

# 936 Fort Mill Highway

936 FORT MILL HWY, INDIAN LAND, SC 29707



Land	FOR Sale	SIZE ±2.55 AC	PRICE \$1,500,000
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## Overview

Excellent re-development opportunity with zoning in place on Fort Mill Highway in Indian Land

Zoning: General Business

Close proximity to Highway 521 with strong employment centers, retail, and medical services

Property has ±300 feet of road frontage on Hwy 160 with excellent visibility

Convenience Store is vacant & sold as-is. NFA letter is available upon request

**±2.55 AC Land For Sale**



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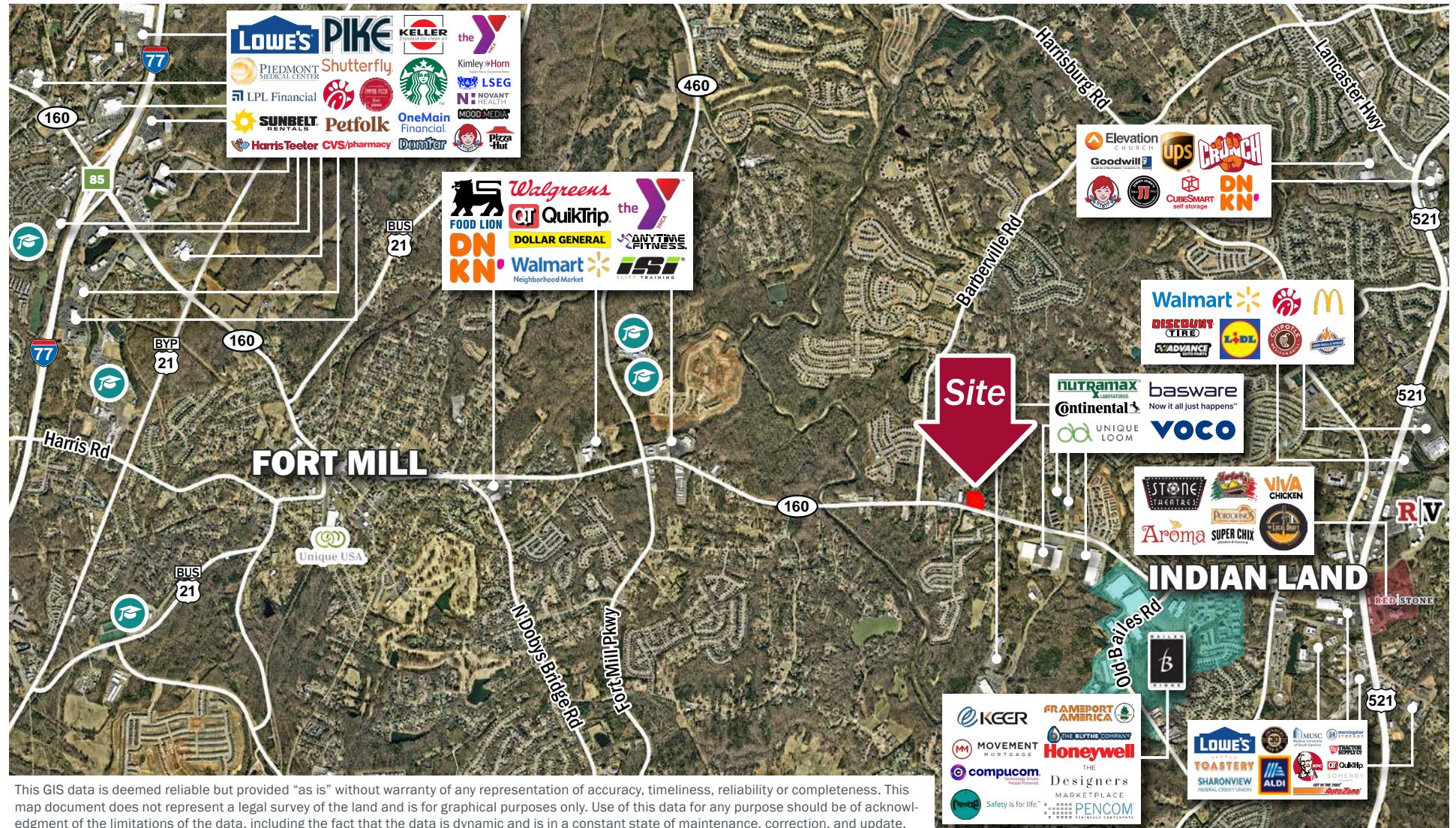
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

mpvre.com

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## Market Aerial



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 acknowledgement 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.



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## Property Overview

### Demographics

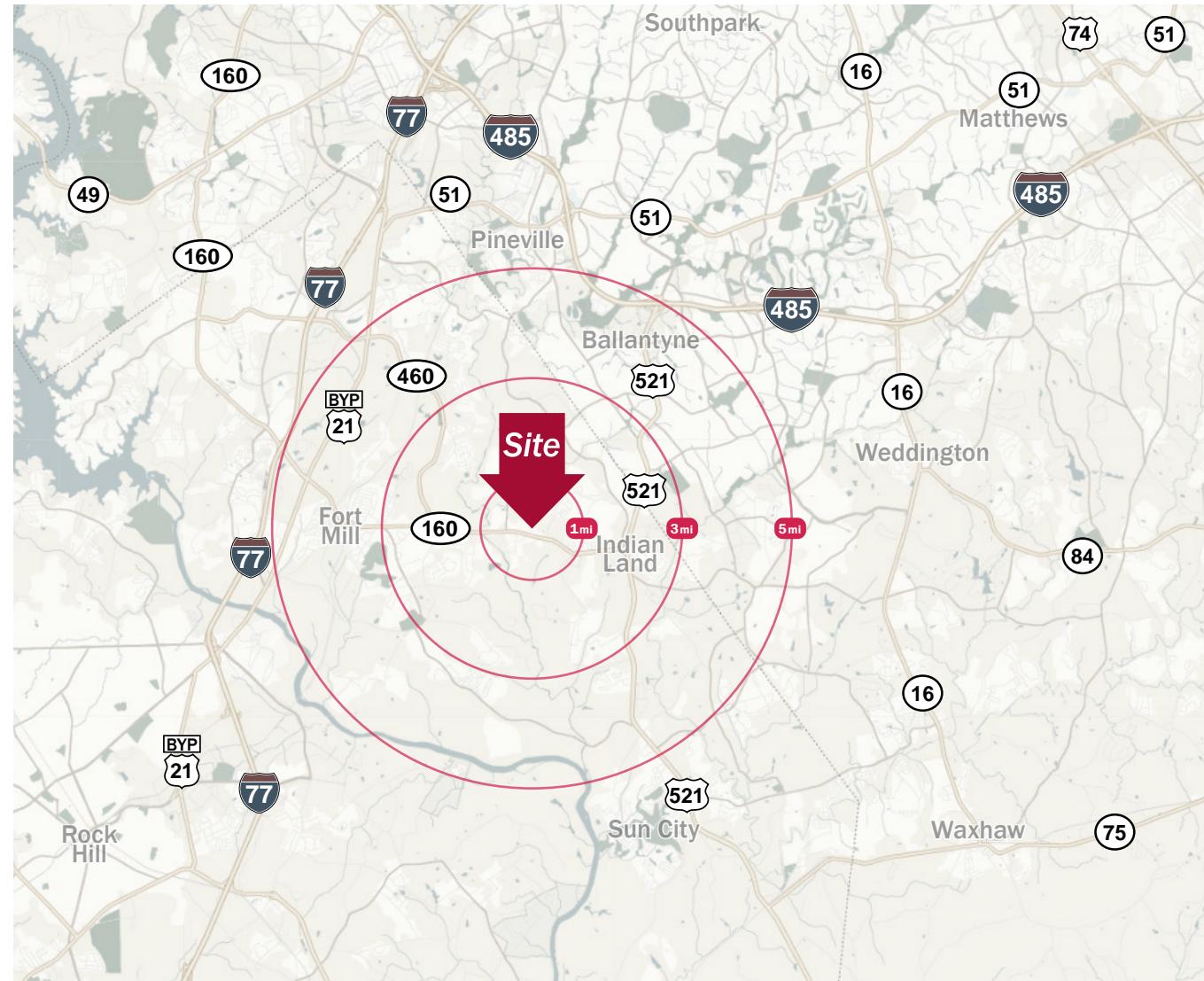
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	5,167	46,893	132,677
Growth Rate	2.40%	3.72%	2.28%
Avg. HH Income	\$170,769	\$169,213	\$164,615

### Traffic Count

Source: SCDOT

	AADT
Hwy 160	21,900 (2024)



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## Site Topography



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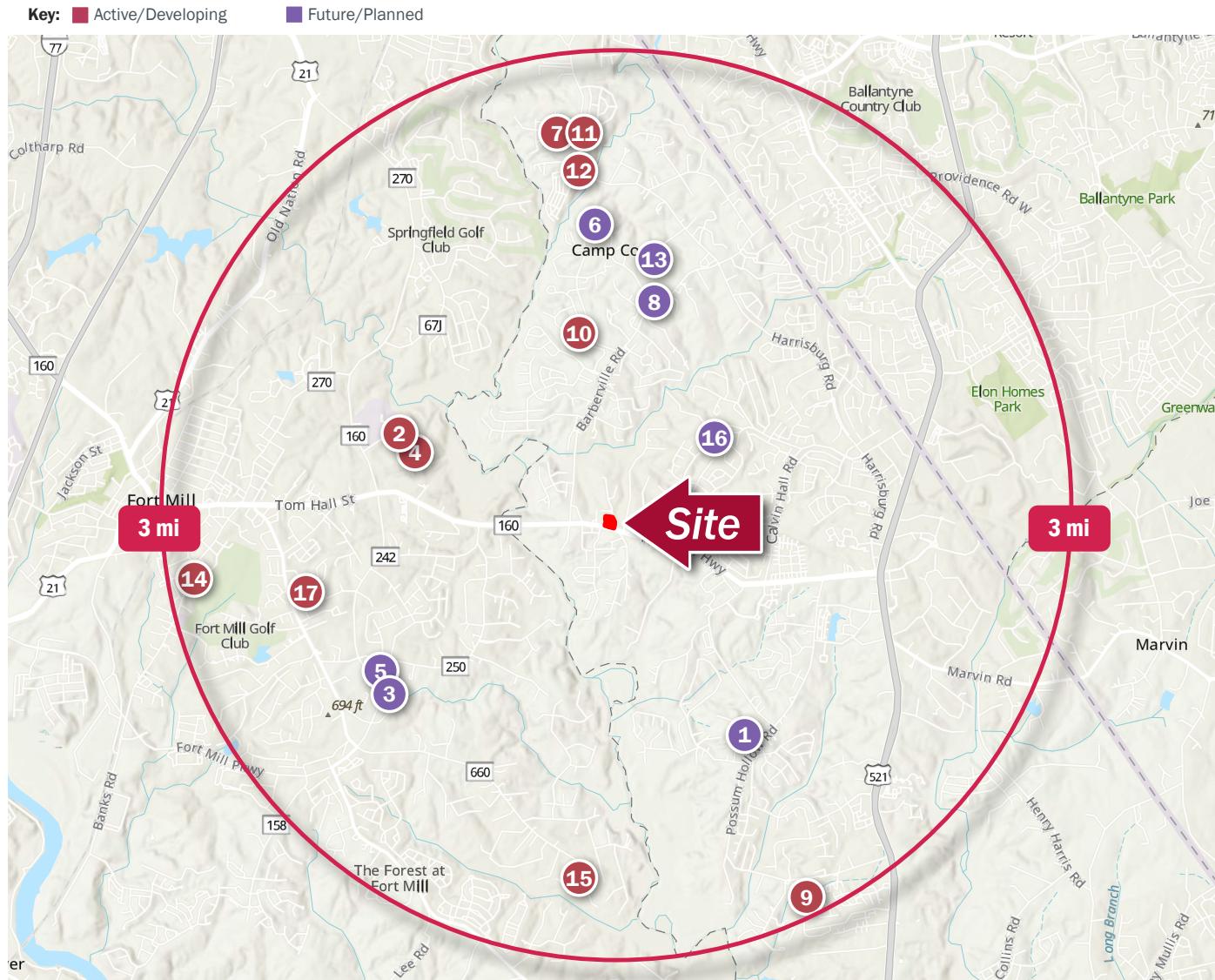
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## Residential Activity

Marker	Subdivision	Units Planned
1	Asbury Ln	78
2	Brook Run/SF	229
3	Williams Reserve/SF (P)	130
4	Brook Run/TH	246
5	Williams Reserve/TH (P)	125
6	Pettus Pond	99
7	Sugar Creek/Pines Age Restricted	378
8	Jasmine Hills	75
9	Longbrooke (Lancaster)	63
10	Regions of Bretagne	257
11	Sugar Creek/SF	131
12	Sugar Creek/Ridge TH	224
13	Patterson Preserve	177
14	Millbank	51
15	Ridge At Fort Mill	37
16	Silver Run	44
17	Patterson Pond	19

### Total Units Within 3 Miles

Future	728 units planned (Zonda® 2025)
Active	1,635 units planned (Zonda® 2025)
Existing	18,506 (Esri® 2025)
<b>TOTAL</b>	<b>19,300 units</b>



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## Indian Land Market

### Indian Land, SC

Indian Land, SC is one of the fastest-growing communities in the Charlotte metro, sitting just across the state line from Ballantyne in northern Lancaster County. Over the past decade, its population has more than doubled – from under 15,000 in 2010 to over 35,000 today – as families and professionals have flocked to the area for its top-rated schools, lower South Carolina taxes, and quick access to Charlotte's major job centers. Despite the rapid growth, Indian Land has kept a suburban, family-friendly feel.

The local economy is anchored by a strong mix of employers and amenities. Red Ventures, a global marketing and technology company, employs over 3,000 people at its headquarters there, alongside major offices for Continental Tire, Movement Mortgage, and Sharonview Federal Credit Union. Large-format retailers like Publix, Walmart, and Harris Teeter serve the area's growing population, while Atrium Health and MUSC Health operate local clinics and provide healthcare jobs. Many residents also commute just a few miles north to Ballantyne, SouthPark, and Uptown Charlotte for work in finance, insurance, and professional services. With its rapid population growth, high household incomes, and easy connection to the Charlotte metro, Indian Land has become one of the most desirable and dynamic retail submarkets in the region.

\*sources:

- <https://www.redventures.com/contact/offices>
- [https://en.wikipedia.org/wiki/Indian\\_Land%2C\\_South\\_Carolina](https://en.wikipedia.org/wiki/Indian_Land%2C_South_Carolina)
- <https://makeamovetoday.com/blog/moving-to-living-in-indian-land-sc/>



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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