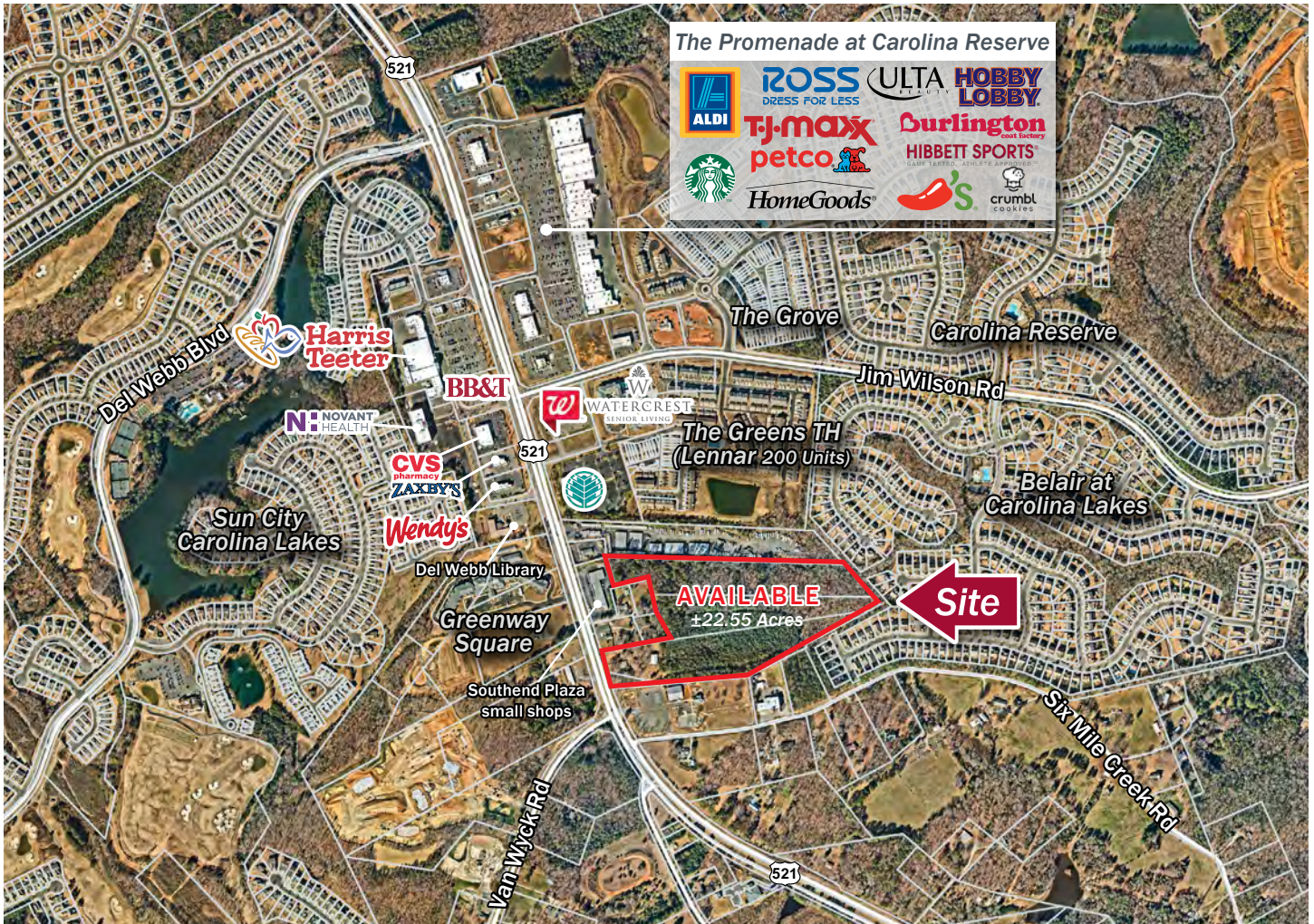


±22.55 Acres For Sale



Hwy 521 - Lancaster County

Indian Land, SC 29707



Land for Sale

- 22.55± Acres on Hwy 521 south of Jim Wilson Rd in Indian Land, SC
- Close proximity to medical and neighborhood retail services.
- The property features 250+ feet of road frontage.
- Lancaster County Zoning: LDR (Low Density Residential) - portion of the site falls within the Highway Corridor Overlay District.
- LDR zoning districts allows for a maximum of 1.5 units per acre.
- Seller will sell subject to rezoning to allow for higher density.
- Lancaster County Area Plan calls for Employment or Commercial uses.

For Sale

Contact

Bailey W. Patrick, JR.
704.367.5020
bwpatrick@mpvre.com

Clark Alcorn
704.367.5005
calcorn@mpvre.com

Pricing

\$175,000 per acre

► Site Topography

Hwy 521 - Lancaster County
Indian Land, SC 29707



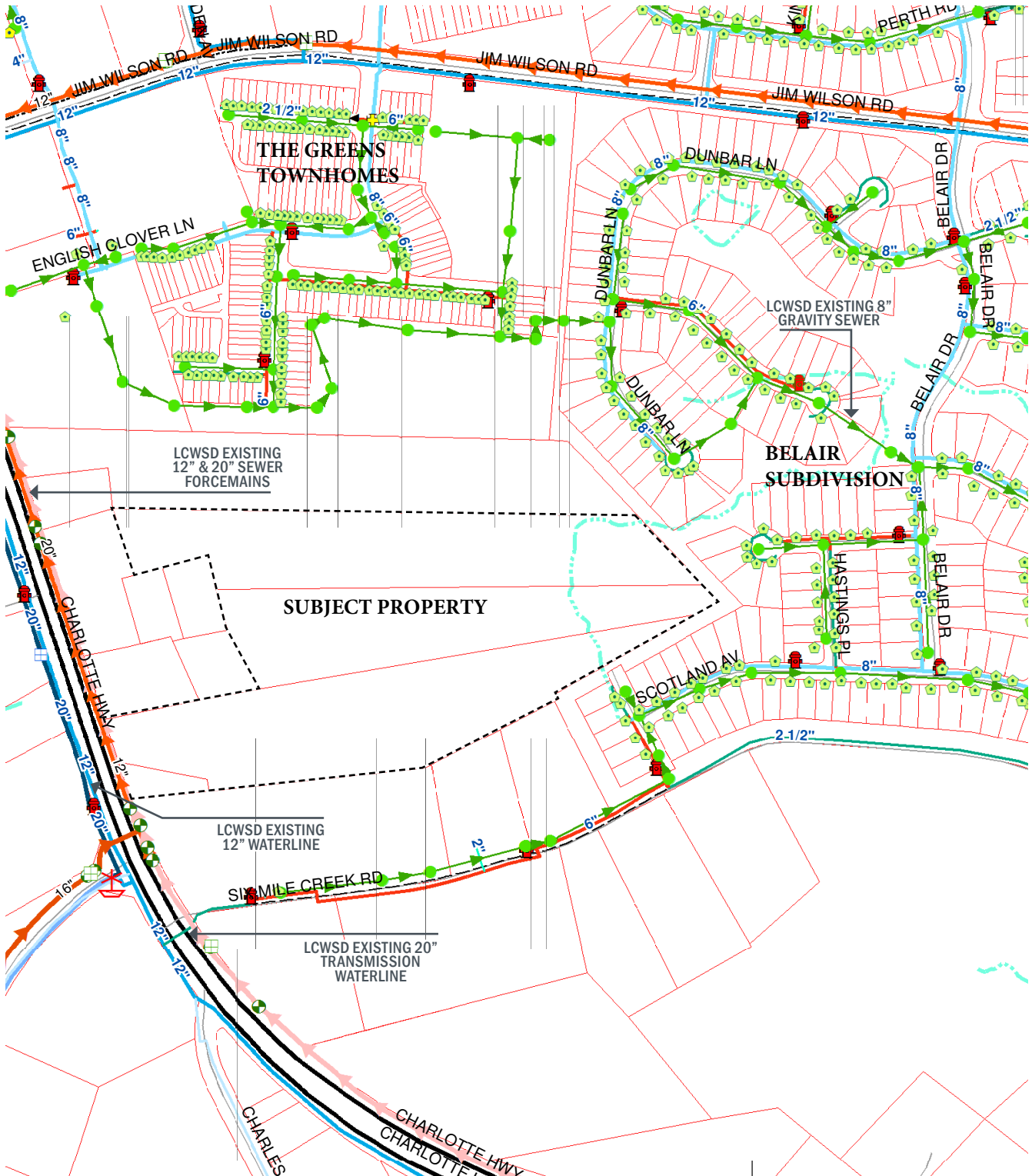
Lancaster County Parcel ID's

#0016-00-027.00, #0016-00-028.00, #0016-00-029.00, #0016-00-030.00

The information provided in this marketing package is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. The maps contained in this document do not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

Utility Map

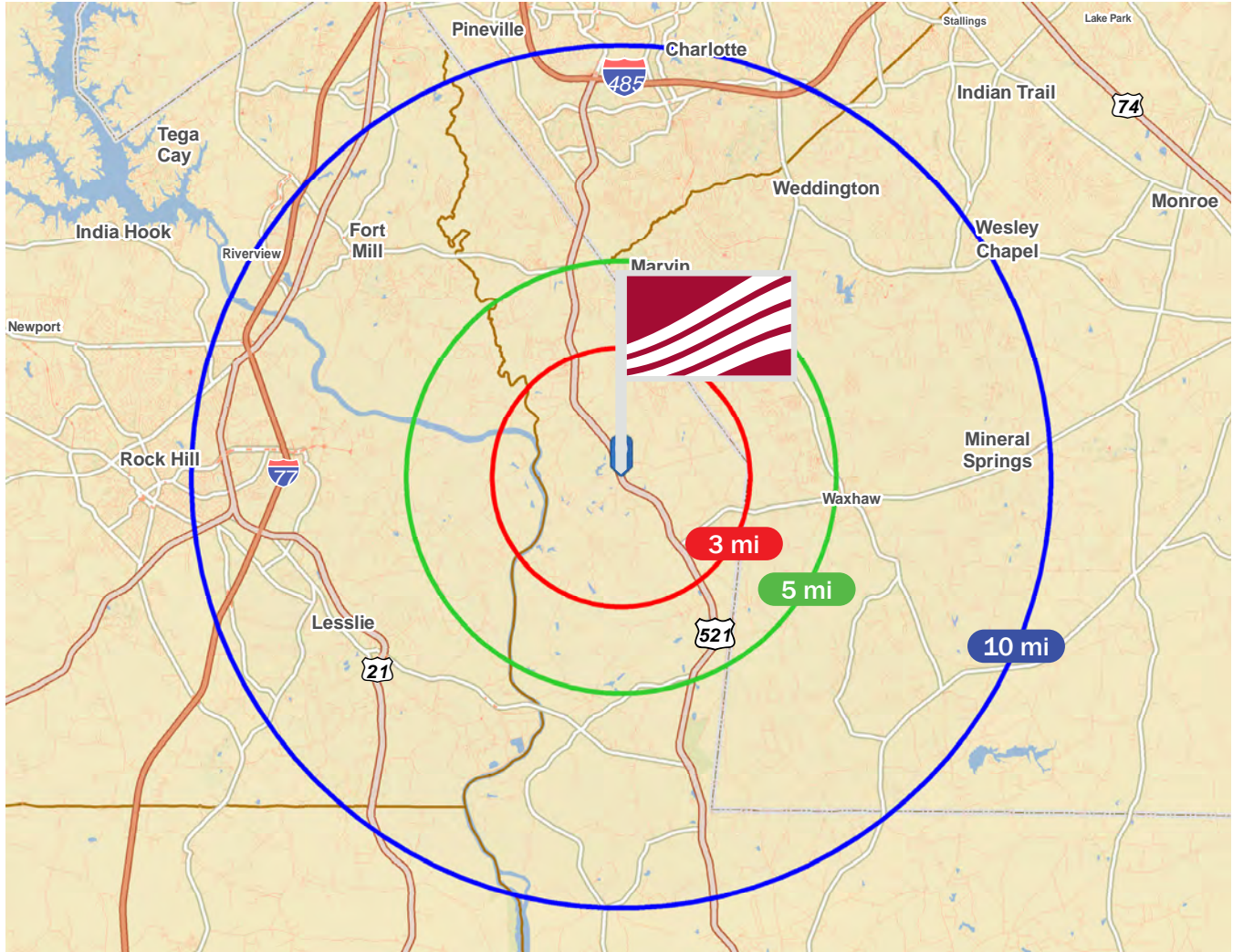
Hwy 521 - Lancaster County
Indian Land, SC 29707



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► Location

Hwy 521 - Lancaster County
Indian Land, SC 29707



Demographics	1 mile	3 miles	Interstate Access	
2022 Est. Population	4,523	27,765	I-485 in Ballatyne via Hwy 521 to the north.	8.5± Miles
2022 Est. Housing Units	2,079	11,850	I-77 in Fort Mill via Hwy 160 to the north.	12± Miles
2022 Average HH Income	\$121,431	\$128,102	I-77 in Rock Hill via Hwy 5 to the south.	20± Miles

Source: 2022 Esri®

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