

River Road Land

RIVER RD & HWY 521, FORT MILL, SC 29707

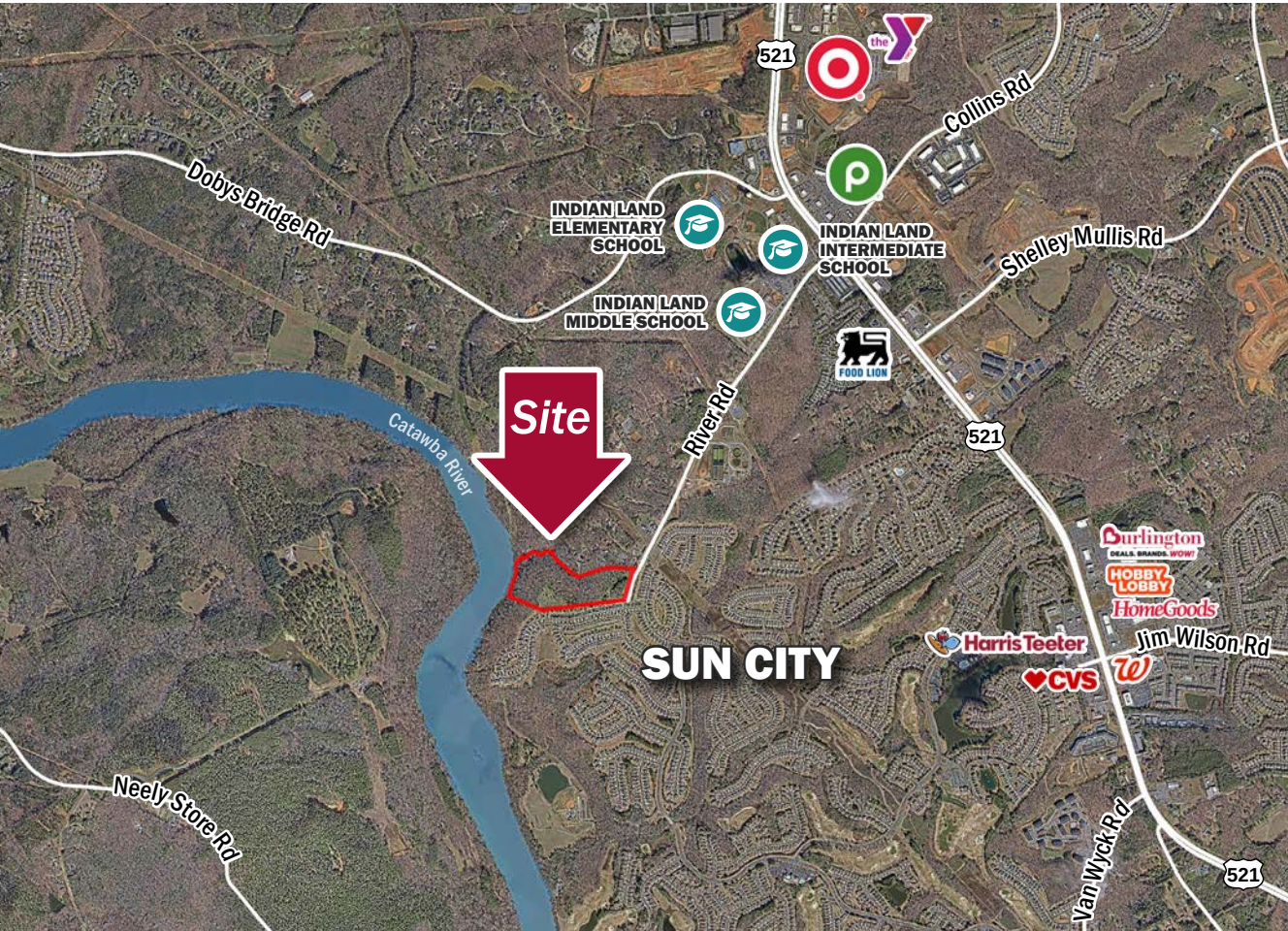


Land

FOR
Sale

SIZE
±26.56 AC

PRICE
Call for Pricing



Overview

Located ±2 miles west of Highway 521 fronting Catawba River and borders Sun City Carolina Lakes

Great opportunity for waterfront low-density residential development or individual estate

Lancaster County Zoned RN (Rural Neighborhood District)

To be sold by-right

Lancaster County PID 0013-00-100.00

Call broker for details on how to access the property

±26.56 Acres Land for Sale



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Property Overview

Demographics

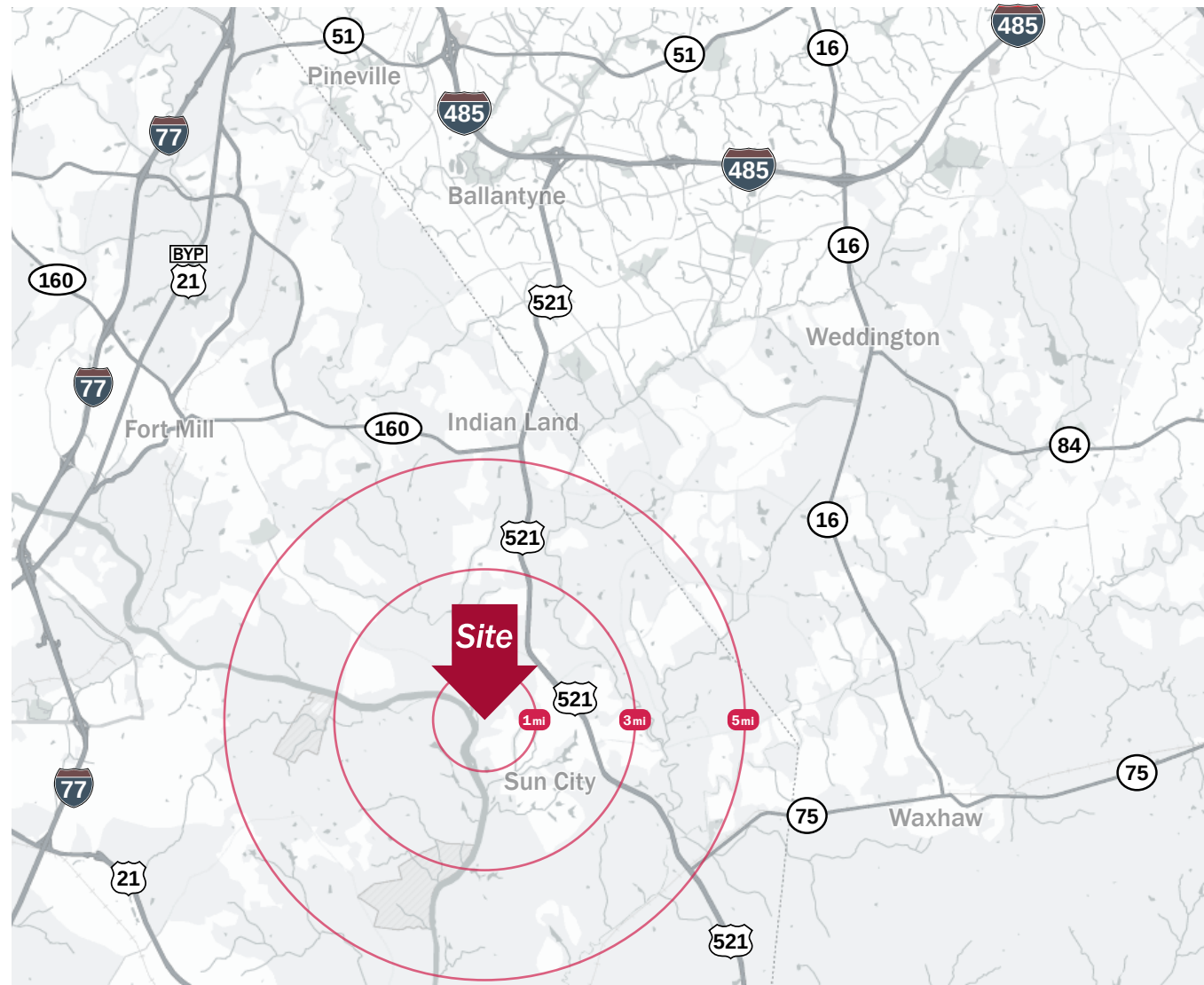
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	3,672	26,507	73,207
Growth Rate	0.03%	2.96%	3.69%
Avg. HH Income	\$147,637	\$141,512	\$162,414

Traffic Count

Source: SCDOT

	AADT
S Dobys Bridge Rd	13,000 (2025)
Hwy 521	35,400 (2025)



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Market Aerial



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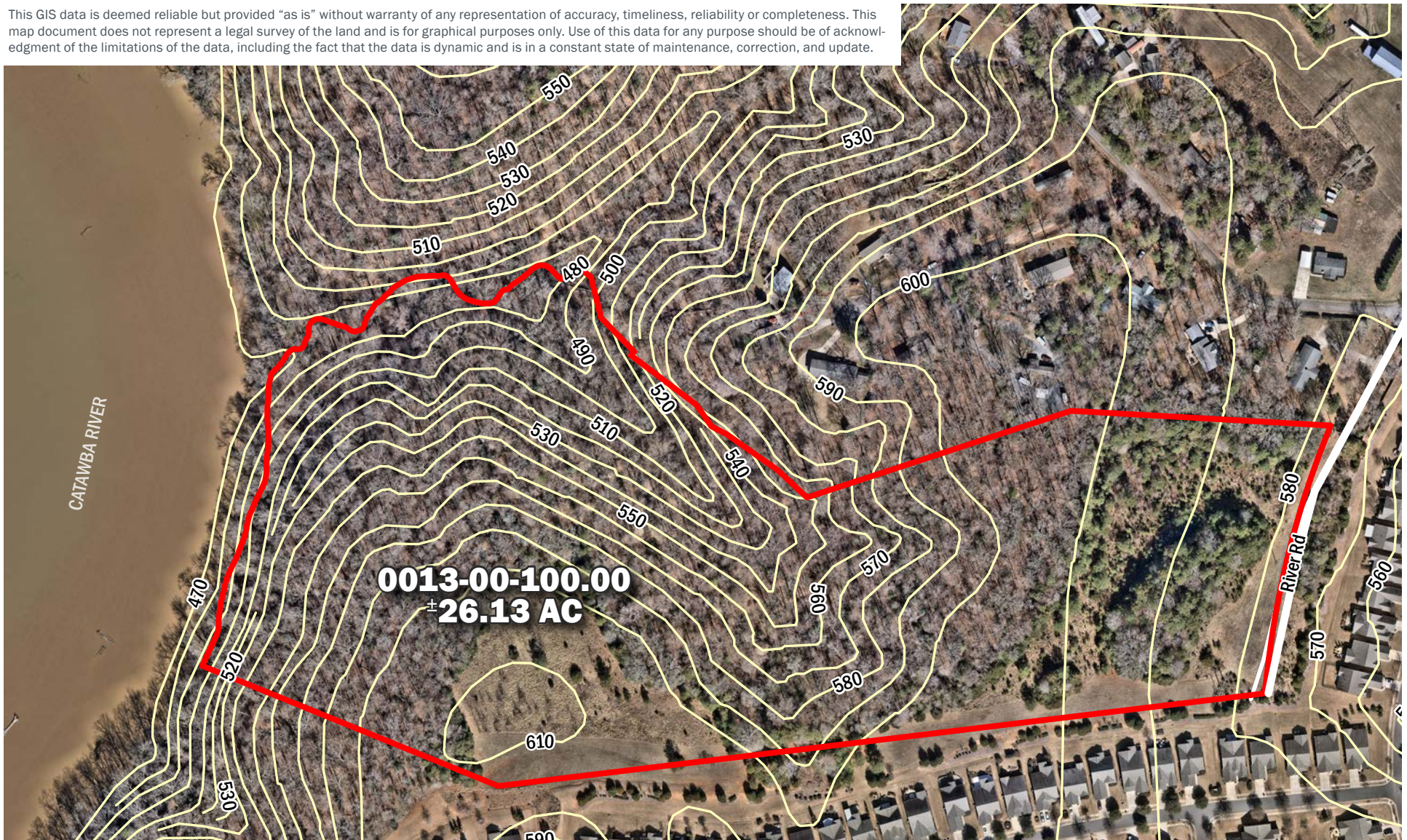
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Site Aerial & Topography

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Medical | Industrial | Retail | Land | Investment | Office

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