

Walnut Creek Commercial

10209 WALNUT CREEK PKWY, INDIAN LAND, SC 29720

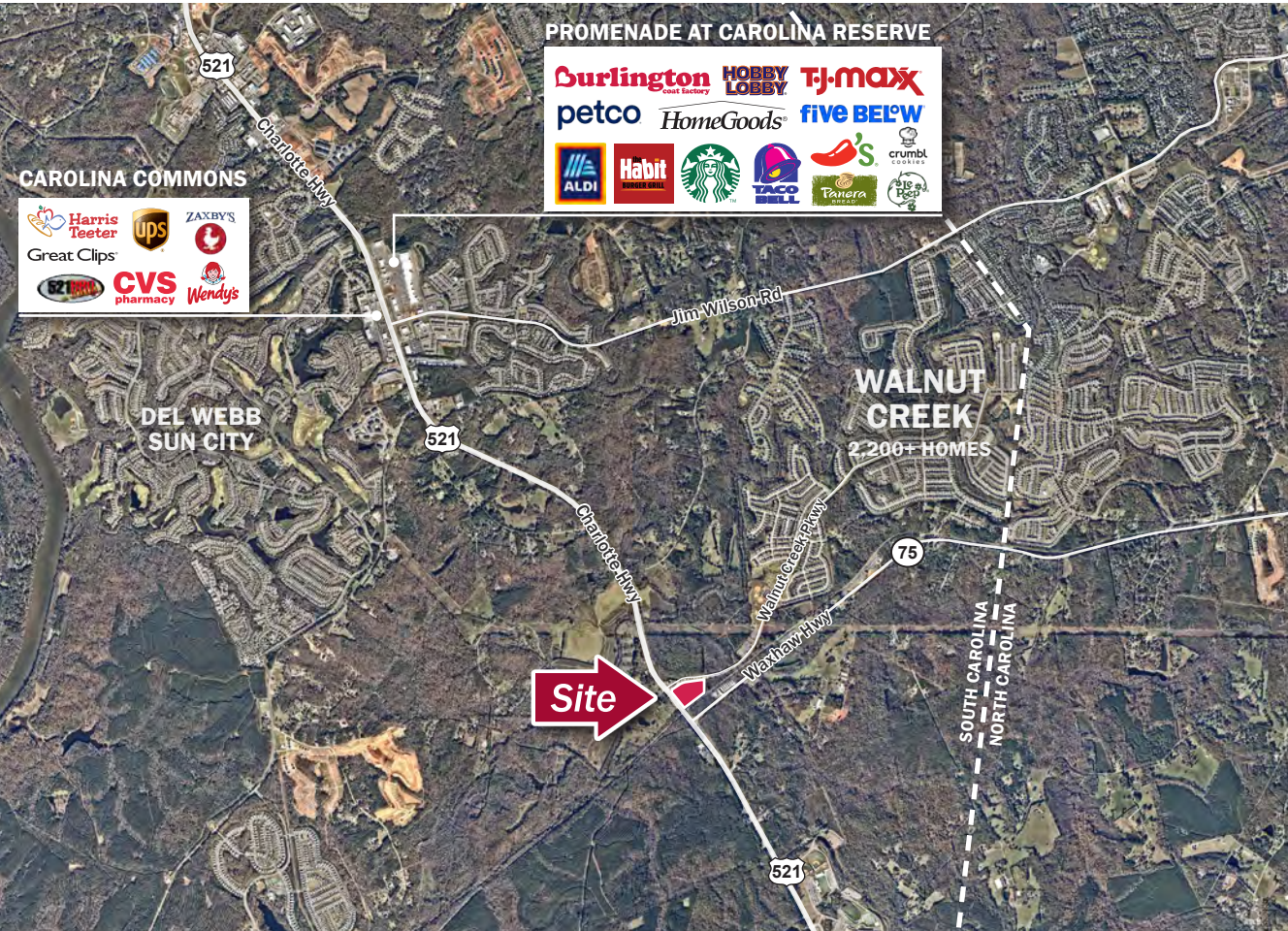


Land

FOR
Sale

SIZE
±10 AC

PRICE
\$300,000 Per Acre



Overview

±10 acres of commercial land available for development opportunity

Planned Development (PD) zoning allows for most retail, office and medical uses including fast food drive thrus and gas stations

Water and sewer immediately available to the site

Site is rough graded with great visibility from Highway 521

Walnut Creek residential community is nearly sold out with over 2,200 homes built

Close proximity to Lancaster County park with ballfields

±10 Acres of Commercial
Land Available For Sale in
Indian Land, SC



Bailey Patrick Jr.
Development Partner
(704) 367 5020
bwpatt@mpvre.com

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

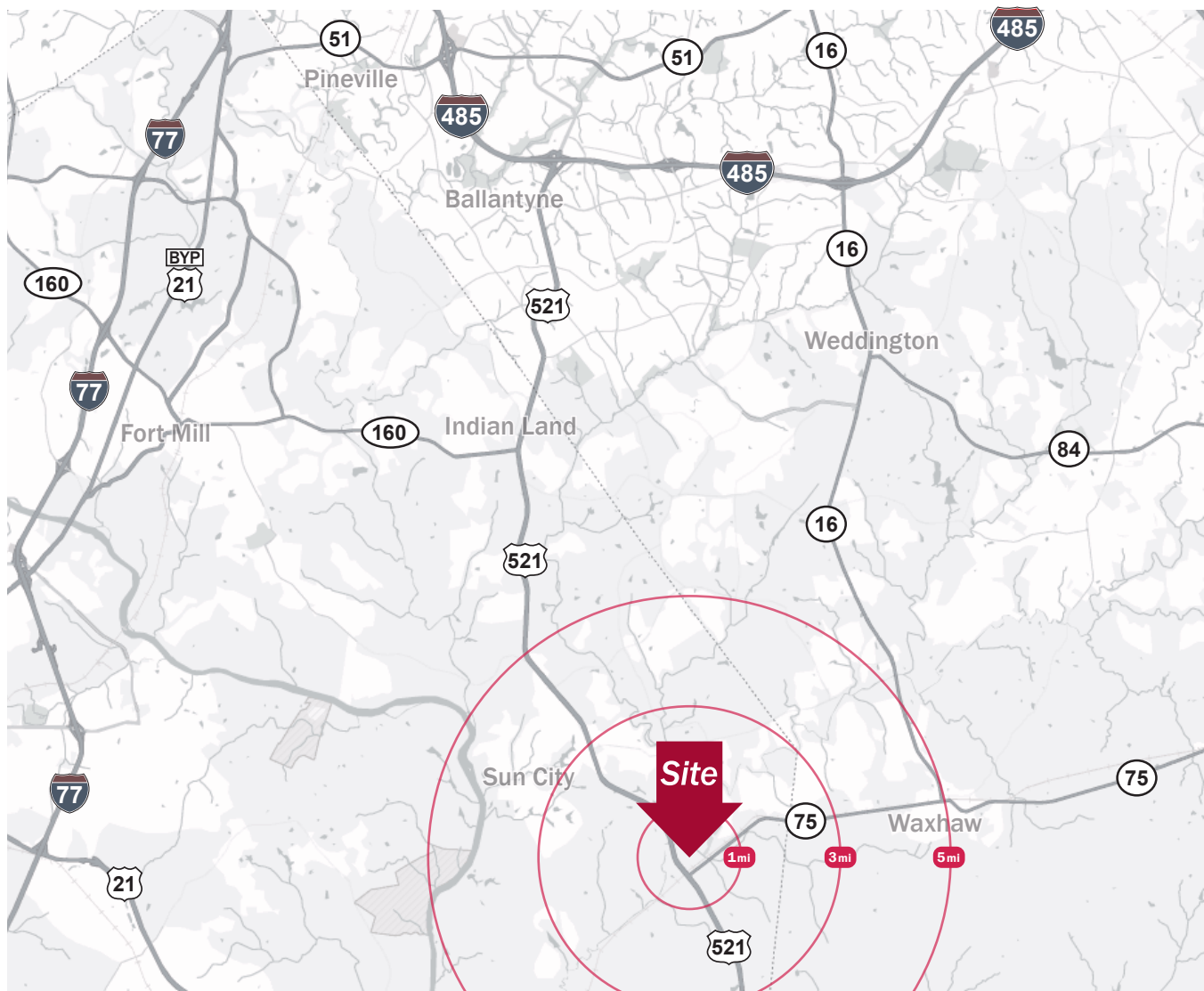
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	929	24,491	57,129
Growth Rate	2.52%	2.94%	2.84%
Avg. HH Income	\$126,117	\$127,076	\$135,563

Traffic Count

Source: SCDOT

	AADT
Hwy 521	10,500 (2024)
Walnut Creek Pkwy	6,100 (2024)



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Site Aerial



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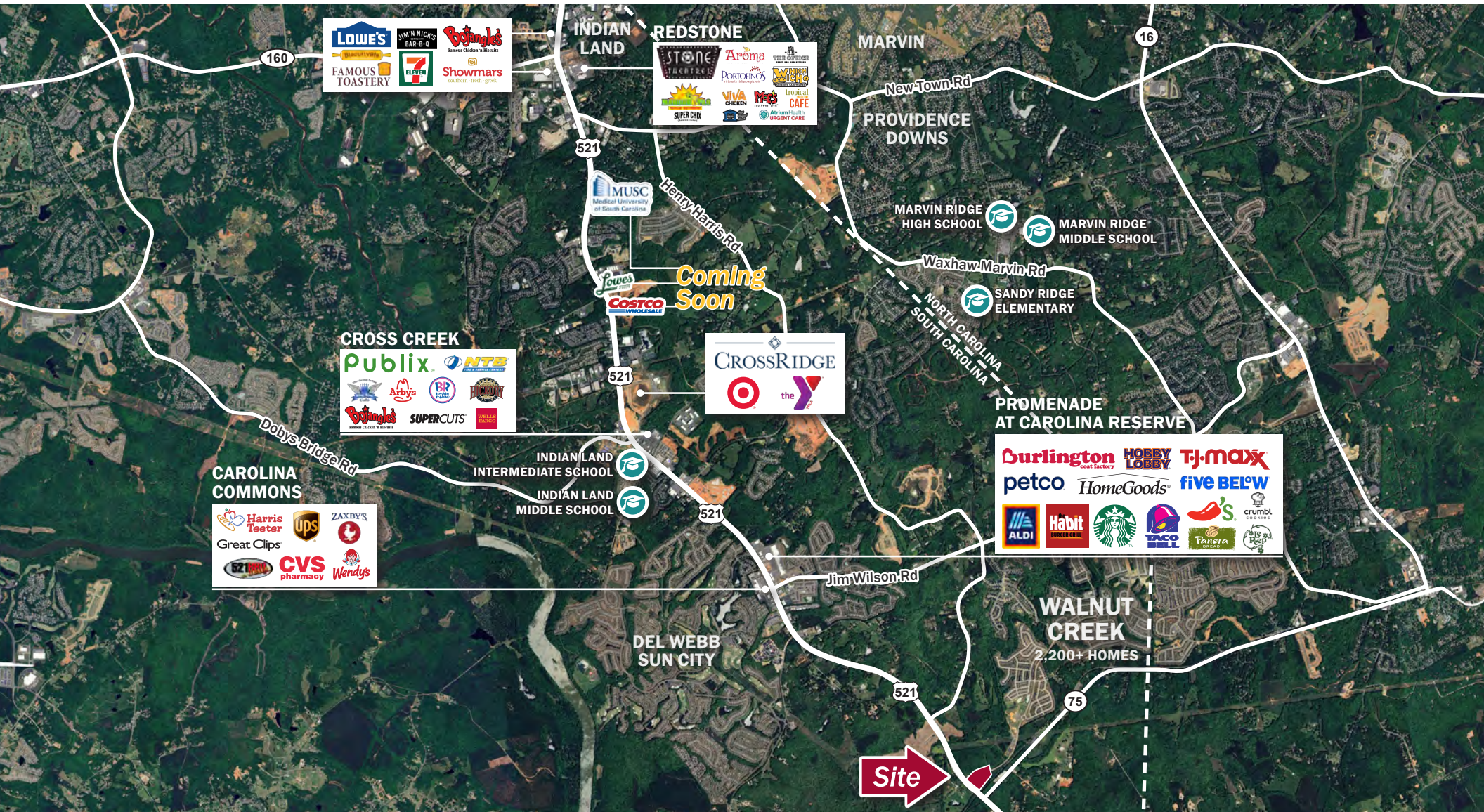
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Market Aerial



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Master Plan

WALNUT CREEK MASTER PLAN



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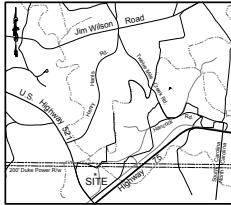
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Master Plan



DEVELOPMENT INFORMATION:

PROJECT:	WALNUT CREEK LANCASTER COUNTY, SOUTH CAROLINA
DEVELOPER:	EDENMOOR LAND ACQUISITION, LLC C/O STAR VENTURES 8432 REA ROAD, SUITE F CHARLOTTE, NORTH CAROLINA 28277
CONTACT PERSON:	SCOTT MONDAY
PHONE:	704-944-3294
P.I.N.:	020-00-002-00, 020-00-005-00, 020-00-006-00

ZONING: PDD-8
ACREAGE: 932.75 ACRES TOTAL
- 6.591 ACRES IN HWY 521 R/W
- 1.74 ACRES IN JIM WILSON ROAD R/W
- 1.00 ACRES EMS STATION
- 0.201 ACRES WALNUT CREEK PUMP STATION
(PINS ARE ORIGINAL MASTER TRACT NO.'S)

OPEN SPACE: 404.36 ACRES TOTAL
 - 14.178 ACRES - AMENITY SITES
 - 0.92 ACRES - POCKET PARKS
 - 66.71 ACRES - COUNTY PARK
 - 1.00 ACRES EMS STATION
 - 321.55 ACRES - COMMON OPEN SPACE

USE (EXISTING):	VACANT, PARTIALLY WOODED	
USE (PROPOSED):	SINGLE FAMILY & MULTI-FAMILY RESIDENTIAL	
SETBACKS:	FRONT - 20 FT.	SETBACKS: (TOWNHOMES)
(SINGLE FAMILY)	SIDE - 5 FT.	
	REAR - 15 FT.	
MIN. LOT SIZE:	5,000 SF (SINGLE FAMILY), 2,098 SF (TOWNHOMES)	
MIN. LOT WIDTH:	42 FT (SINGLE FAMILY), 21 FT (TOWNHOMES)	
RW WIDTH:	VARIES	

PDD-8 ORDINANCE #504 PERMITTED DENSITY / UNITS		
LAND USE	BY ORDINANCE	IMAGE

LAND USE	BY CREDENCE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	FUTURE	TOTAL TO DATE
COMMERCIAL	41.40 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	TBD	0.00 AC
BUSINESS PARK	32.50 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	TBD	0.00 AC
A. HOTELS	200 ROOMS	0.00 AC	0.00 AC	0.00 AC	0.00 AC	TBD	0.00 AC
TOWN CENTER	25.40 AC	0.00 AC	0.00 AC	0.00 AC	0.00 AC	TBD	0.00 AC
A. APARTMENTS	250 UNITS	0.00 AC	0.00 AC	0.00 AC	0.00 AC	TBD	0.00 AC
OPEN SPACE & PARKS	250.80 AC	61.80 AC	181.74 AC	82.89 AC	77.93 AC	TBD	404.36 AC
DWELLING UNITS*	2,355 UNITS	432 UNITS	614 UNITS	675 UNITS	533 UNITS	TBD	2,257 UNITS
FUTURE DEVELOPMENT	-	-	-	-	-	0.00 AC	10.81 AC

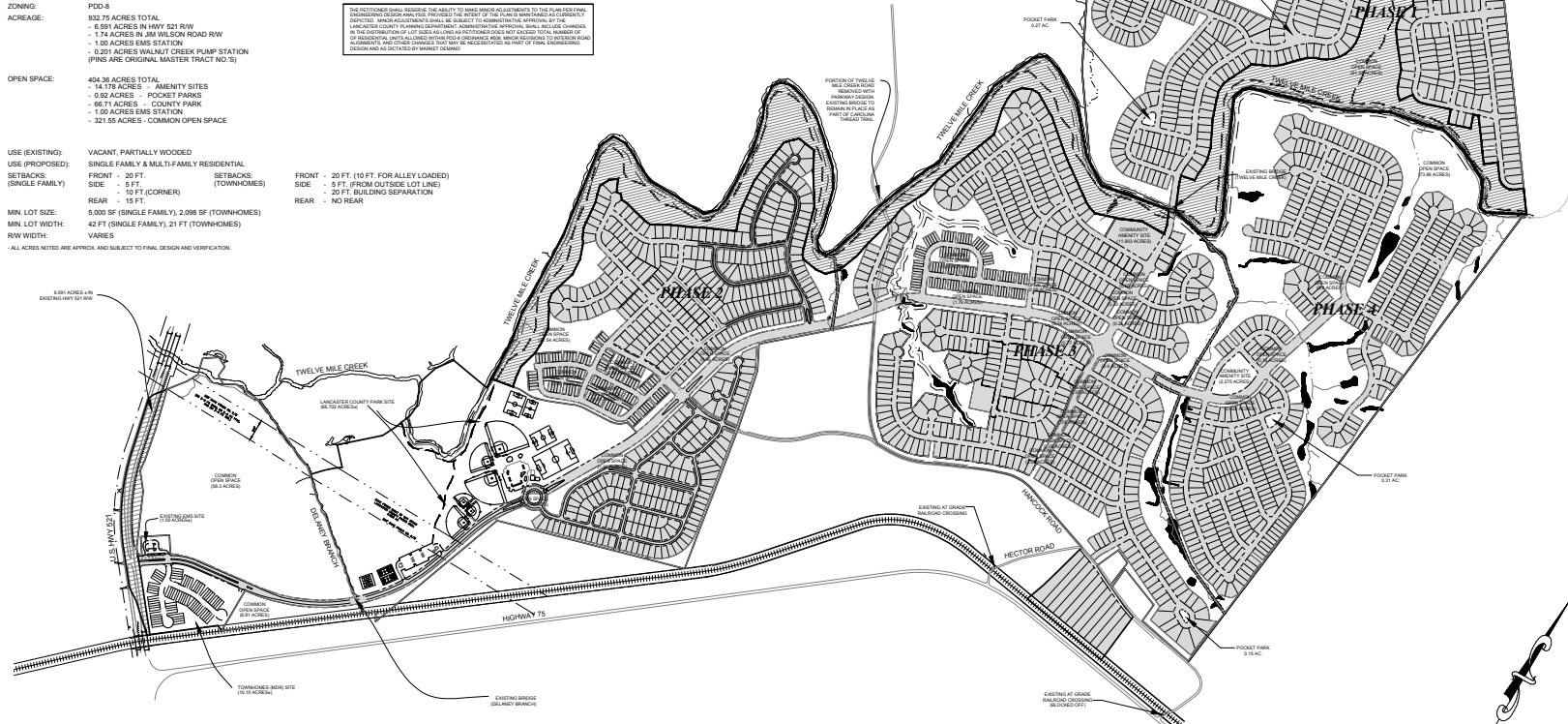
RESIDENTIAL UNITS TOTAL	
DESCRIPTION	

DESCRIPTION	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL TO DATE
2Z UNITS	23	0	0	0	23 UNITS
3Z UNITS	64	0	57	0	121 UNITS
5Q UNITS	115	0	130	0	265 UNITS
6Z UNITS	0	265	104	301	660 UNITS
7Q UNITS	148	0	85	0	234 UNITS
8Z UNITS	0	172	83	0	255 UNITS
7Q UNITS	66	0	91	0	157 UNITS
9Q UNITS	38	0	0	0	38 UNITS
CONNECTIONS	167	107	108	0	382 UNITS
TOTAL	432	514	567	553	2,066 UNITS

PDO REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
USABLE OPEN SPACE	20% MIN.	43.24%*
IMPERVIOUS SURFACE	80% MAX.	57.35%**
SINGLE FAMILY DEV.	20% MIN.	52.7%***
MULTI-FAMILY OR NON-RESIDENTIAL DEV.	20% MIN.	22.20%****

THE PETITIONER SHALL RESERVE THE ABILITY TO MAKE MINOR ADJUSTMENTS TO THE PLAN FOR FINAL ENGINEERING DESIGN ANALYSIS, PROVIDED THE INTENT OF THE PLAN IS MAINTAINED AS CURRENTLY DESIGNED. MINOR ADJUSTMENTS SHALL BE LIMITED TO ADMINISTRATIVE APPROVAL BY THE LANCASTER COUNTY PLANNING DEPARTMENT. ADMINISTRATIVE APPROVAL SHALL INCLUDE CHANGES IN THE DISTRIBUTION OF LOT SIZES AS LONG AS PETITIONER DOES NOT EXCEED TOTAL NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN PCO-B ORDINANCE #608. MINOR REVISIONS TO INTERIOR ROR ALIGNMENTS, AND OTHER CHANGES THAT MAY BE NECESSITATED AS PART OF FINAL ENGINEERING DESIGN AND AS DICTATED BY MARKET DEMAND.



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Medical | Industrial | Retail | Land | Investment | Office

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