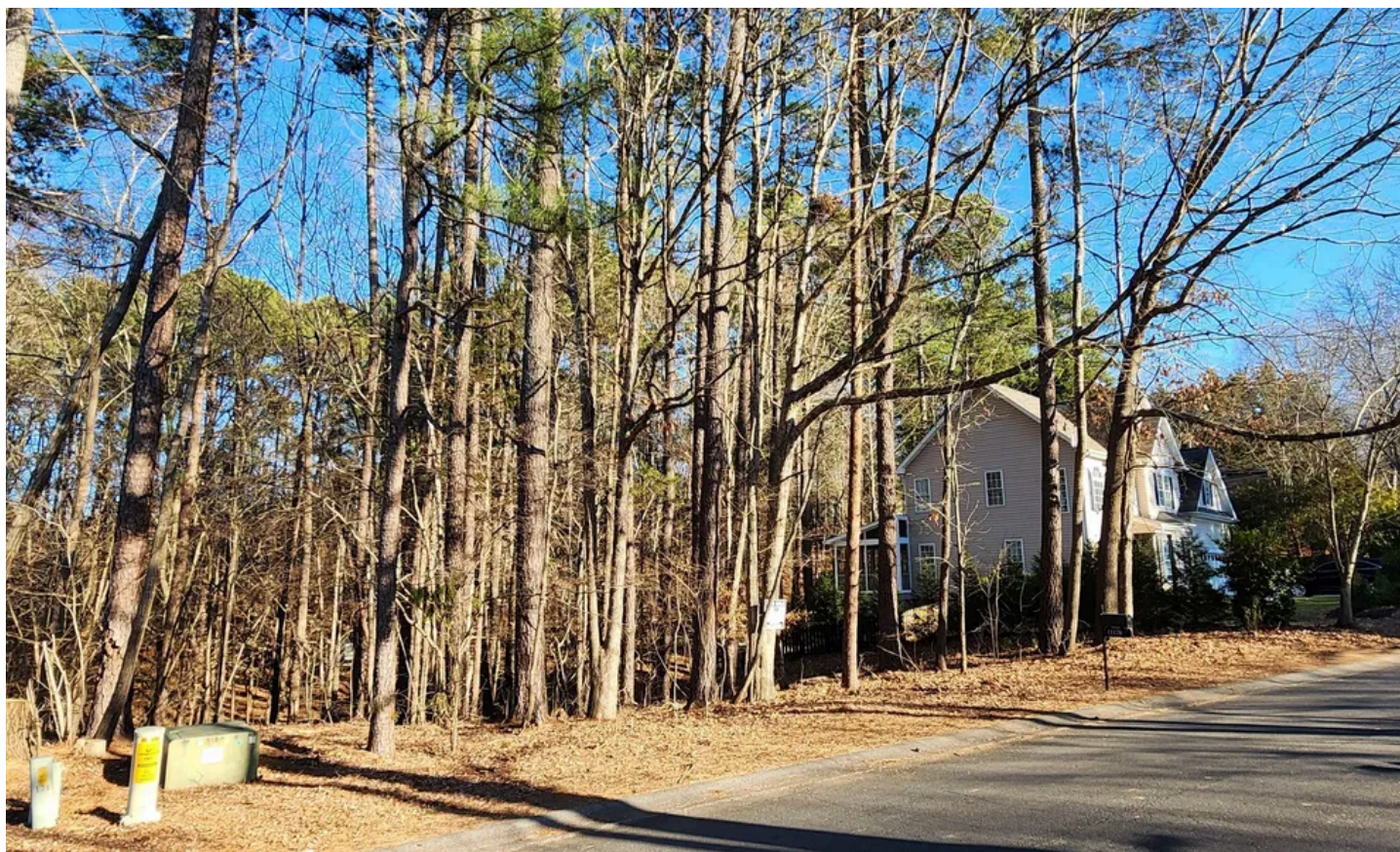


+/- .39ac - 11176 Water Trace Drive Fort Mill SC - York Co
11176 Water Trace Drive
Fort Mill, SC 29708

\$109,000
0.390± Acres
York County



**+/- .39ac - 11176 Water Trace Drive Fort Mill SC - York Co
Fort Mill, SC / York County**

SUMMARY

Address

11176 Water Trace Drive

City, State Zip

Fort Mill, SC 29708

County

York County

Type

Undeveloped Land, Lot

Latitude / Longitude

35.050122 / -81.020921

Acreage

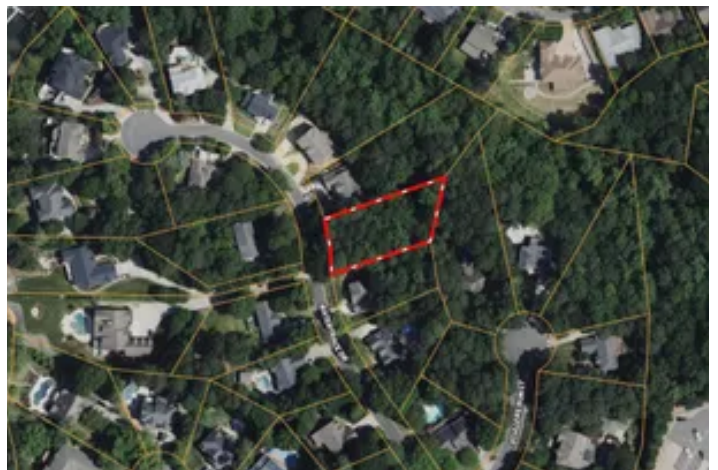
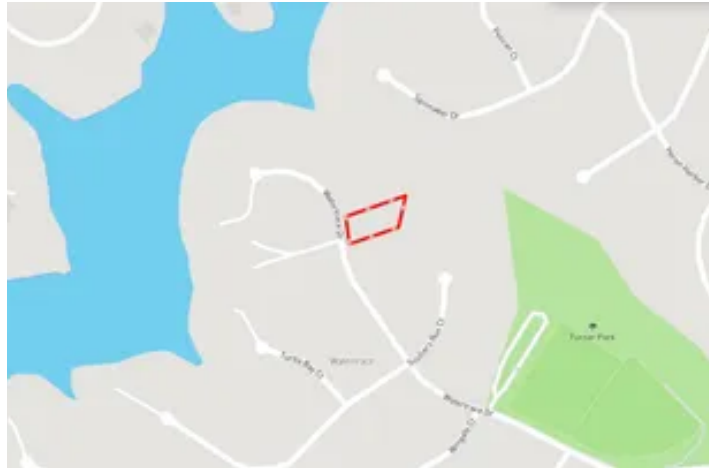
0.390

Price

\$109,000

Property Website

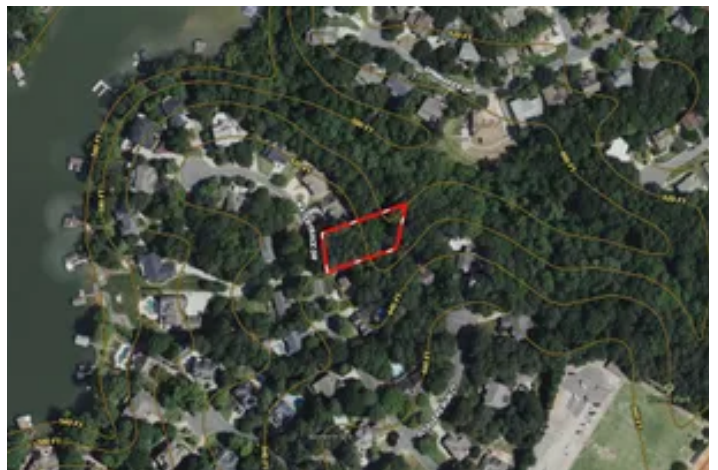
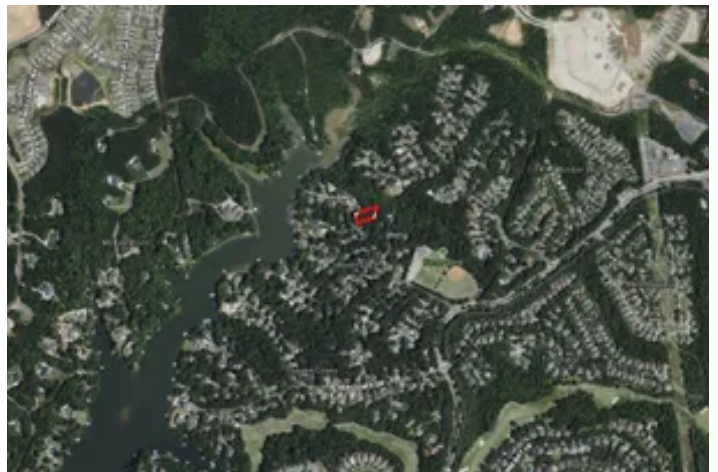
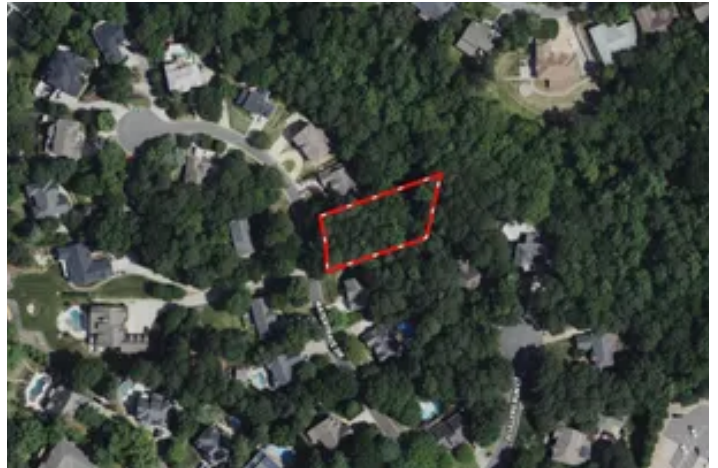
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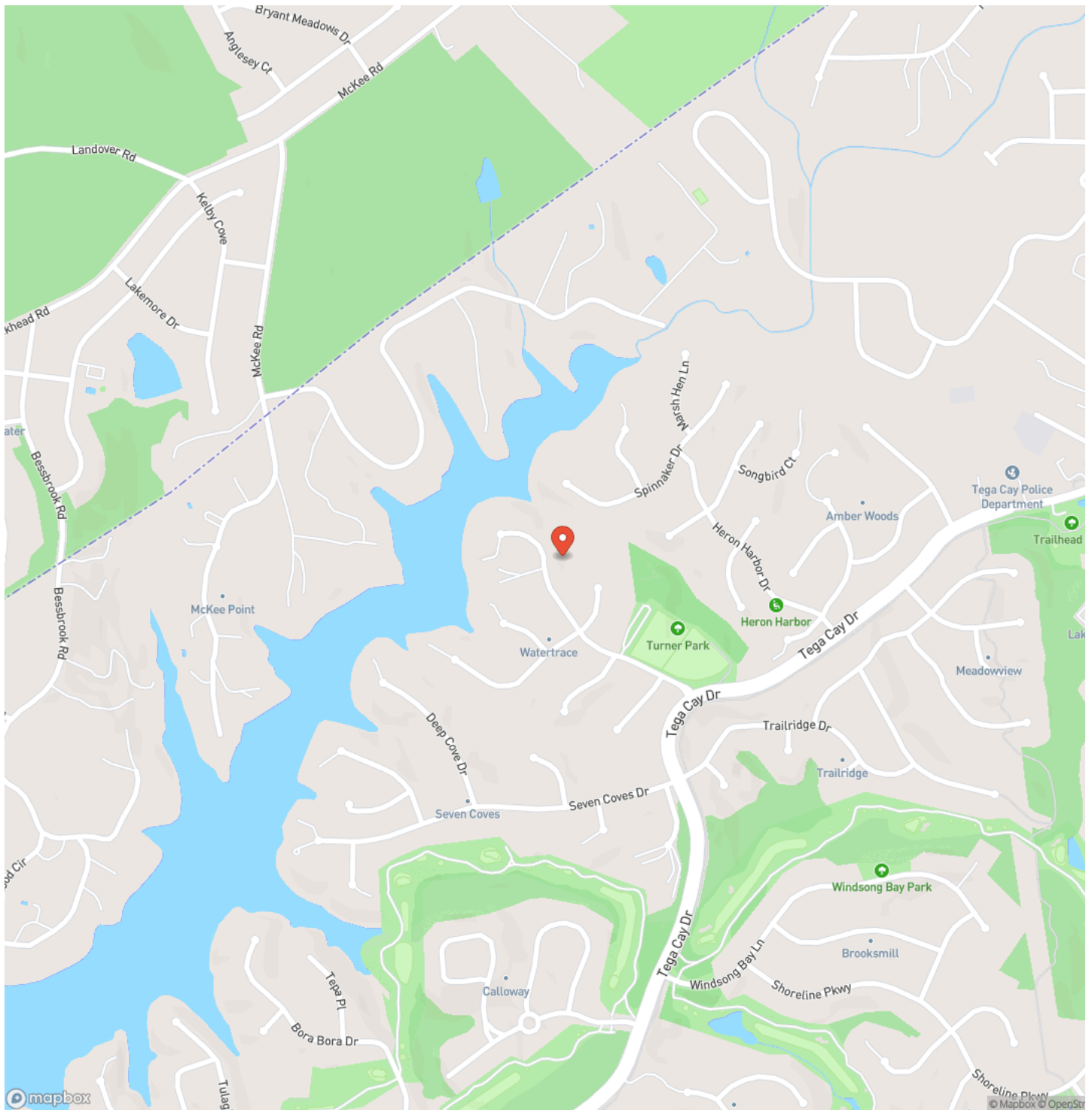
PROPERTY DESCRIPTION

Excellent opportunity to build in the highly desirable Water Trace neighborhood of Tega Cay, SC. This ±0.39-acre residential lot offers a private, peaceful setting and is ready for construction with utilities available on site. Enjoy a tranquil environment just minutes from shopping, dining, and use your golf cart to enjoy the premier local amenities including the 27-hole Tega Cay Golf Club, tennis and pickleball courts, and the marina with boat launch access to Lake Wylie. Tega Cay is also located within the award-winning Fort Mill School District. Tega Cay is known for its strong sense of community, attractive South Carolina tax advantages, and convenient access to I-77 for an easy commute to Charlotte and surrounding employment centers. Build-ready lots in Tega Cay are increasingly limited-don't miss this opportunity to secure your place in one of the area's most sought-after communities.

+/- .39ac - 11176 Water Trace Drive Fort Mill SC - York Co
Fort Mill, SC / York County

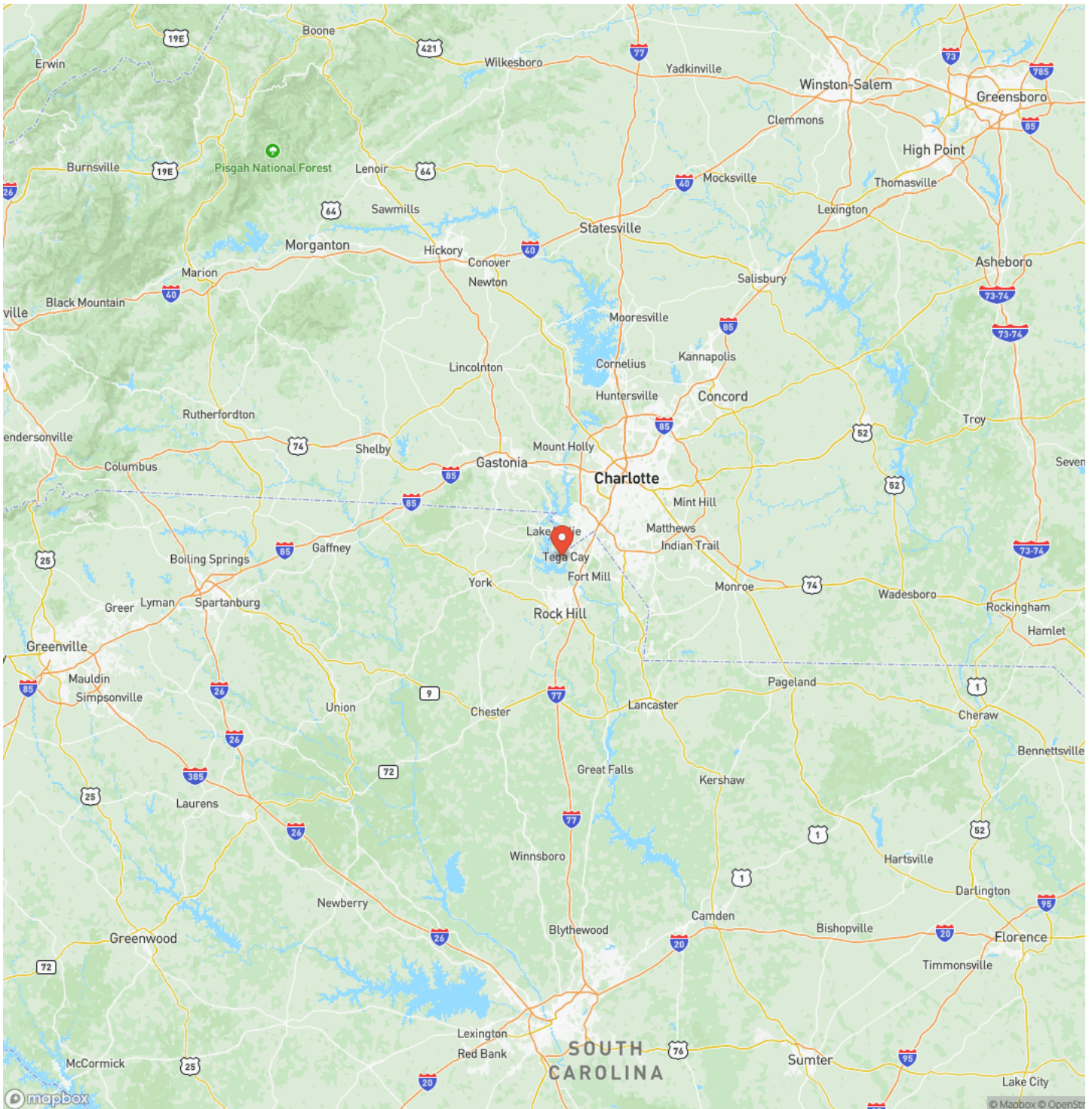


Locator Map



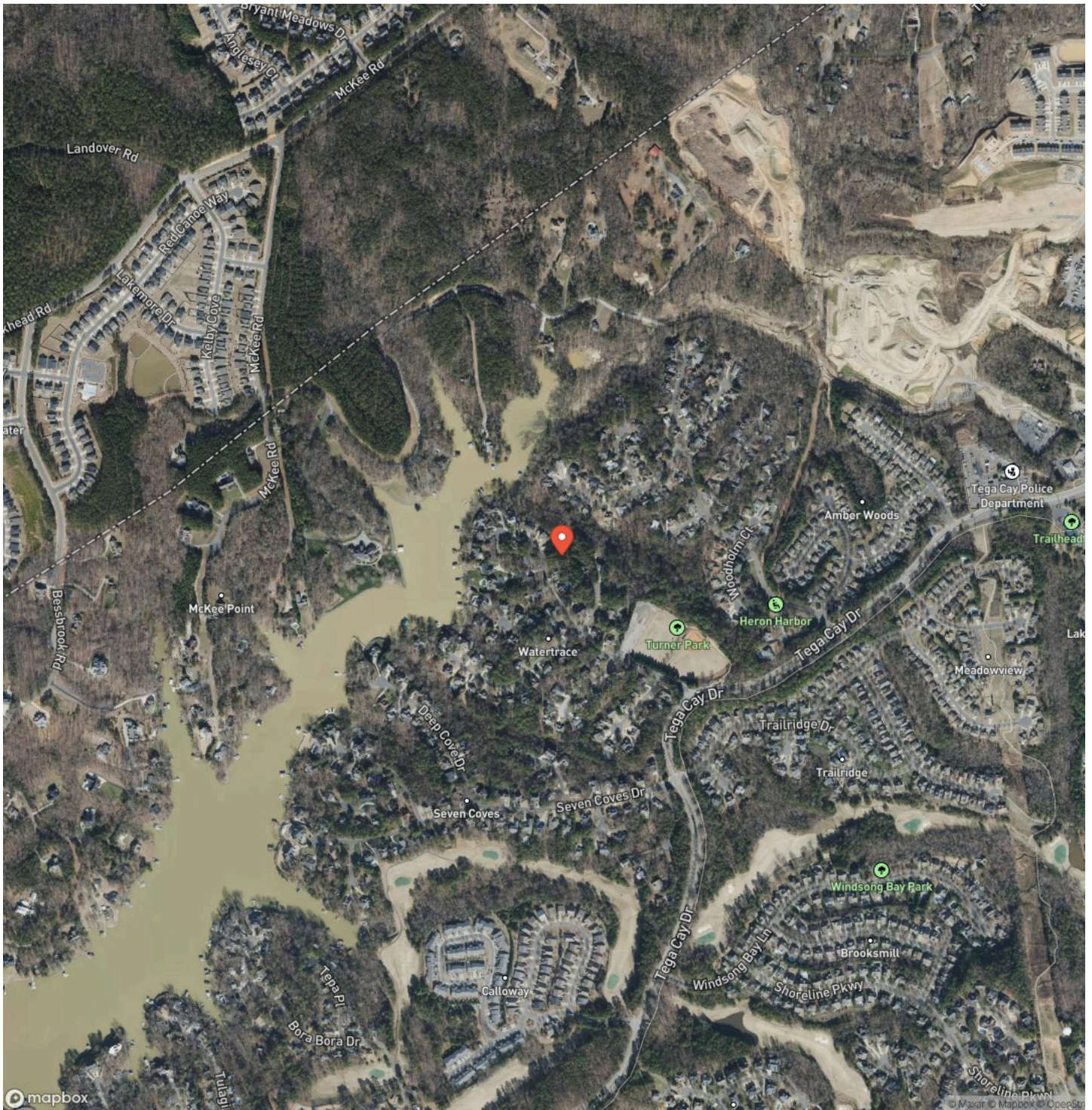
+/- .39ac - 11176 Water Trace Drive Fort Mill SC - York Co
Fort Mill, SC / York County

Locator Map



+/- .39ac - 11176 Water Trace Drive Fort Mill SC - York Co
Fort Mill, SC / York County

Satellite Map



**+/- .39ac - 11176 Water Trace Drive Fort Mill SC - York Co
Fort Mill, SC / York County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Lee Whitley

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(704) 506-3274

Office

(704) 658-1121

Email

leew@landandluxury.com

Address

2764 Pleasant Road Suite A 10833

City / State / Zip

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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