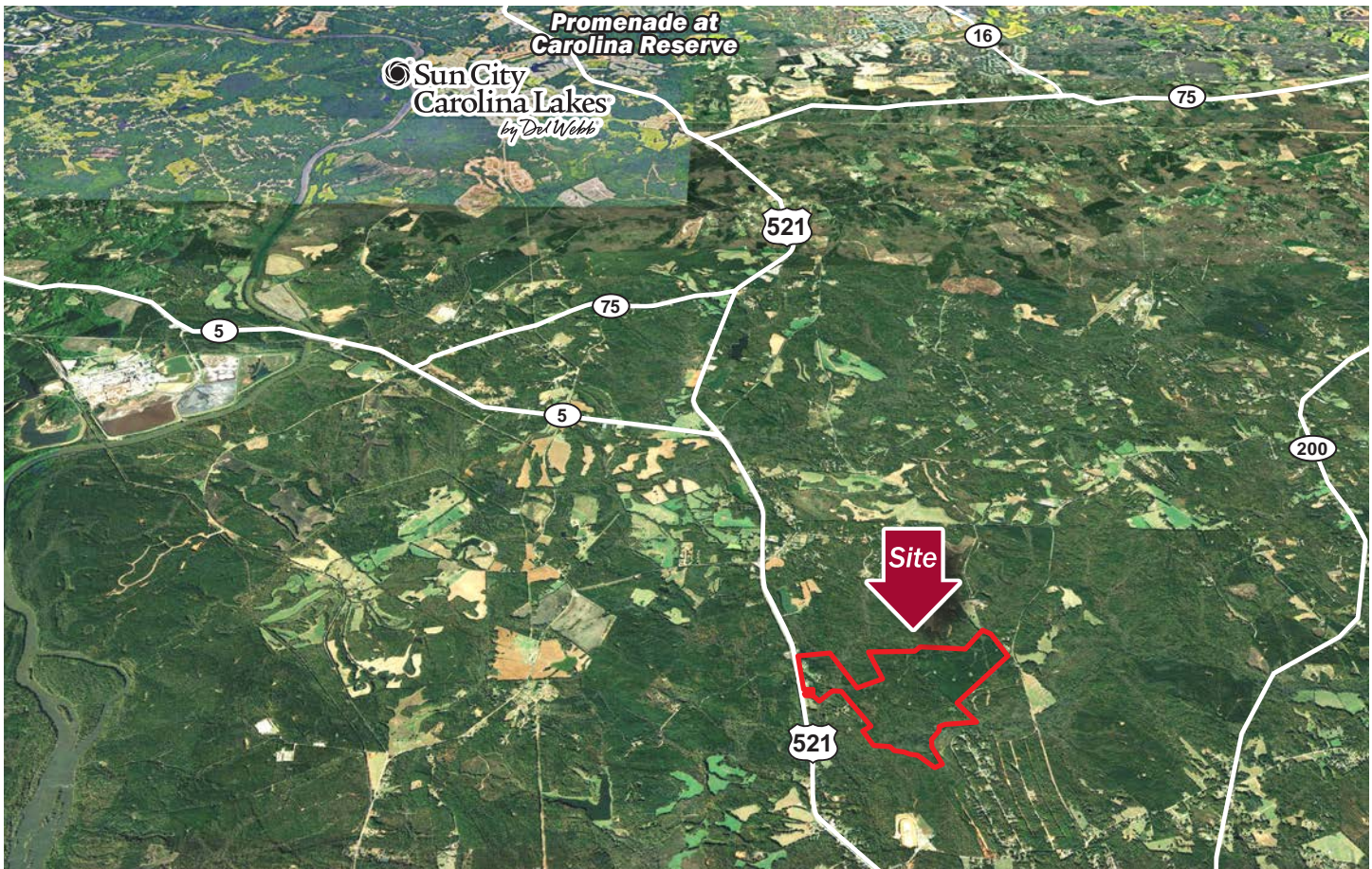


420± Acres of Industrial Land For Sale



► Highway 521

Charlotte Highway - Lancaster County, SC



Land for Sale

For Sale

- 420± Acres available in northern Lancaster County along Highway 521 (Charlotte Hwy) just south of Highway 5 which connects Highway 521 to I-77. Approximately 30 minutes to Charlotte-Douglas International Airport
- Chosen by Duke Energy in 2018 as one of four sites for its 2018 Site Readiness Program
- Located across Hwy 521 from planned 1,300 acre residential and commercial development. Rezoning approval anticipated in late 2018
- Sandwiched in between well-educated and growing workforces in Lancaster, Indian Land, and Fort Mill
- Lancaster County Zoning: R-30
- PID #0044-00-006.00, #0044-00-004.00, and #0044F-0A-001.00

► Contact

Bailey Patrick

704.248.2102

bpatrick@mpvre.com

Bailey W. Patrick Jr

704.367.5020

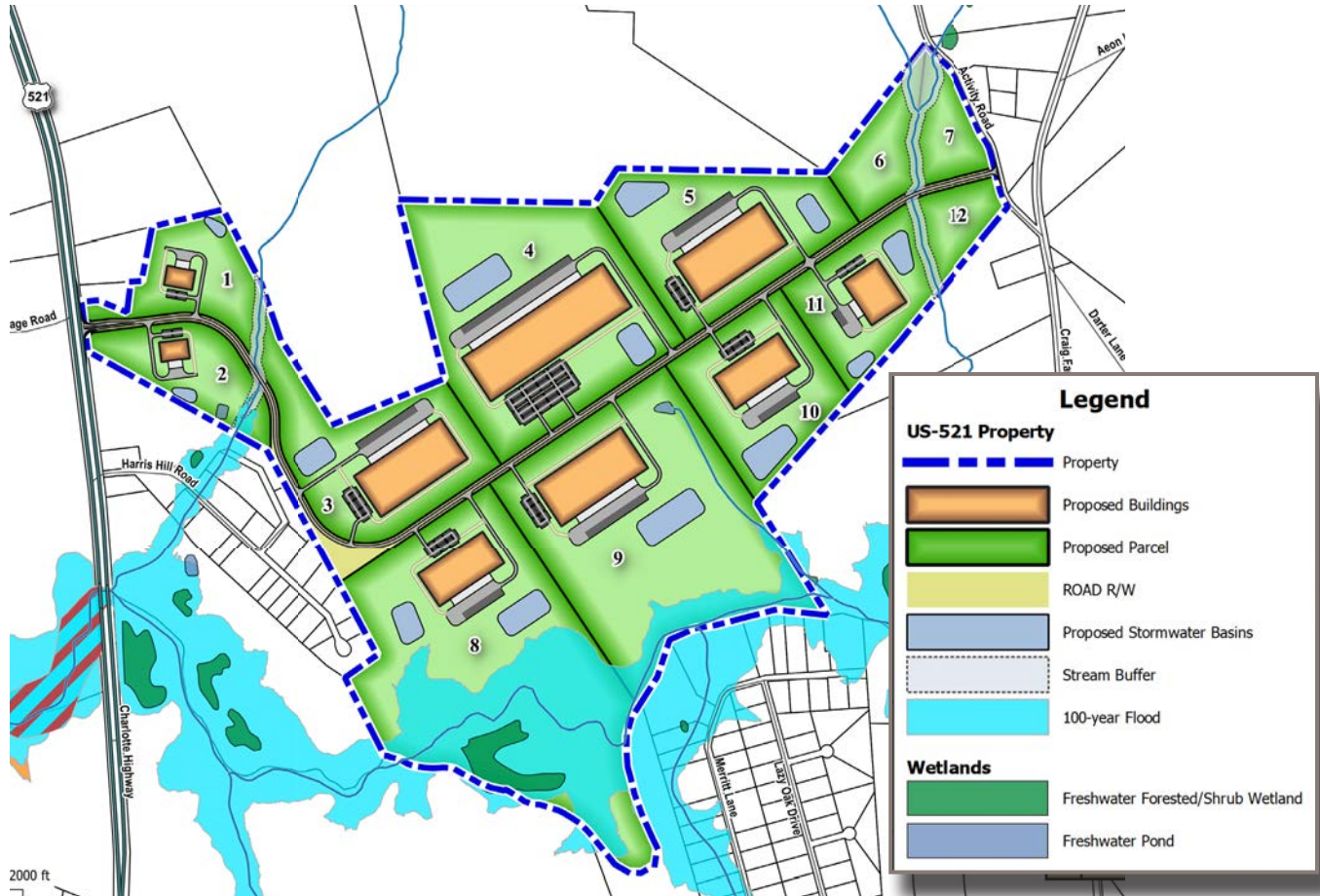
bwpatrick@mpvre.com

Pricing

\$37,500 per acre

► Master Plan

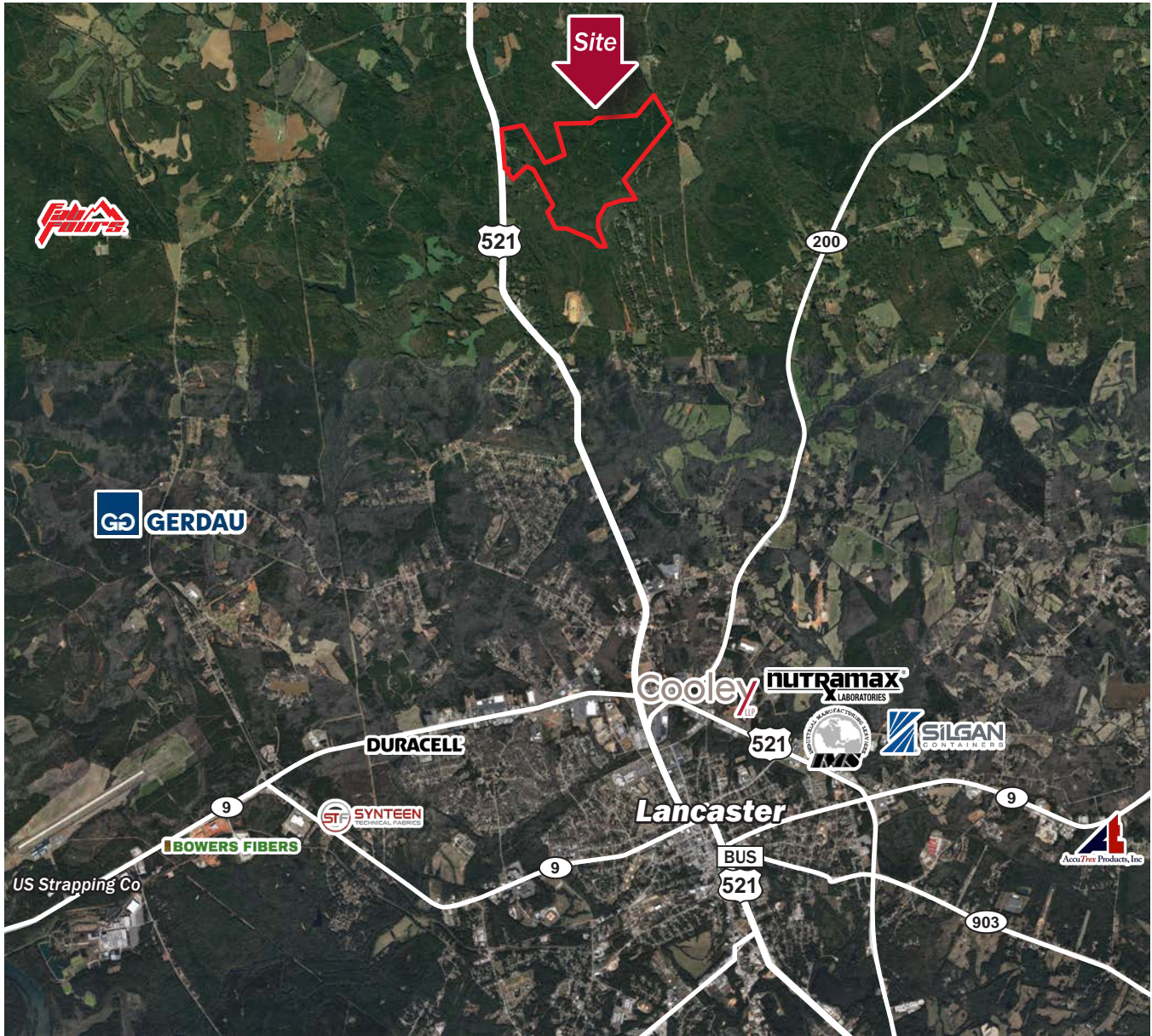
Highway 521
Charlotte Highway - Lancaster County, SC



LOT	DESCRIPTION	AREA (ACRES)	DEV. AREA (ACRES)	BUILDING (SF)
1	PARCEL	16.41	11.00	33,000
2	PARCEL	16.00	8.90	33,000
3	PARCEL	34.95	28.40	300,000
4	PARCEL	63.52	63.52	480,000
5	PARCEL	36.76	36.76	300,000
6	PARCEL	11.18	11.18	
7	PARCEL	9.09	9.09	
8	PARCEL	77.24	46.70	180,000
9	PARCEL	62.29	47.20	300,000
10	PARCEL	27.49	27.49	180,000
11	PARCEL	21.21	21.21	64,000
12	PARCEL	8.07	8.07	
	ROAD R/W	16.06	16.06	
	TOTAL PROPERTY	400.27	335.58	

► Nearby Manufacturers

Highway 521
Charlotte Highway - Lancaster County, SC



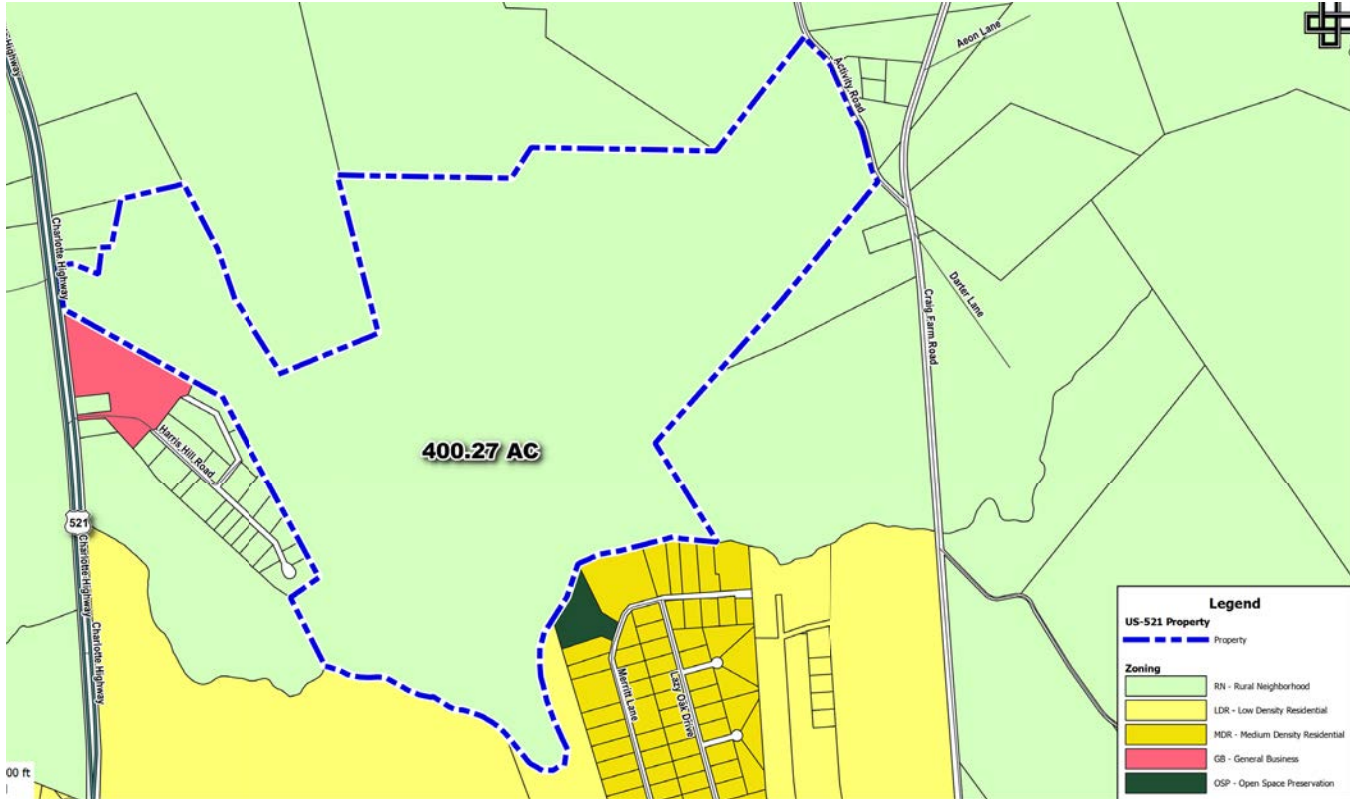
▶ Topography

Highway 521
Charlotte Highway - Lancaster County, SC



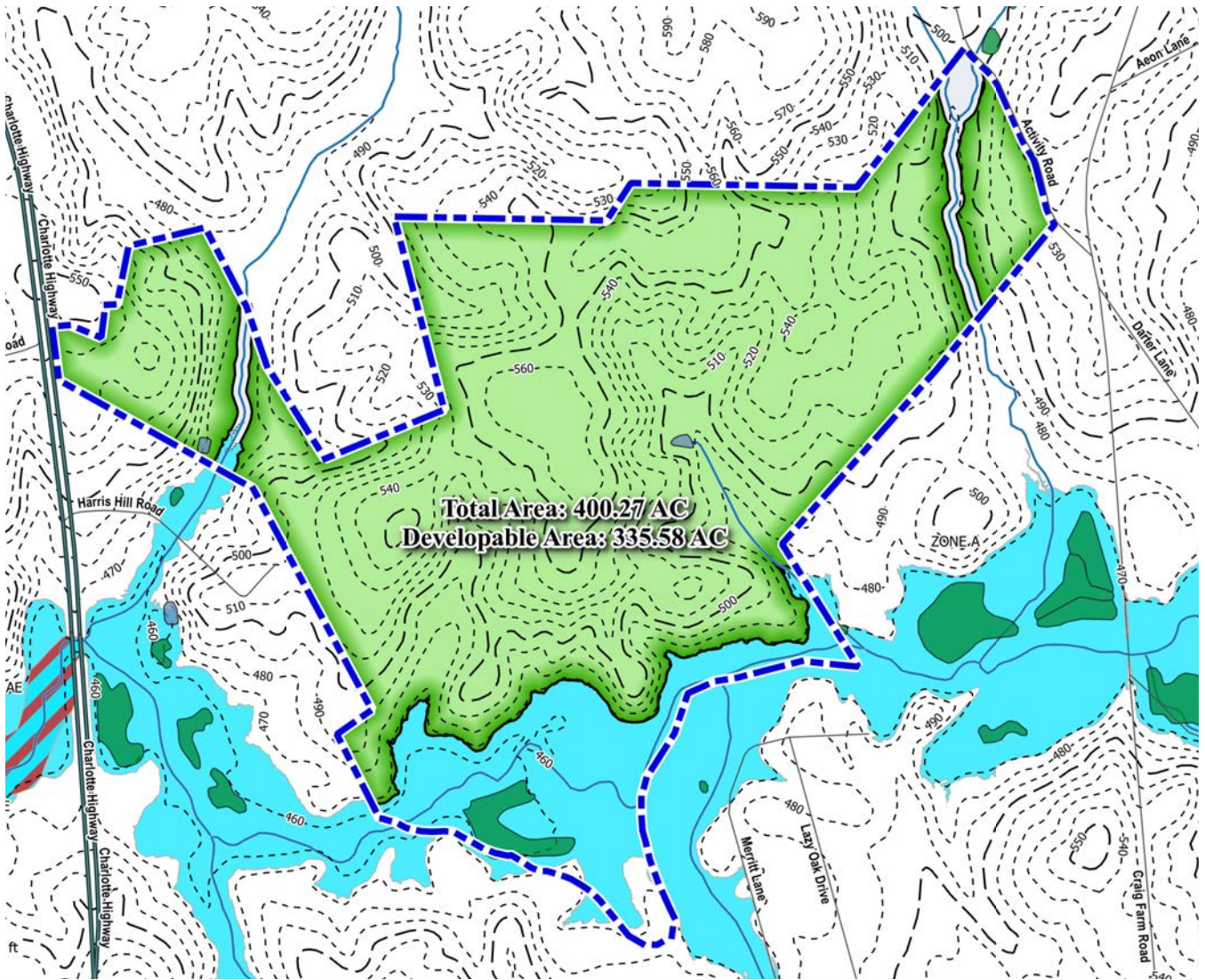
► Zoning

Highway 521
Charlotte Highway - Lancaster County, SC



► Developable Area

Highway 521
Charlotte Highway - Lancaster County, SC



▶ Duke Energy Exhibit

Highway 521
Charlotte Highway - Lancaster County, SC

