

±10 Acres of Commercial Land



# ▶ Walnut Creek Commercial

10209 Walnut Creek Pkwy, Indian Land, SC 29720



## + Land Available

- ±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

## For Sale

### ▶ Contact

Bailey Patrick Jr.  
704.367.5020  
bwpatrick@mpvre.com

Clark Alcorn  
704.367.5005  
calcorn@mpvre.com

## Pricing

\$265,000 Per Acre

# Traffic Count Aerial

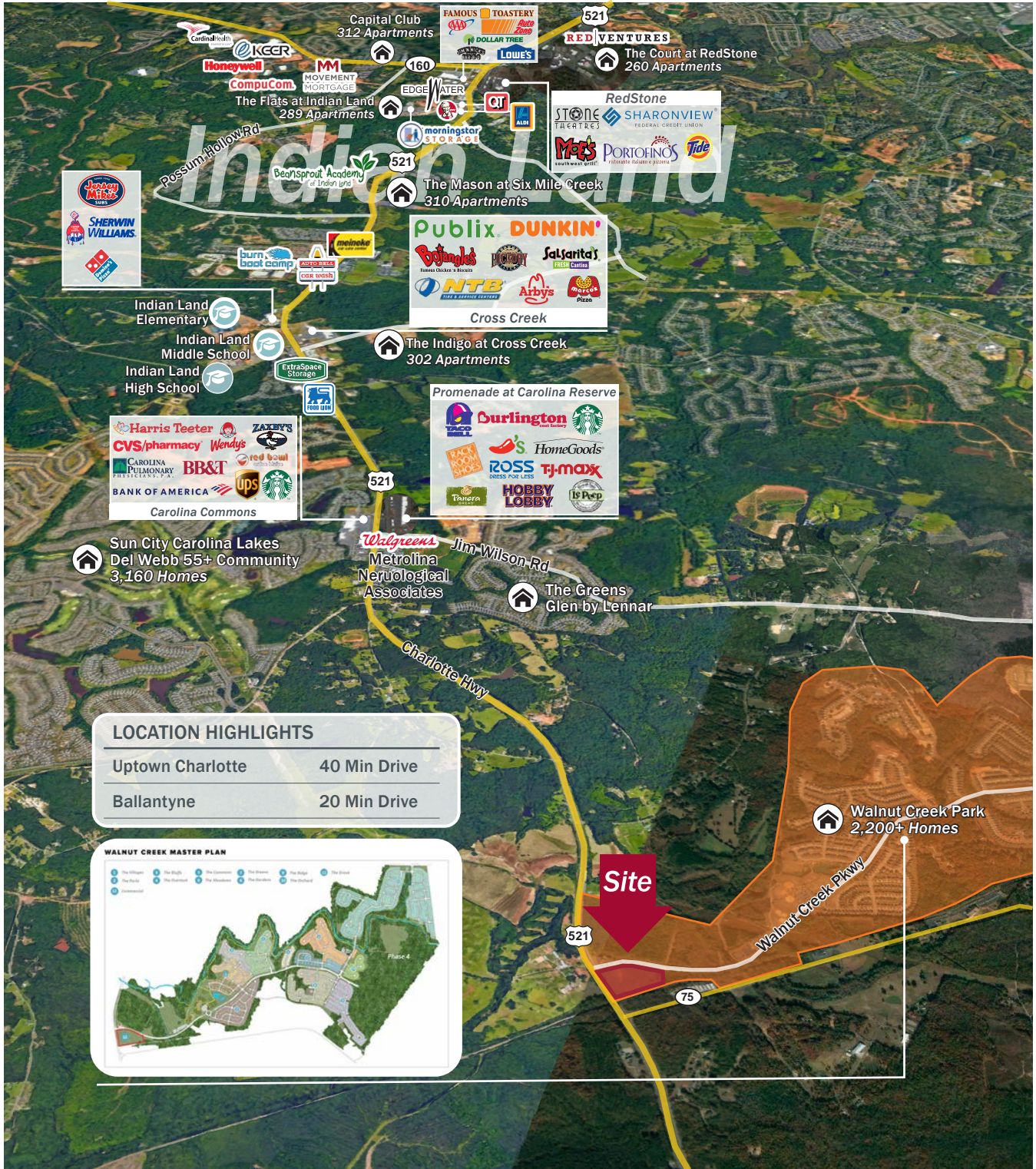
Walnut Creek Commercial  
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Source: SCDOT

# Market Map

Walnut Creek Commercial  
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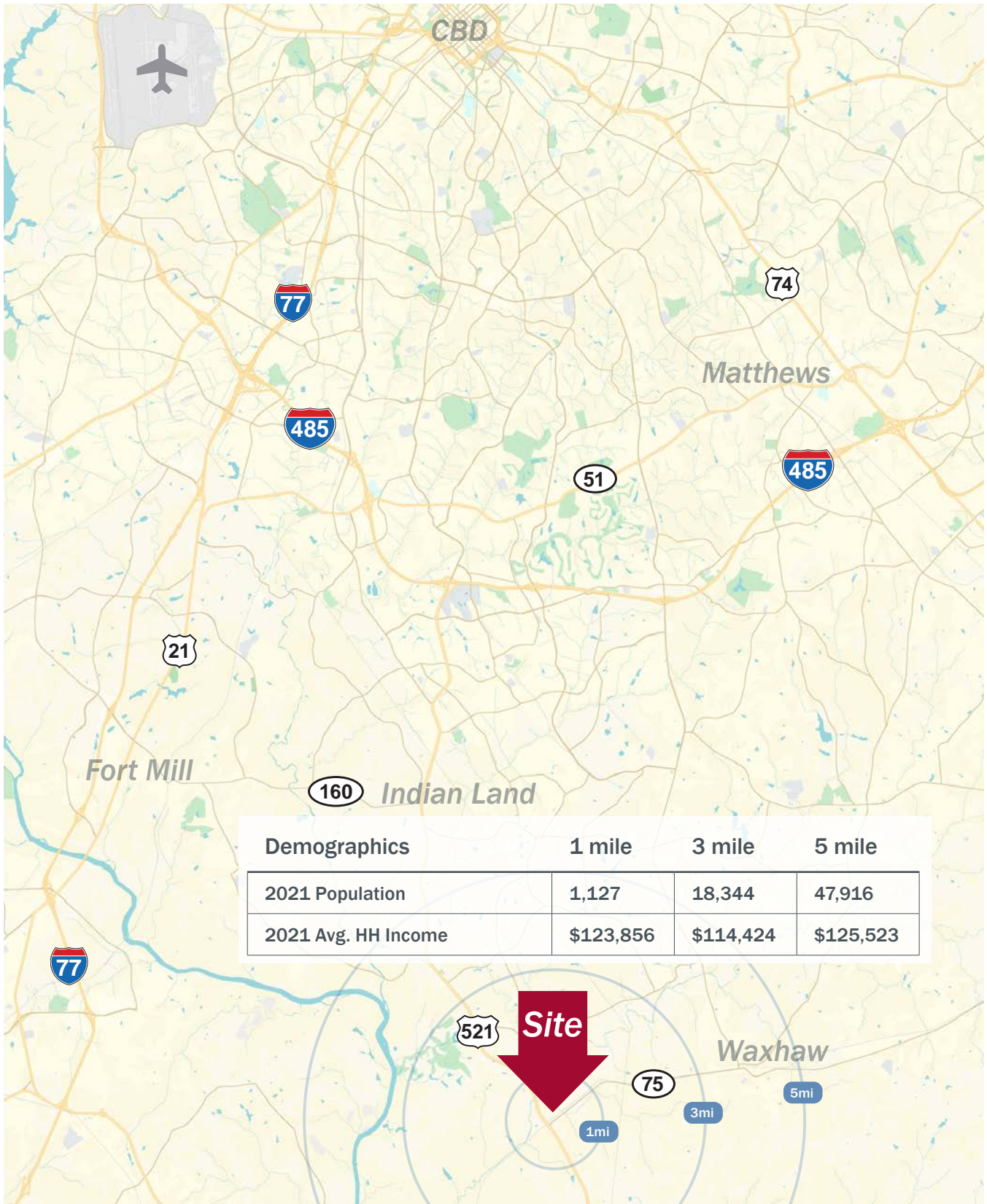


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# Locator Map

**Walnut Creek Commercial**  
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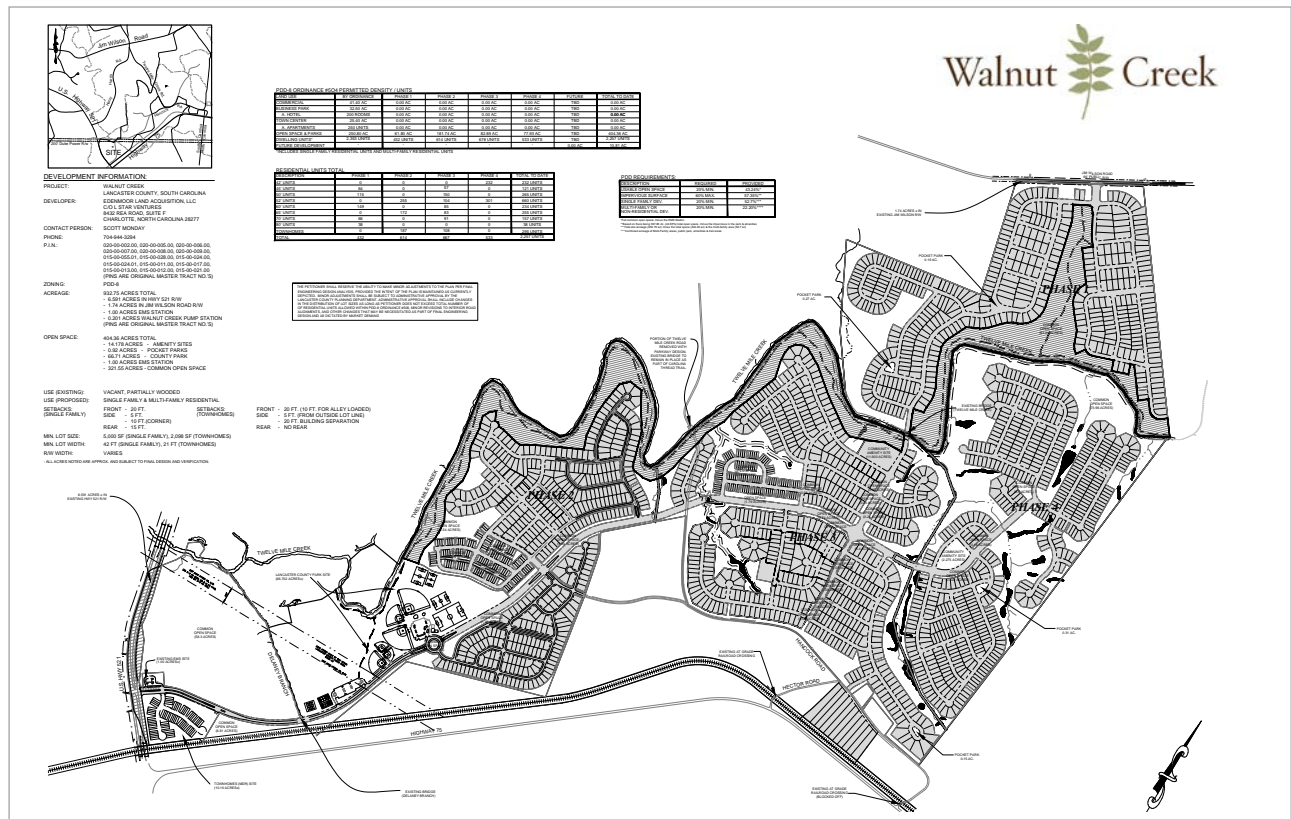
Location & Proximity to Charlotte's Central Business District



# ▶ Master Plan

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## WALNUT CREEK MASTER PLAN



# ► Demographics

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## Executive Summary

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	99	2,154	10,746
2010 Population	137	6,237	26,840
2021 Population	1,127	18,344	47,916
2026 Population	1,475	22,304	57,036
2000-2010 Annual Rate	3.30%	11.22%	9.59%
2010-2021 Annual Rate	20.60%	10.06%	5.29%
2021-2026 Annual Rate	5.53%	3.99%	3.55%
2021 Male Population	50.4%	48.7%	48.7%
2021 Female Population	49.6%	51.3%	51.3%
2021 Median Age	47.2	45.7	42.1

In the identified area, the current year population is 47,916. In 2010, the Census count in the area was 26,840. The rate of change since 2010 was 5.29% annually. The five-year projection for the population in the area is 57,036 representing a change of 3.55% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 47.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	59.4%	77.1%	79.1%
2021 Black Alone	34.6%	16.7%	13.3%
2021 American Indian/Alaska Native Alone	0.2%	0.4%	1.1%
2021 Asian Alone	0.3%	0.9%	1.4%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	1.2%	1.9%	2.0%
2021 Two or More Races	4.4%	3.1%	3.1%
2021 Hispanic Origin (Any Race)	3.7%	6.7%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 43.9 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	208	172	173
2000 Households	40	835	3,818
2010 Households	57	2,808	10,034
2021 Total Households	441	7,557	18,119
2026 Total Households	578	9,236	21,688
2000-2010 Annual Rate	3.61%	12.89%	10.14%
2010-2021 Annual Rate	19.95%	9.20%	5.39%
2021-2026 Annual Rate	5.56%	4.09%	3.66%
2021 Average Household Size	2.56	2.42	2.64

The household count in this area has changed from 10,034 in 2010 to 18,119 in the current year, a change of 5.39% annually. The five-year projection of households is 21,688, a change of 3.66% annually from the current year total. Average household size is currently 2.64, compared to 2.67 in the year 2010. The number of families in the current year is 13,722 in the specified area.

Source: Esri 2021

# ► Demographics

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## Executive Summary

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	14.6%	17.2%	16.0%
<b>Median Household Income</b>			
2021 Median Household Income	\$79,595	\$80,226	\$89,358
2026 Median Household Income	\$87,309	\$86,708	\$97,634
2021-2026 Annual Rate	1.87%	1.57%	1.79%
<b>Average Household Income</b>			
2021 Average Household Income	\$123,856	\$114,424	\$125,523
2026 Average Household Income	\$137,870	\$124,023	\$136,229
2021-2026 Annual Rate	2.17%	1.62%	1.65%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$47,297	\$45,869	\$47,213
2026 Per Capita Income	\$52,699	\$49,987	\$51,519
2021-2026 Annual Rate	2.19%	1.73%	1.76%

### Households by Income

Current median household income is \$89,358 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$97,634 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$125,523 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$136,229 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$47,213 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$51,519 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	169	142	152
2000 Total Housing Units	45	877	4,005
2000 Owner Occupied Housing Units	35	704	3,291
2000 Renter Occupied Housing Units	4	131	527
2000 Vacant Housing Units	6	42	187
2010 Total Housing Units	68	3,068	10,832
2010 Owner Occupied Housing Units	50	2,548	8,911
2010 Renter Occupied Housing Units	7	260	1,123
2010 Vacant Housing Units	11	260	798
2021 Total Housing Units	464	7,921	19,172
2021 Owner Occupied Housing Units	424	7,063	16,485
2021 Renter Occupied Housing Units	17	494	1,633
2021 Vacant Housing Units	23	364	1,053
2026 Total Housing Units	592	9,627	22,803
2026 Owner Occupied Housing Units	560	8,671	19,789
2026 Renter Occupied Housing Units	18	565	1,899
2026 Vacant Housing Units	14	391	1,115

Currently, 86.0% of the 19,172 housing units in the area are owner occupied; 8.5%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 10,832 housing units in the area - 82.3% owner occupied, 10.4% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 28.89%. Median home value in the area is \$340,633, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.19% annually to \$361,475.

Source: Esri 2021

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