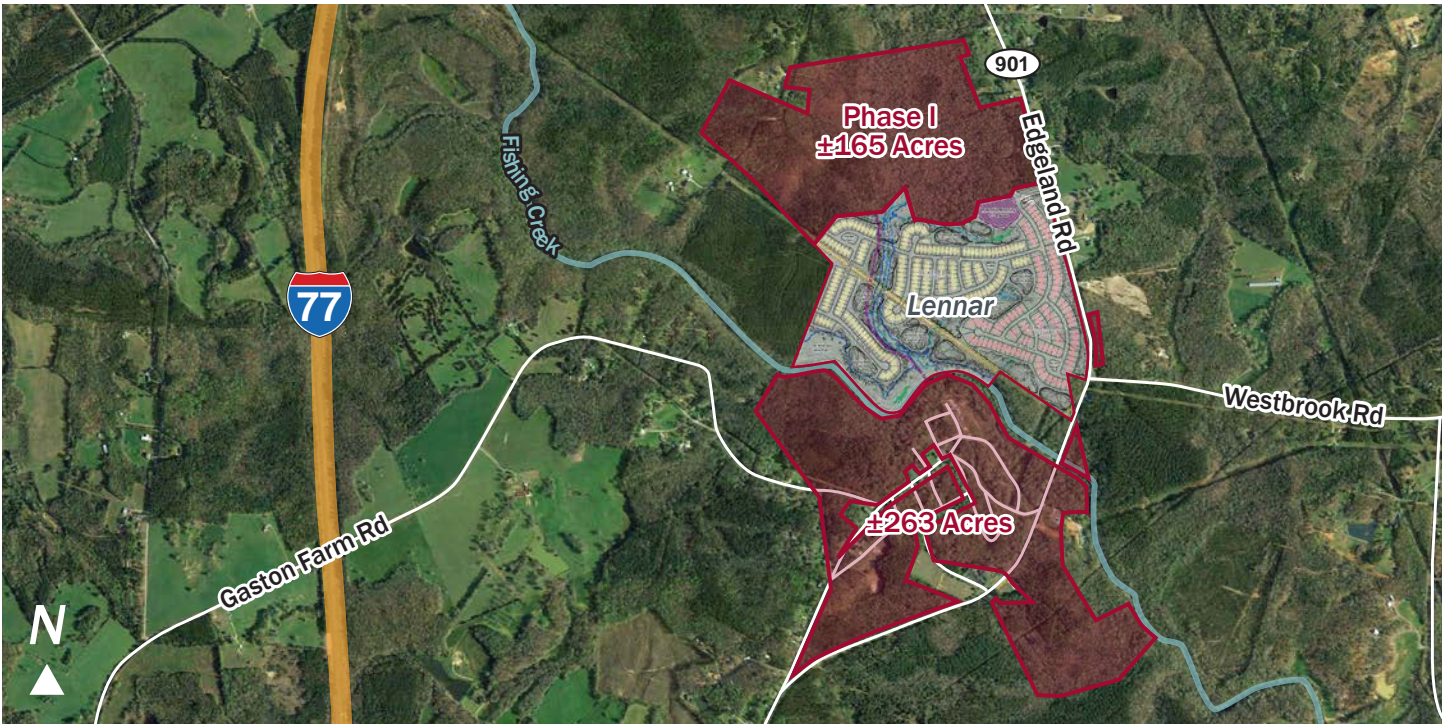


Up to ±428 Acres

Lando Residential Land

Chester County, South Carolina



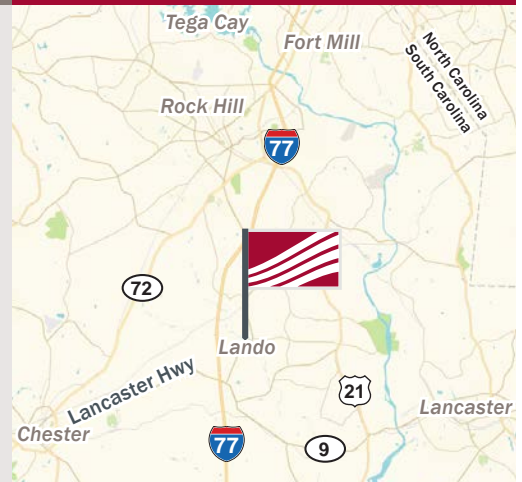
Land for Sale

- Unique opportunity to master plan and develop ±165-263 acres that include the historic Town of Lando in northern Chester County.
- South of the river from future residential development by Lennar.
- Located 3.5 miles from GITI Tire Group's mega plant, with plans to employ over 1,700 people.
- Extensive frontage along Fishing Creek - a beautiful 100+ yard wide stream that ultimately feeds into the Catawba River south of the City of Lancaster.

Pricing

Phase I (±165 Acres): Call for Pricing
±263 Acre Parcel: Call for Pricing

For Sale



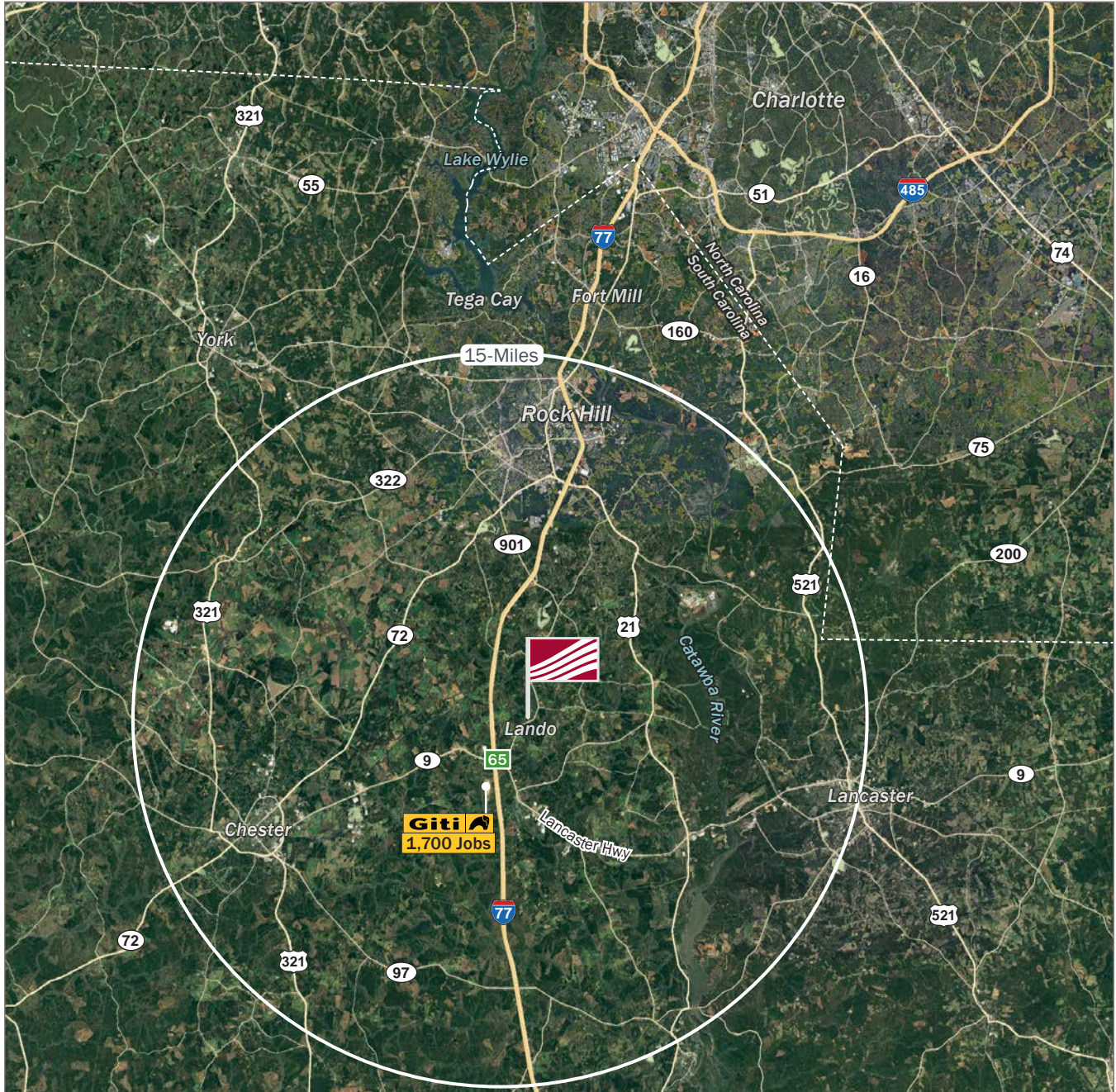
Contact

Bailey W. Patrick, SIOR
704.248.2102
bpatrick@mpvre.com

Jim Merrifield
704.561.5241
jmerrifield@mpvre.com

► Locator Aerial

Village of Lando
Chester County, South Carolina



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does 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.

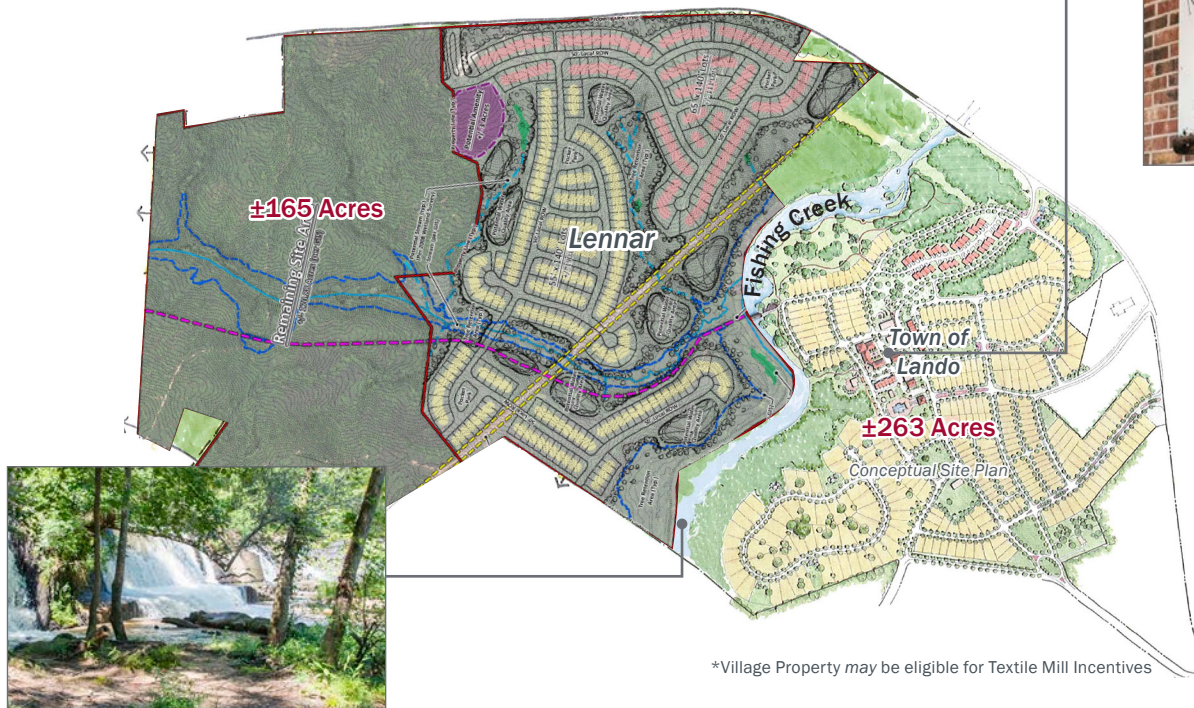
► Property Summary

Village of Lando
Chester County, South Carolina

Conceptual Site Plan

Situated along Fishing Creek in the historic Town of Lando, this property is ideally positioned to be a successful residential community. Features include:

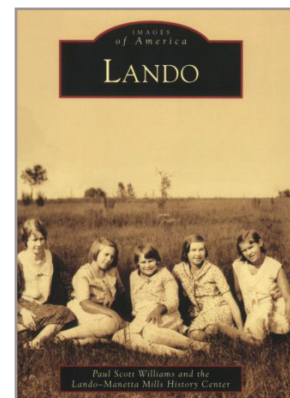
- ▶ Valuable access to water & sewer
- ▶ Extensive Road Frontage
- ▶ Natural wooded terrain along Fishing Creek
- ▶ 2 Miles from I-77 (Exit 65)
- ▶ ±6 miles north of Lewisville Elementary, Middle, & High Schools
- ▶ 3 Miles from The Carolina's I-77 Mega Site/Giti Tire Group - 1,700 Employees.

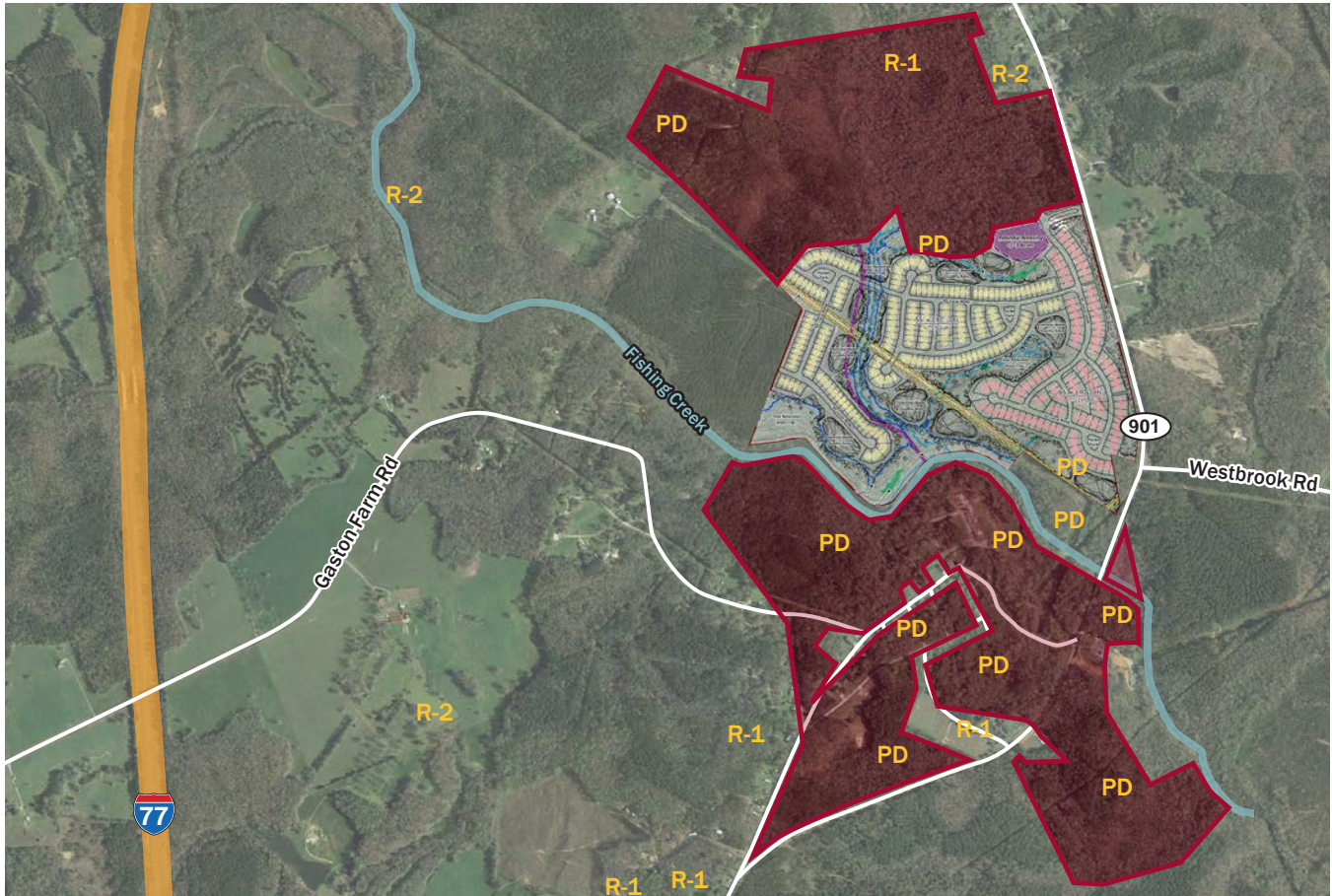


Historical Town of Lando

Lando was at one time a thriving mill village of approximately 2,000 people and home to the Manetta Textile Mill. The mill, which closed in 1991, was at one point the world's largest producer of blankets.

The 263± acres South of Fishing Creek includes the historic town village. Possibilities for this site include keeping the historic significance of Lando and the opportunity to refurbish landmarks such as the school house, church and post office to create a thriving master planned municipality.





Chester County Zoning

Planned Development District (PD). Rezoned July 2010 for residential with up to 20 acres of commercial development

*Information for Charrette and approved development plan available upon request

Utility Access

Utilities are available immediately to the south of the site by the existing Chester County water treatment plant.

An existing 10" water main is located at the SC 901 & Main St. intersection on the western edge of the site.

A 68' power line r/w dissects the south side of the property along with overhead power poles in place adjacent to r/w.