

An aerial photograph of a large, vibrant blue lake. In the foreground, a peninsula is covered in dense trees with autumn foliage in shades of yellow, orange, and red. In the middle ground, a small island or town is visible, featuring several buildings and a large white structure. The background shows a vast expanse of forested land under a clear blue sky.

The Grove at Tega Cay

Insider Information Pack

Your comprehensive guide to Fort Mill's most anticipated mixed-use community. Presented by Hope & Duane Clarke, New Construction Specialists.

Overview: What Is The Grove?

The Grove at Tega Cay represents a transformative \$250M investment in South Carolina's fastest-growing corridor. Spanning 55–56 acres along Stonecrest Boulevard, this master-planned community reimagines suburban living through thoughtful integration of residential, commercial, and recreational spaces.

The development encompasses a diverse housing portfolio including single-family homes, townhomes, and apartment residences, complemented by over 100,000 square feet of retail and office space. At its heart, a curated food hall and craft brewery anchor a walkable main street designed to foster community connection and daily convenience.

Distinctive features include pedestrian-friendly plazas, interconnected green spaces, and multi-use trails that prioritize walkability and outdoor living. The Grove's design philosophy emphasizes human-scale architecture, native landscaping, and seamless transitions between residential and commercial zones—creating an environment where daily life unfolds within a five-minute walk.

This is not traditional suburban development. The Grove represents a forward-thinking approach to community design, where thoughtful planning creates lasting value for residents and establishes a new benchmark for mixed-use development in the Charlotte metro region.

55–56 Acres

Master-planned community along Stonecrest Boulevard

Mixed Residential

Single-family homes, townhomes, apartments

100,000+ SF

Retail and office space

Food Hall + Brewery

Curated dining experiences

Location Snapshot

Strategic positioning defines The Grove's value proposition. Situated in the Fort Mill growth corridor, the community offers seamless connectivity to regional employment centers, retail districts, and recreational amenities while maintaining the character and appeal of the Lake Wylie area.

5 Minutes

Kingsley Town Center

Publix, Target, dining, services

10 Minutes

Baxter Village

Walkable retail, restaurants, entertainment

10–12 Minutes

Interstate 77

Direct highway access north and south

6 Minutes

Lake Wylie

Waterfront parks, boat access, trails

25–30 Minutes

Uptown Charlotte

Banking district, cultural venues, dining

30 Minutes

CLT Airport

Charlotte Douglas International

This connectivity matrix delivers the rare combination of suburban tranquility and urban accessibility. Residents enjoy Lake Wylie's natural beauty and small-town atmosphere while maintaining efficient access to Charlotte's employment opportunities, international airport, and metropolitan amenities. The location supports diverse lifestyle needs—from daily errands to weekend recreation to professional commutes.

Project Vision



Redefining Suburban Living

The Grove's design philosophy centers on creating authentic community through intentional placemaking. Rather than replicating conventional suburban patterns, the development embraces new urbanist principles—prioritizing pedestrian experience, architectural cohesion, and the integration of public gathering spaces.

Walkability forms the foundation of daily life.

Residents can complete errands, meet neighbors, and access dining within a compact, pedestrian-friendly environment. Wide sidewalks, street-level retail, and carefully planned crosswalks create safe, inviting pathways that encourage walking over driving for local trips.



Community Spaces

Plazas, pocket parks, and gathering areas designed for spontaneous interaction and programmed events



Trail Network

Multi-use paths connecting residential areas to commercial zones and natural green corridors



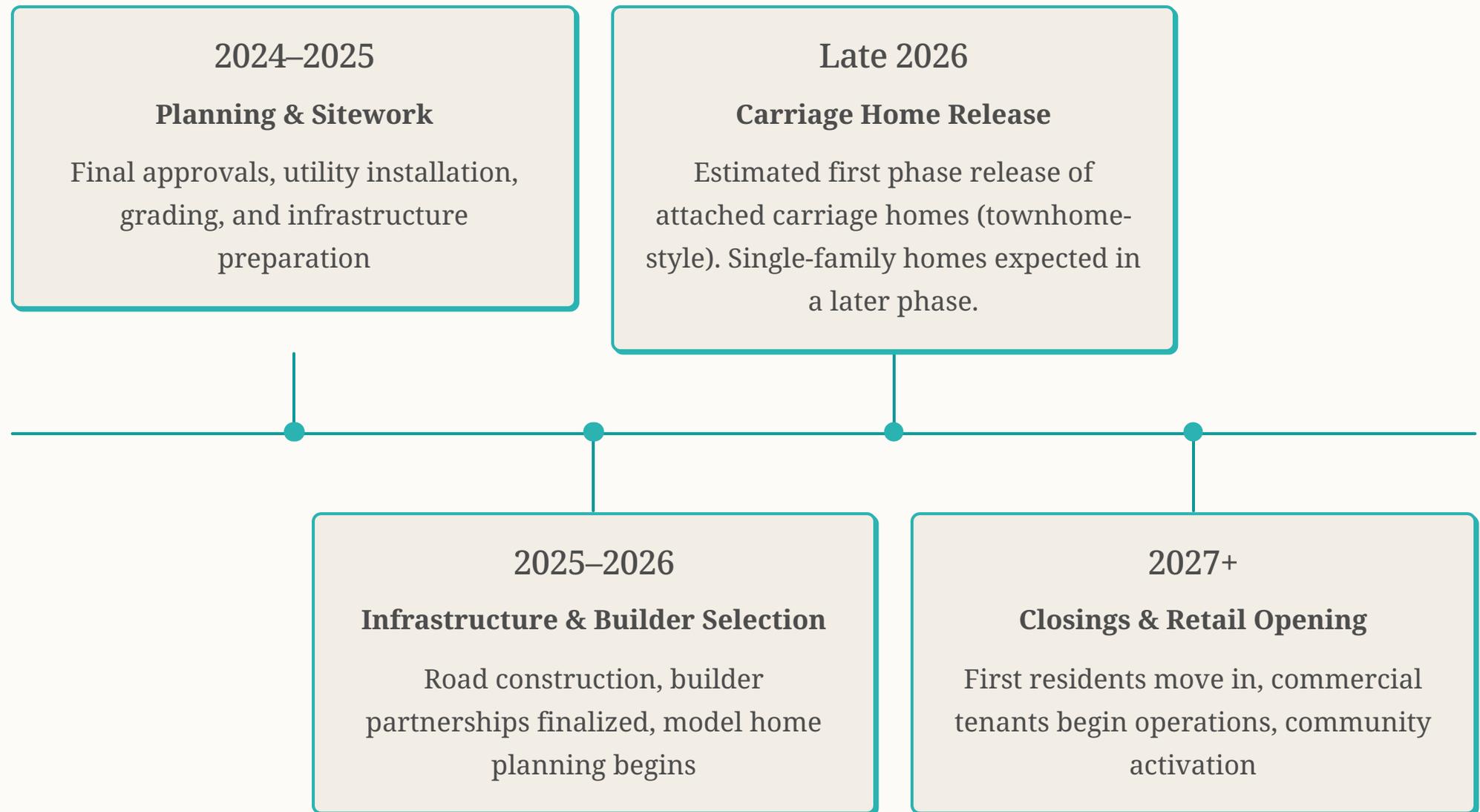
Main Street Experience

Human-scaled architecture with ground-floor retail and upper-level residences creating vibrant street life

Outdoor amenities extend beyond standard suburban offerings. Native landscaping reduces maintenance while supporting local ecosystems. Shaded gathering areas, public art installations, and flexible event spaces create opportunities for community building. The Grove's design acknowledges that quality of life extends beyond individual homes—it's shaped by the spaces between buildings and the opportunities for connection they provide.

Development Timeline

Major mixed-use developments unfold across multiple years, with infrastructure, residential, and commercial components progressing in coordinated phases. Understanding this timeline helps buyers set realistic expectations and identify optimal entry points.



📄 **Timeline Considerations:** Development schedules are subject to change based on market conditions, permitting, construction timelines, and builder readiness. The dates above represent current projections and should be considered estimates rather than guarantees. Buyers should maintain flexibility and work with experienced agents who monitor project progress.

Each phase builds upon previous work, with residential and commercial elements progressing in parallel. Early buyers often benefit from pre-development pricing, though they accept longer wait times before closing. Later phases offer more certainty around timelines and completed amenities. Your optimal entry point depends on your timeline flexibility, risk tolerance, and investment objectives.

What Has NOT Been Released Yet

Transparency about unknowns is essential for informed decision-making. As of this publication, several critical details remain unreleased. Prospective buyers should understand that early-stage interest must account for these uncertainties.



Builder Lineup

Specific builders have not been announced. Developer is in discussions with regional and national builders known for quality construction and design innovation.



Pricing Structure

No pricing has been released for any product type. Estimates based on comparable communities suggest starting points from mid-\$300s for townhomes to \$500s+ for single-family homes.



Floor Plans

Architectural plans and home designs await builder selection. Square footages, bedroom counts, and style options remain to be determined.



Lot Map

Specific lot locations, sizes, and premiums have not been published. Site planning continues as infrastructure design is finalized.



HOA Details

Homeowners association fees, governance structure, and community rules will be established closer to first closings.



Presale Date

No official presale or priority registration has been announced. Interested buyers should join VIP notification lists to receive immediate updates.

This level of uncertainty is typical for developments in early planning stages. Buyers who engage now position themselves for priority access when information becomes available, but must accept that key details will emerge over months rather than weeks. Working with specialized agents ensures you receive updates immediately as the developer releases information.

Early-Phase Buying Guide

Purchasing in a development's initial phases presents distinct advantages and considerations. Understanding both sides enables strategic decision-making aligned with your priorities, timeline, and risk tolerance.

Benefits of Early Entry

- **Pre-Appreciation Pricing:** First-phase buyers often secure homes before comparable sales establish higher market values, capturing immediate equity as the community builds out.
- **Premium Lot Selection:** Early buyers access the best homesites—corner lots, cul-de-sac positions, green space adjacency, and other desirable features that command premiums in later phases.
- **Builder Incentives:** Developers and builders frequently offer enhanced incentives during initial releases to generate momentum and establish market presence.
- **Customization Opportunities:** Earlier construction timelines may allow for greater structural customization before framing is complete.
- **Controlled Appreciation:** As phases sell out and comparable sales increase, later buyers pay more for similar homes—early buyers benefit from this appreciation curve.

Considerations & Trade-offs

- **Extended Timelines:** First-phase buyers often wait 18–24+ months from contract to closing, requiring patience and stable housing situations during construction.
- **Timeline Uncertainty:** Construction schedules shift due to weather, permitting, labor, and supply chain factors. Flexibility is essential.
- **Phased Amenity Completion:** Retail, trails, and community features may not be operational when first residents move in, developing gradually over subsequent years.
- **Active Construction Environment:** Early residents live adjacent to ongoing construction activity—noise, dust, and traffic are temporary realities.
- **Incomplete Market Comparables:** Without established resale activity, appraisals and future values carry more uncertainty than mature communities.

The decision to buy early versus wait for more certainty depends on individual circumstances. Buyers with flexible timelines, stable current housing, and appreciation-focused strategies often prioritize early entry. Those requiring near-term occupancy or complete information before committing may prefer later phases. Neither approach is inherently superior—alignment with your specific situation determines the right strategy.

Comparable Communities Nearby

Understanding The Grove's competitive context requires examining similar developments in the Fort Mill and Lake Wylie area. These established communities provide pricing benchmarks, quality comparisons, and insights into market dynamics that will influence The Grove's positioning.

North Creek Village

Established mixed-use community in Tega Cay with single-family homes, townhomes, and retail. Homes from \$400s–\$600s. Demonstrates sustained demand for walkable neighborhoods.

Windswept Cove

Lake Wylie waterfront community with amenity-rich lifestyle. Single-family homes from \$500s–\$800s+. Premium pricing reflects water access and established reputation.

Nims Village

Traditional neighborhood design in Fort Mill with parks and trails. Homes from \$400s–\$600s. Comparable quality and community amenities to The Grove's vision.

Massey

Large-scale master-planned community in Fort Mill. Diverse product types from \$300s–\$700s+. Scale and phasing similar to The Grove's development approach.

Hawks Creek

Mature Tega Cay neighborhood providing resale comparables. Homes from \$350s–\$550s. Resale activity indicates strong market fundamentals in the area.

These communities establish several important benchmarks. First, the Fort Mill/Tega Cay market supports premium pricing for well-designed neighborhoods with amenities and walkability. Second, mixed-use concepts have proven successful in this market, with North Creek Village demonstrating sustained demand. Third, new construction pricing typically ranges from mid-\$300s for townhomes to \$600s–\$700s+ for larger single-family homes, depending on lot size, features, and community amenities.

The Grove's pricing will likely position competitively within this range, with exact figures depending on builder selections, product mix, and market conditions at launch. Buyers should monitor these comparable communities for resale activity and new construction releases, as pricing movements provide leading indicators for The Grove's eventual market positioning.

Frequently Asked Questions

When will The Grove officially launch sales?

No official launch date has been announced. Current projections suggest late 2026 for first residential releases, but this timeline may shift based on infrastructure completion and builder readiness. VIP list members receive immediate notification when presale information becomes available.

Can I reserve a specific lot or floor plan now?

Not yet. No lot maps, floor plans, or reservation processes have been released. Early interest can be registered through VIP notification lists, which may translate to priority access when sales launch, but no binding reservations are currently available.

What price range should I expect?

While official pricing has not been released, analysis of comparable Fort Mill communities suggests townhomes starting in the mid-\$300s and single-family homes from the \$500s, with premium lots and larger floor plans extending into the \$700s or higher. These are estimates based on competitive positioning, not confirmed figures.

Will there be retail and dining immediately when I move in?

Commercial spaces typically deliver after initial residential phases. While the food hall and brewery are core components, these amenities will phase in as the community establishes and tenant leases are finalized. Early residents should expect gradual activation of commercial spaces over 12–24 months following first closings.

How does The Grove compare to other new construction in Fort Mill?

The Grove distinguishes itself through true mixed-use integration—combining residential, commercial, and recreational elements in a walkable format. While many Fort Mill communities offer excellent housing and amenities, few provide the main street experience and commercial integration that define The Grove's vision.

What if I need to move sooner than 2026–2027?

If your timeline requires near-term occupancy, The Grove may not align with your needs. However, the Fort Mill area offers numerous move-in-ready new construction communities. Experienced agents can identify alternatives that deliver similar lifestyle benefits with immediate availability, while keeping you informed about The Grove for future consideration.

About Hope & Duane Clarke

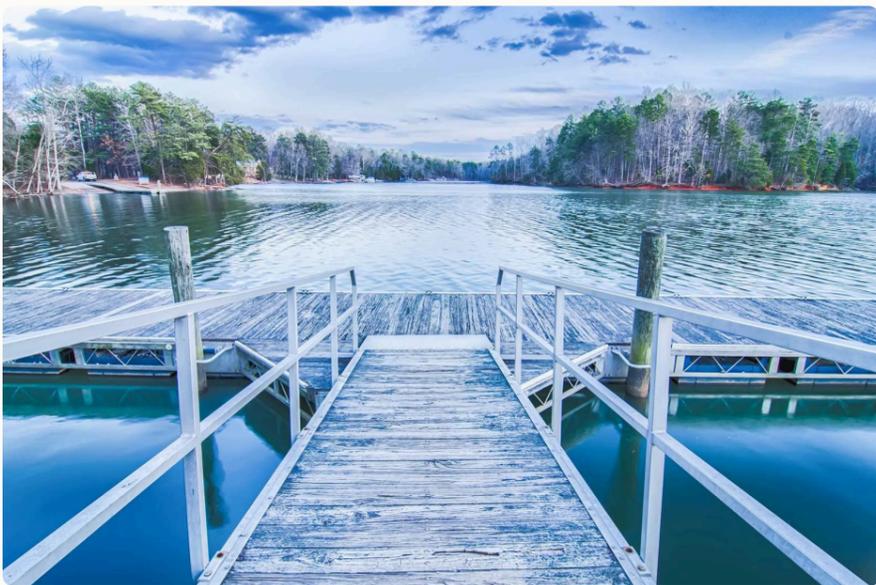


Charlotte & Tega Cay New Construction Specialists

Hope and Duane Clarke are trusted real estate advisors known for their deep expertise in new construction, relocation, and master-planned community development throughout the Charlotte, Fort Mill, and Tega Cay growth corridor.

With backgrounds in project management, builder negotiation, and market analytics, Hope and Duane guide buyers through early-phase development timelines, lot strategy, design selections, and builder contract protections. Their approach combines data-driven analysis with high-touch client care, ensuring every buyer is positioned with clarity, confidence, and long-term value in mind.

As local residents and relocation experts, they offer an inside perspective on lifestyle, schools, commuter routes, and the evolving South Charlotte/York County real estate landscape. Their mission is simple: equip buyers with the strategy and insight needed to make smart, future-focused decisions in competitive new-construction environments.



Areas of Expertise

- New construction & master-planned communities
- Early-phase buyer strategy
- Builder negotiation & contract review
- Relocation from major metros
- Lot/plan selection guidance
- Charlotte, Fort Mill, and Tega Cay neighborhoods

Contact

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Next Steps

You're already on our Grove VIP Insider List, which means you'll receive priority updates the moment builder information, pricing, and release timelines become available.

To help you prepare in advance, here are your next steps:



Schedule a Consultation (Recommended)

If you're exploring The Grove as a potential option, we can walk you through early-phase buying strategies, estimated timelines, financing preparation, and nearby comparable communities.

[Schedule a Consultation](#)



Download the Charlotte Homebuyer Toolkit

Get our complete step-by-step guide for financing, timelines, builder contracts, inspections, and new-construction strategy.

[Buyer Resources](#)



Stay Tuned for VIP Updates

As part of the Insider List, you'll receive:

- Development milestones
- Builder announcements
- Floor plan releases
- Early pricing ranges
- Lot maps & availability
- Pre-sale timelines

We'll ensure you're among the first to know when key details are released.

Questions or Ready to Discuss Your Plan?

Hope & Duane Clarke

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