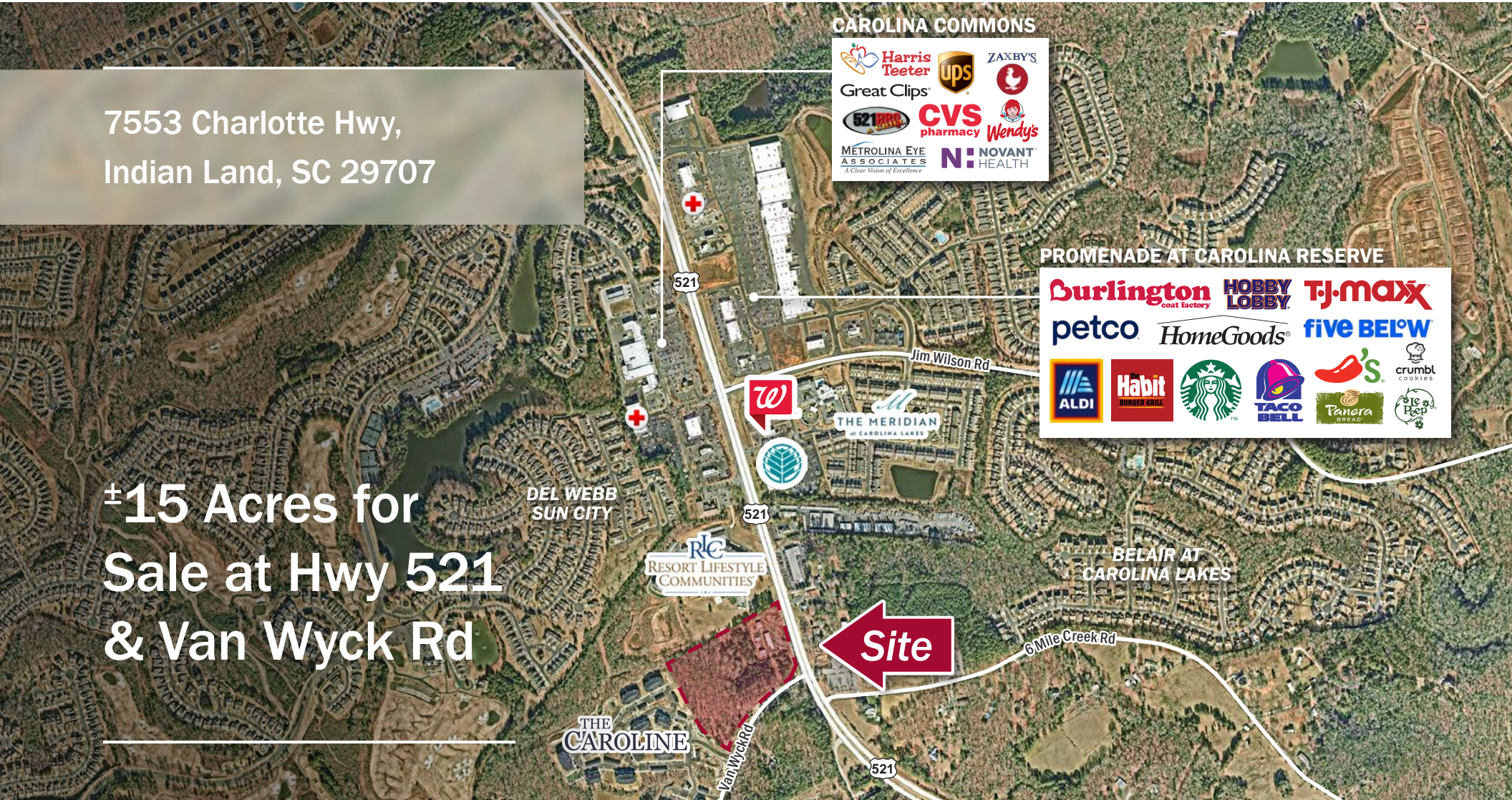


Indian Land Senior Living Site



7553 Charlotte Hwy,
Indian Land, SC 29707

±15 Acres for
Sale at Hwy 521
& Van Wyck Rd



CAROLINA COMMONS



PROMENADE AT CAROLINA RESERVE



Justin Holofchak
Senior Director of Land
(704) 248 2107
jholofchak@mpvre.com

Clark Alcorn
Broker
(704) 367 5005
calcorn@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Executive Summary

Purchase Info

Sale Price: Call For Details

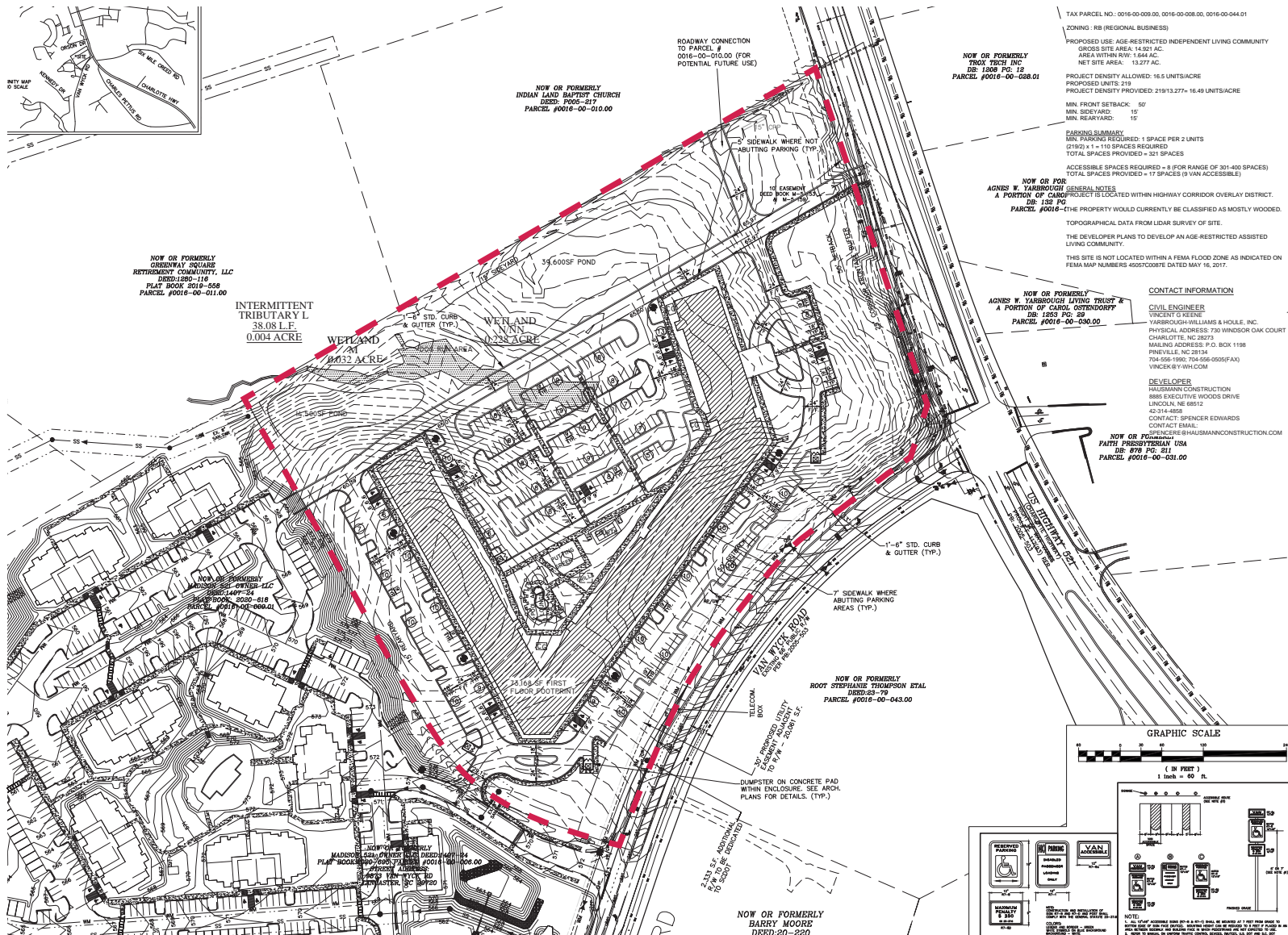
7553 Charlotte Hwy
Indian Land, SC 29707 ±15 acres

PROPERTY HIGHLIGHTS

- Approved for 219 unit future Independent Living community
- Over 500 feet of frontage on Hwy 521
- Located in front of The Caroline, a 300-unit apartment community
- Nearby commercial includes Harris Teeter, Aldi, Home Goods, Ulta, TJ Maxx, Walgreens, CVS, and Atrium Health
- Zoned RB within the Highway Corridor Overlay District
- Owner will consider sale subject to other use approval or rezoning



Conceptual Site Plan



TAX PARCEL NO.: 0016-00-009.00, 0016-00-008.00, 0016-00-044.01
 ZONING: RB (REGIONAL BUSINESS)
 PROPOSED USE: AGE-RESTRICTED INDEPENDENT LIVING COMMUNITY
 GROSS SITE AREA: 14,521 AC.
 AREA WITHIN RW: 1,844 AC.
 NET SITE AREA: 13,277 AC.

PROJECT DENSITY ALLOWED: 16.5 UNITS/ACRE
 PROPOSED UNITS: 219
 PROJECT DENSITY PROVIDED: 219/13,277 = 16.49 UNITS/ACRE

MIN. FRONT SETBACK: 50'
 MIN. SIDEYARD: 15'
 MIN. REARYARD: 15'

PARKING SUMMARY:
 MIN. PARKING REQUIRED: 1 SPACE PER 2 UNITS
 (219/2) x 1 = 110 SPACES REQUIRED
 TOTAL SPACES PROVIDED = 321 SPACES

ACCESSIBLE SPACES REQUIRED = 8 (FOR RANGE OF 301-400 SPACES)
 TOTAL SPACES PROVIDED = 17 SPACES (8 VAN ACCESSIBLE)

GENERAL NOTES:
 THE DEVELOPER PLANS TO DEVELOP AN AGE-RESTRICTED ASSISTED LIVING COMMUNITY.
 THIS SITE IS NOT LOCATED WITHIN A FEMA FLOOD ZONE AS INDICATED ON FEMA MAP NUMBERS 450570087E DATED MAY 16, 2017.

CONTACT INFORMATION:
 CIVIL ENGINEER
 YARBROUGH-WILLIAMS & HOLE, INC.
 PHYSICAL ADDRESS: 730 WINDSOR OAK COURT
 CHARLOTTE, NC 28273
 MAILING ADDRESS: P.O. BOX 1198
 PINEVILLE, NC 28134
 704-556-1900, 704-556-0205(FAX)
 VINCE@Y-WH.COM

DEVELOPER:
 HAUSMANN CONSTRUCTION
 8805 EXECUTIVE WOODS DRIVE
 LINCOLN, NE 68512
 402-314-8858
 CONTACT: SPENCER EDWARDS
 CONTACT EMAIL: SPENCERE@HAUSMANNCONSTRUCTION.COM

NOTE:
 ALL CIVIL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE (IPC), THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC), AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 99B.

YARBROUGH-WILLIAMS & HOLE, Inc.
Professional Surveying & Engineering
 Charlotte, North Carolina, USA
 License No. 44507
 Exp. 12/31/2021

HAUSMANN CONSTRUCTION
 Indian Land Township, Lancaster Co., S.C.
 FOR: HAUSMANN CONSTRUCTION

SKETCH PLAN

SHEET TITLE: SKETCH PLAN
 PROJECT: INDIAN LAND TOWNSHIP, LANCASTER CO., S.C.
 DRAWING NO.: XX-XX

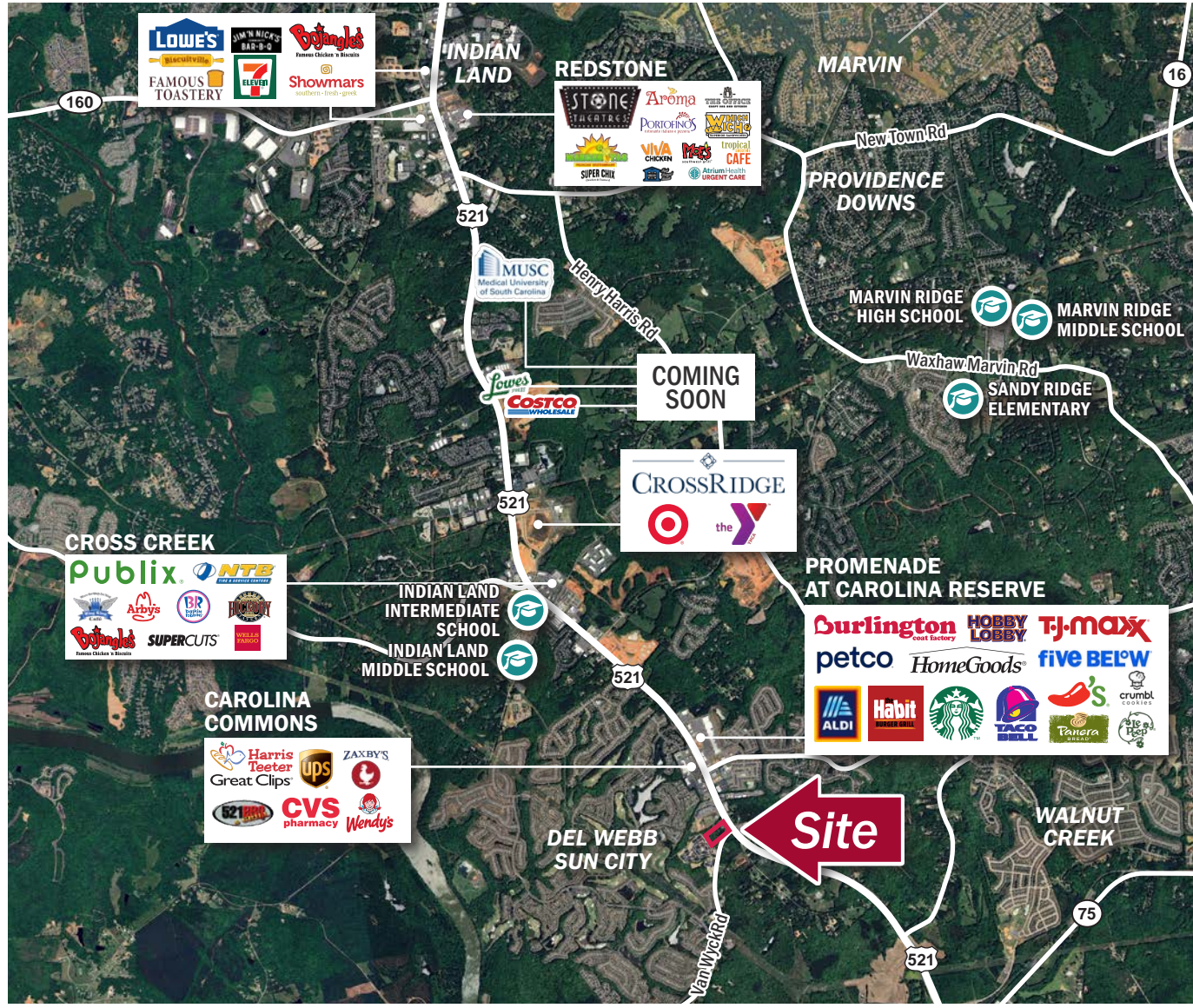
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Market Aerial

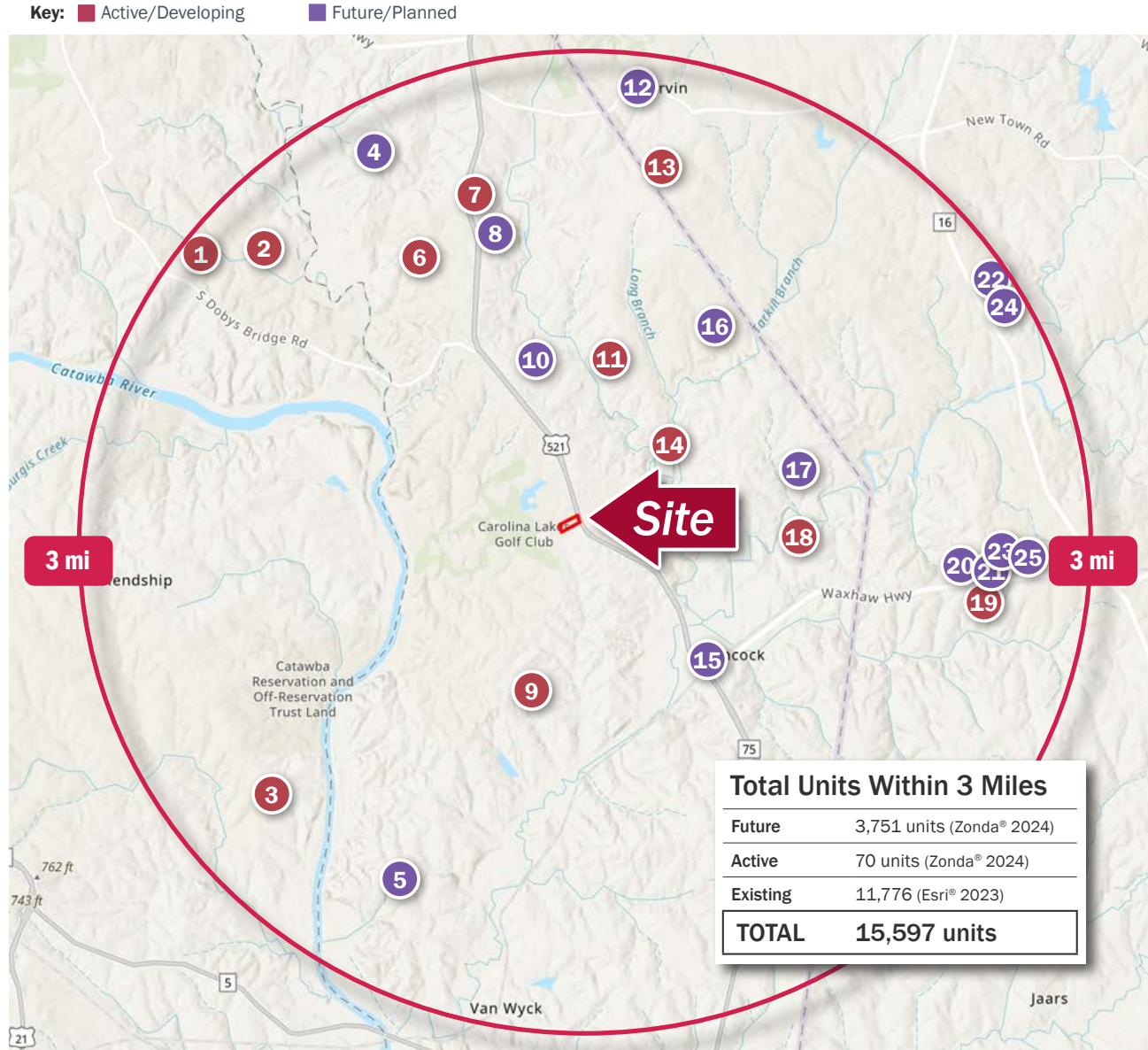
Lancaster County

Lancaster County is located in the north central area of South Carolina and is approximately 40 miles south of Charlotte, North Carolina and 60 miles north of Columbia, South Carolina. Lancaster County covers more than 550 square miles and has an estimated population of 96,016. The county comprises three incorporated communities – Lancaster, Kershaw, Heath Springs, and Van Wyck. The County seat is Lancaster.



Residential Activity

Number	Subdivision	Units
1	Massey	915
2	Ridge At Fort Mill	37
3	Catawba Shores	121
4	Asbury Ln (RZ)	196
5	Nisbet (RZ)	1,019
6	Longbrooke	64
7	Somerset TH	110
8	Exchange at Indian Land	320
9	Kinsdale	281
10	Creek Water TH	410
11	Wilson Creek	326
12	Heritage at Marvin	68
13	Broadmoor at Marvin	62
14	Harris Mill	383
15	Walnut Creek (Lancaster)/TH	290
16	Arbor Walk (RZ)	179
17	Jim Wilson Rd (RZ)	141
18	Walnut Creek (Lancaster)/SF	1,952
19	Rone Creek Station	103
20	Cottage Park/Live Work	20
21	Cottage Park/SF	118
22	Adelina/SF (P)	260
23	Cottage Park/TH	89
24	Adelina/TH (P)	231
25	Villages at Waxhaw TH	33





Working Together

Office | Medical | Industrial | Retail | Land | Investment

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

contact

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