

Hwy 521 Bypass Land

LANCASTER, SC



Land

FOR
Sale

SIZE
±36 AC

PRICE
\$750,000



Overview

±36 acres available for sale on Hwy 521 Bypass in Lancaster, SC

Lancaster County Zoning: Light Industrial (LI)

Favorable tax incentives from Lancaster County for qualified users

PID #0081-00-047.00 and #0081-00-046.00

±36 Acres of Industrial Land For Sale



Clark Alcorn
Broker

(704) 367 5005
calcorn@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

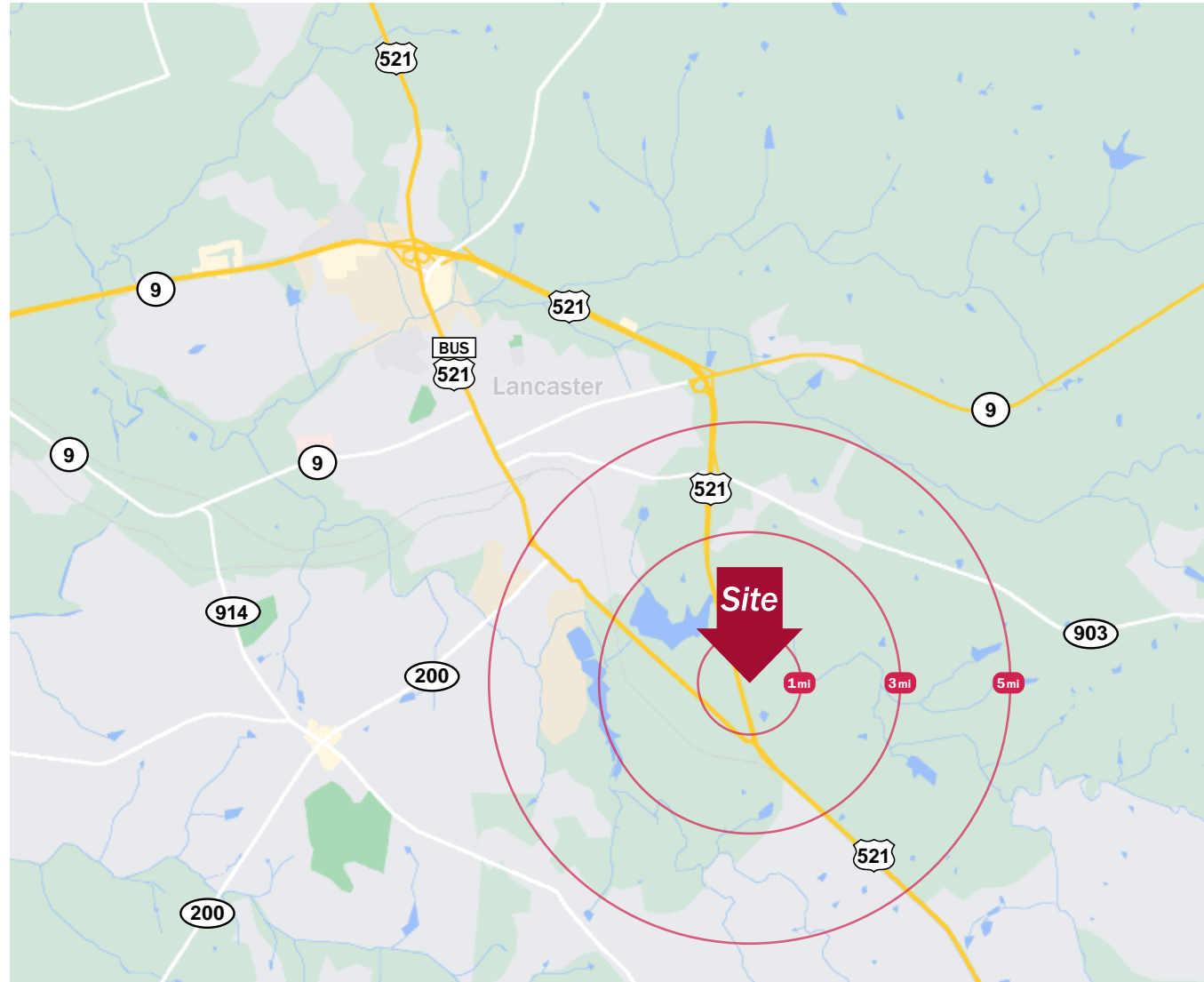
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	493	16,380	30,441
Housing Units	276	7,421	13,628
Avg. HH Income	\$66,978	\$60,923	\$66,993

Traffic Count

Source: SCDOT

	AADT
Hwy 521	9,100 (2022)



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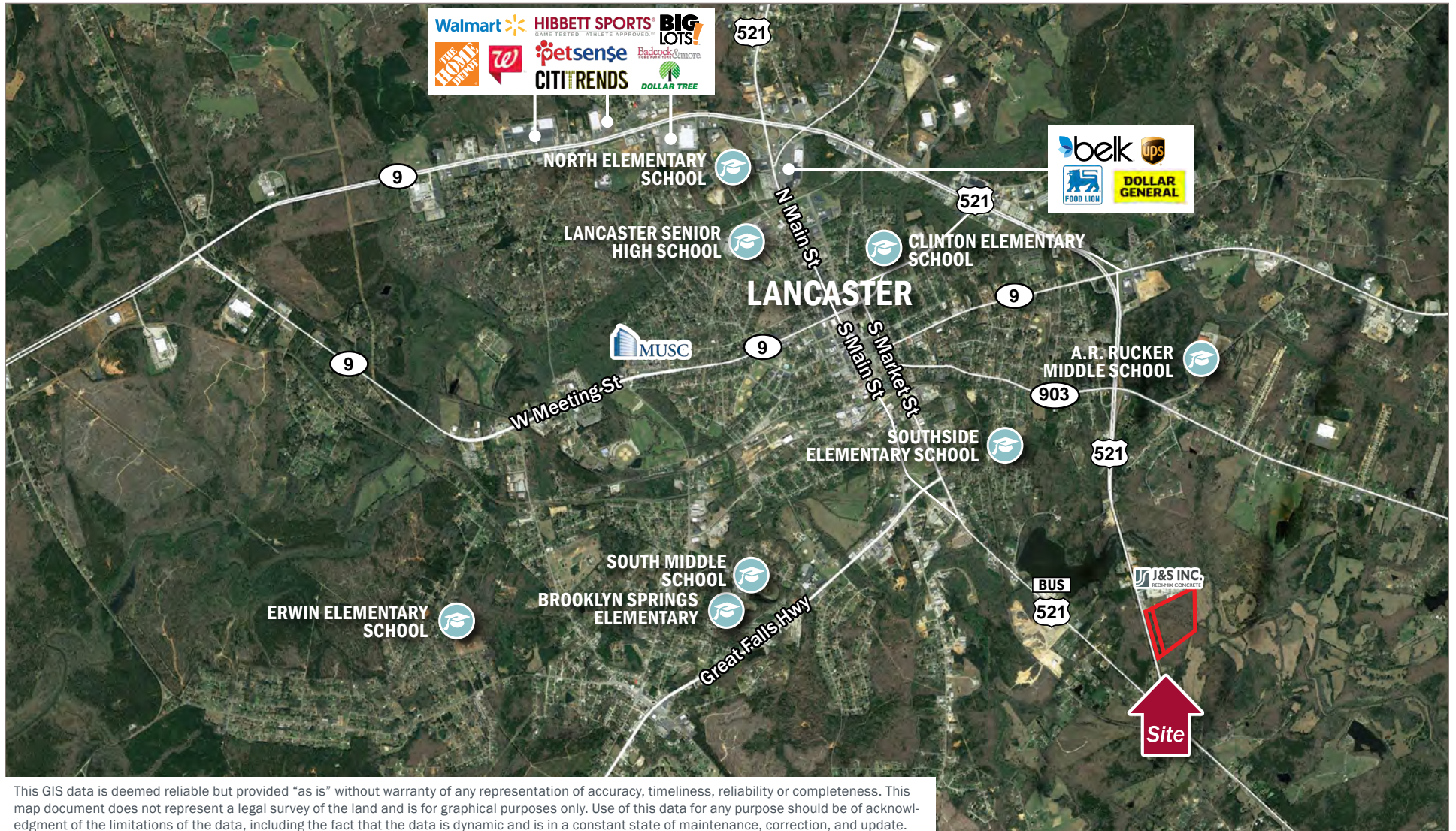
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Market Aerial



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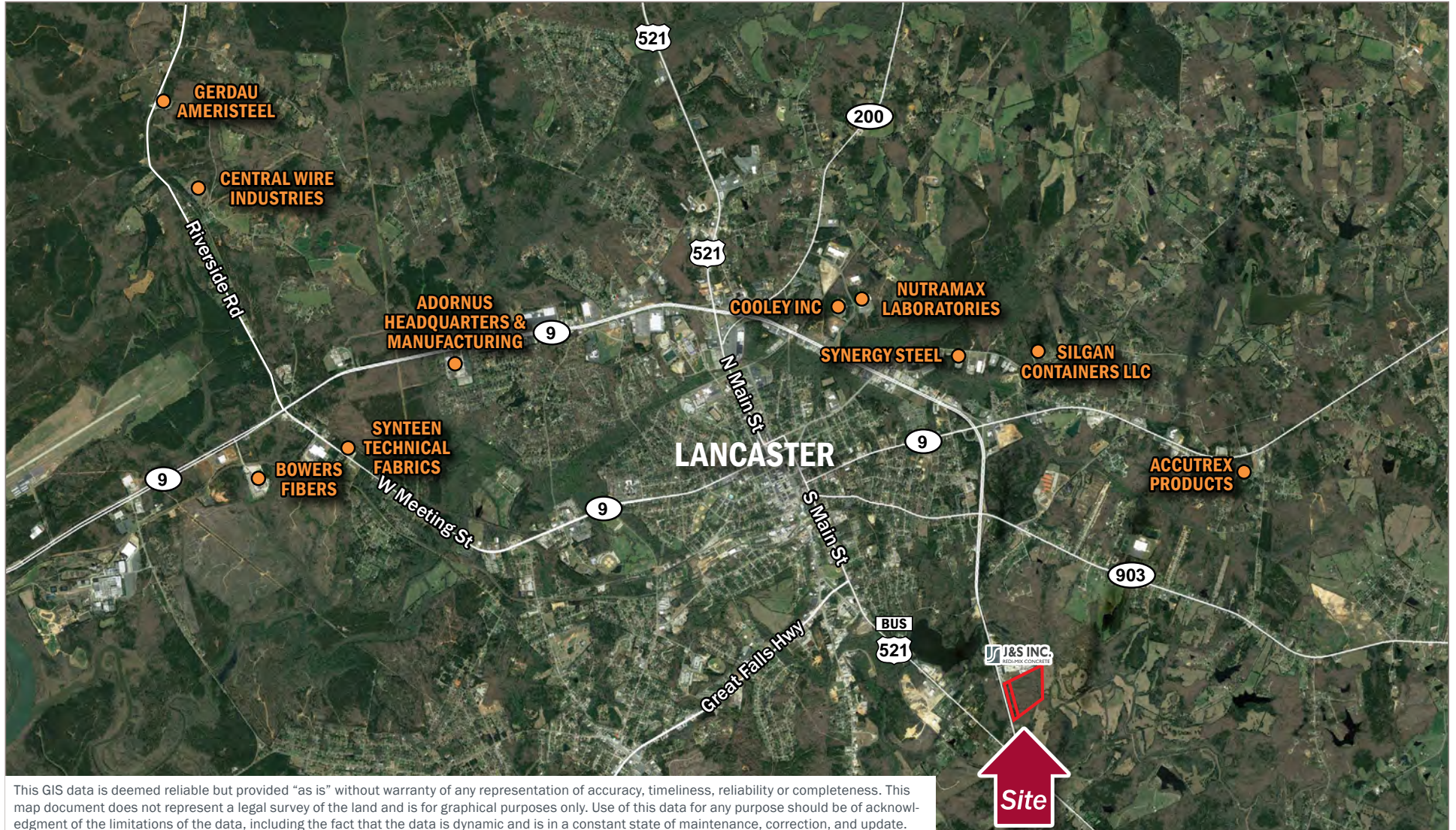
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Nearby Manufacturers



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Site Topography



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— Flood Hazard Zone
— Bear Creek



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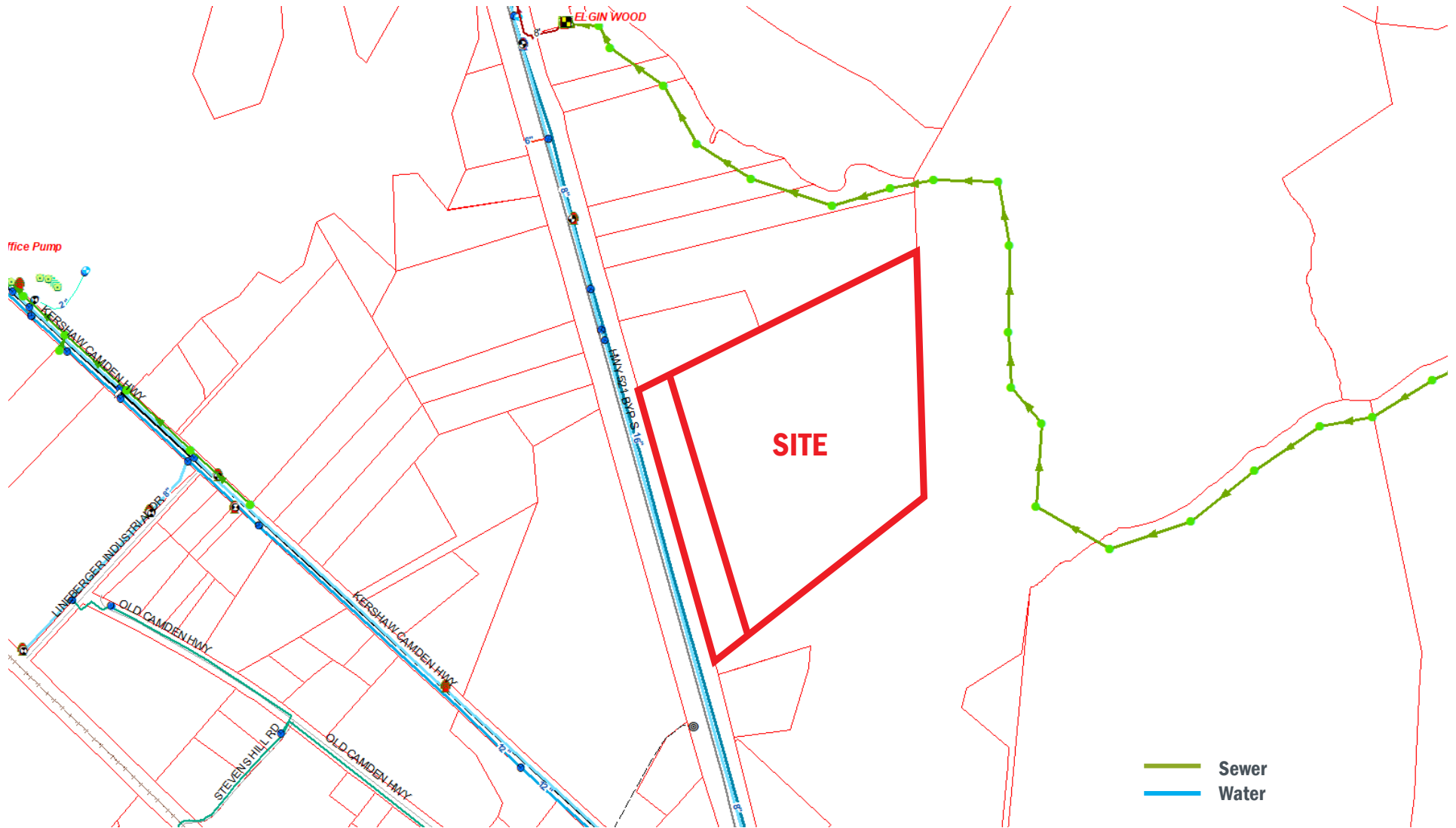
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Water & Sewer Map

- Adjacent owner may agree to sewer easement



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Medical | Industrial | Retail | Land | Investment | Office

contact

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