

Hwy 521 - Lancaster County

INDIAN LAND, SC 29707



Land

FOR
Sale

SIZE
±23.6 AC

PRICE
\$175,000/AC



Overview

±23.6 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

±23.6 Acres For Sale on Hwy 521



Bailey W. 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	4,630	28,839	68,971
Housing Units	2,232	12,190	26,077
Avg. HH Income	\$112,815	\$124,471	\$143,879

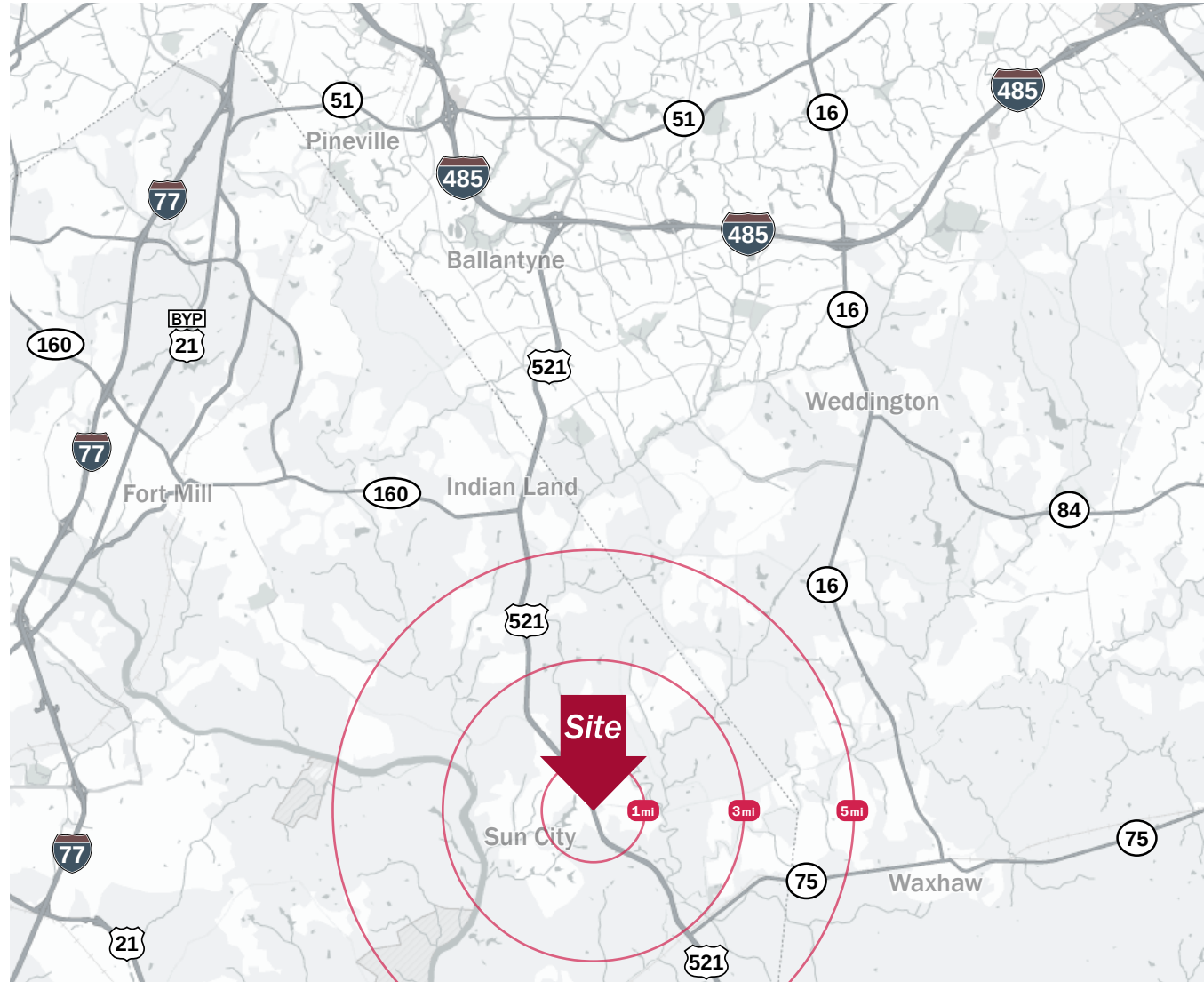
Traffic Count

Source: SCDOT

	AADT
Hwy 521	24,300 (2023)
Jim Wilson Rd	9,700 (2023)

Interstate Access

I-485 in Ballatyne via Hwy 521 to the north	±8.5 Miles
I-77 in Fort Mill via Hwy 160 to the north	±12 Miles
I-77 in Rock Hill via Hwy 5 to the south	±20 Miles



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Market Aerial



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Site Aerial



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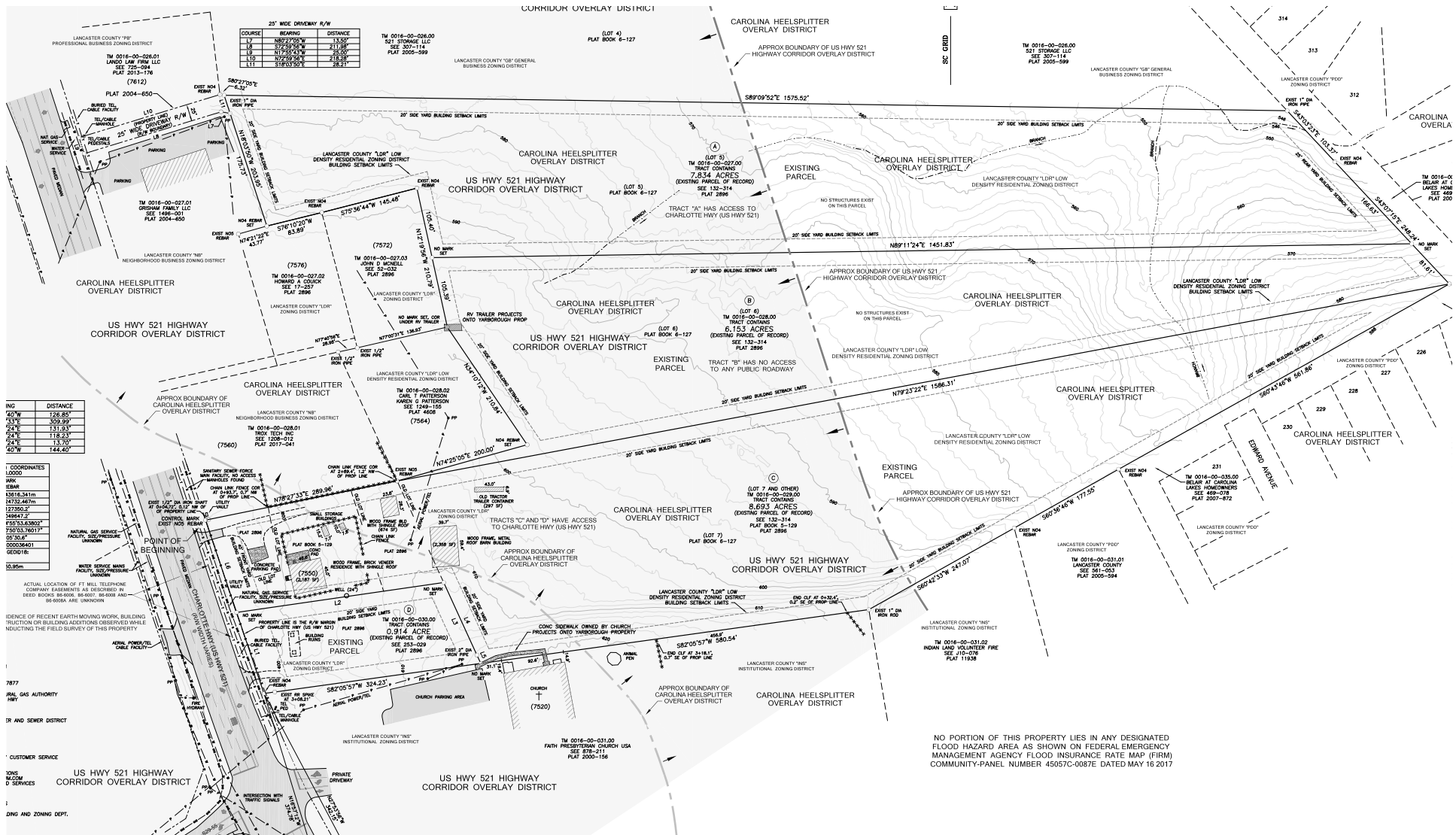
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Site Survey



NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 45057C-0087E DATED MAY 16 2017



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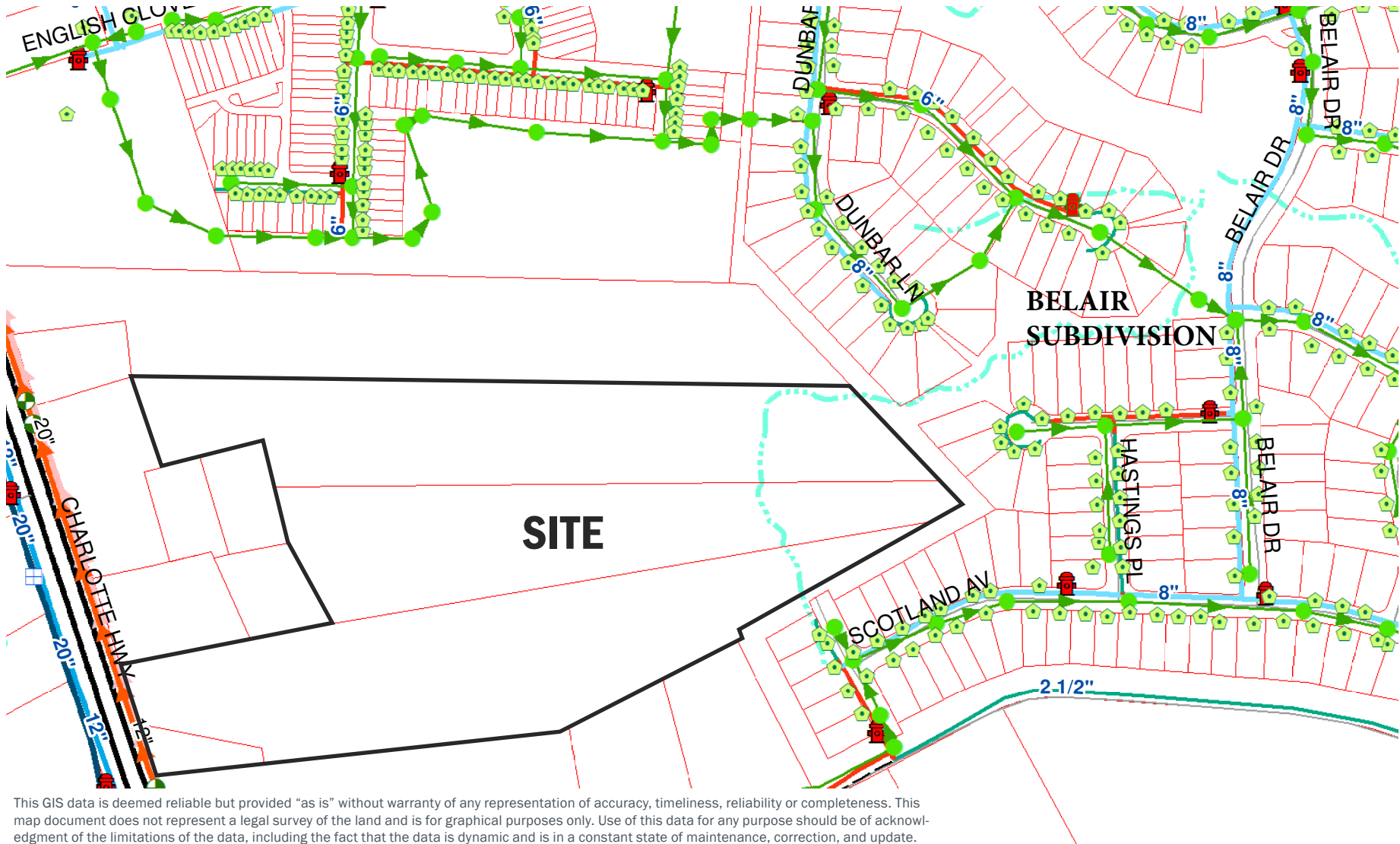
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Utility Map

*ACCESS TO UTILITIES IS SUBJECT TO APPROVAL



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Medical | Industrial | Retail | Land | Investment | Office

contact

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