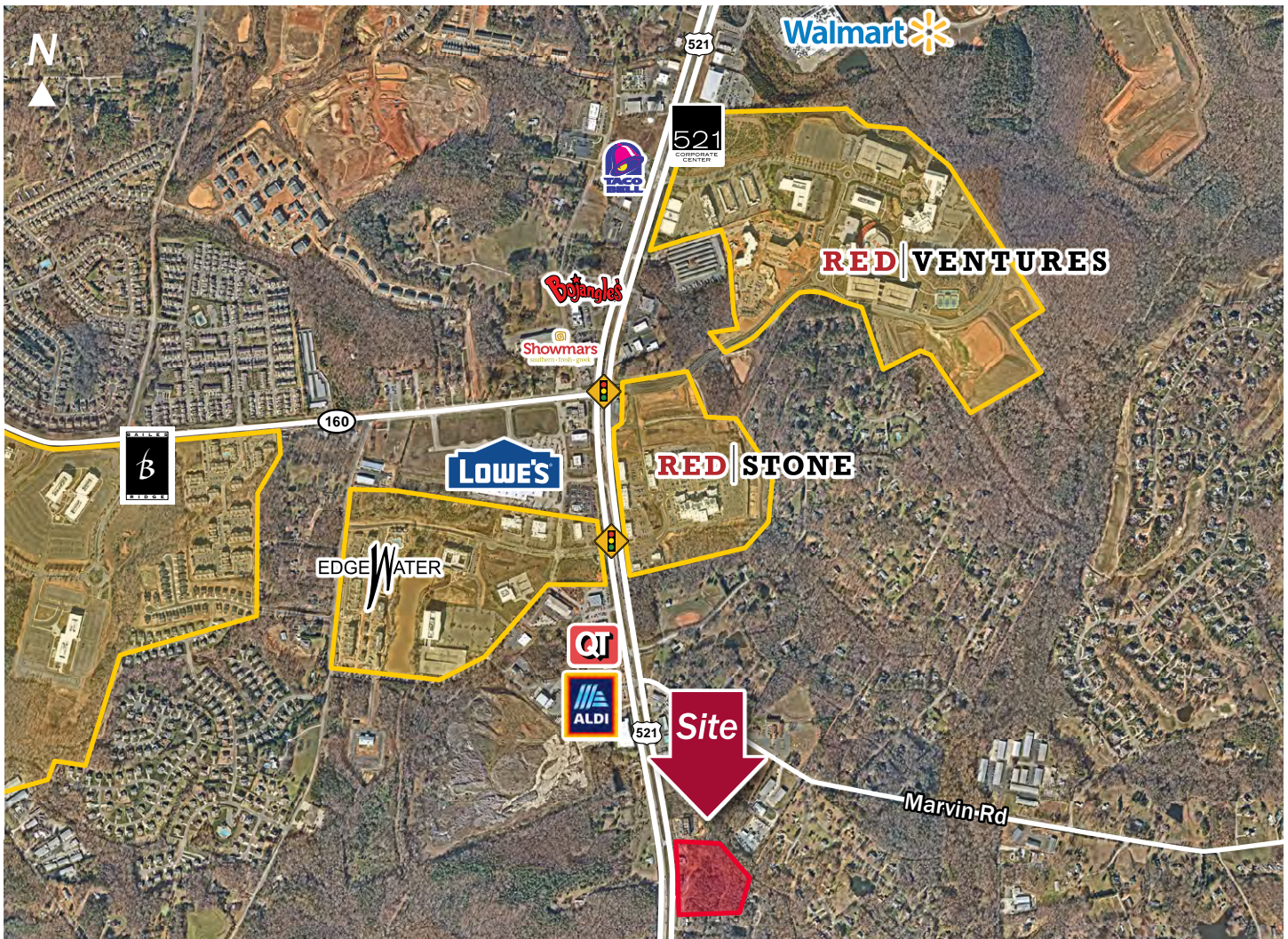


±8 Acres Available

▶ Marvin Rd at Highway 521

Indian Land, SC 29707



Land

- Located on Marvin Rd near Highway 521; minutes from Ballantyne, Fort Mill, Rock Hill, and South Charlotte
- Zoned G-B (General Business) in Lancaster County
- Permitted uses included fast food, banks, auto service, retail, office, and medical office
- Minutes from nearby business parks & large employment area
- Adjacent land potentially available

For Sale

▶ Contact

Bailey Patrick Jr.
704.367.5020
bwpatrick@mpvre.com

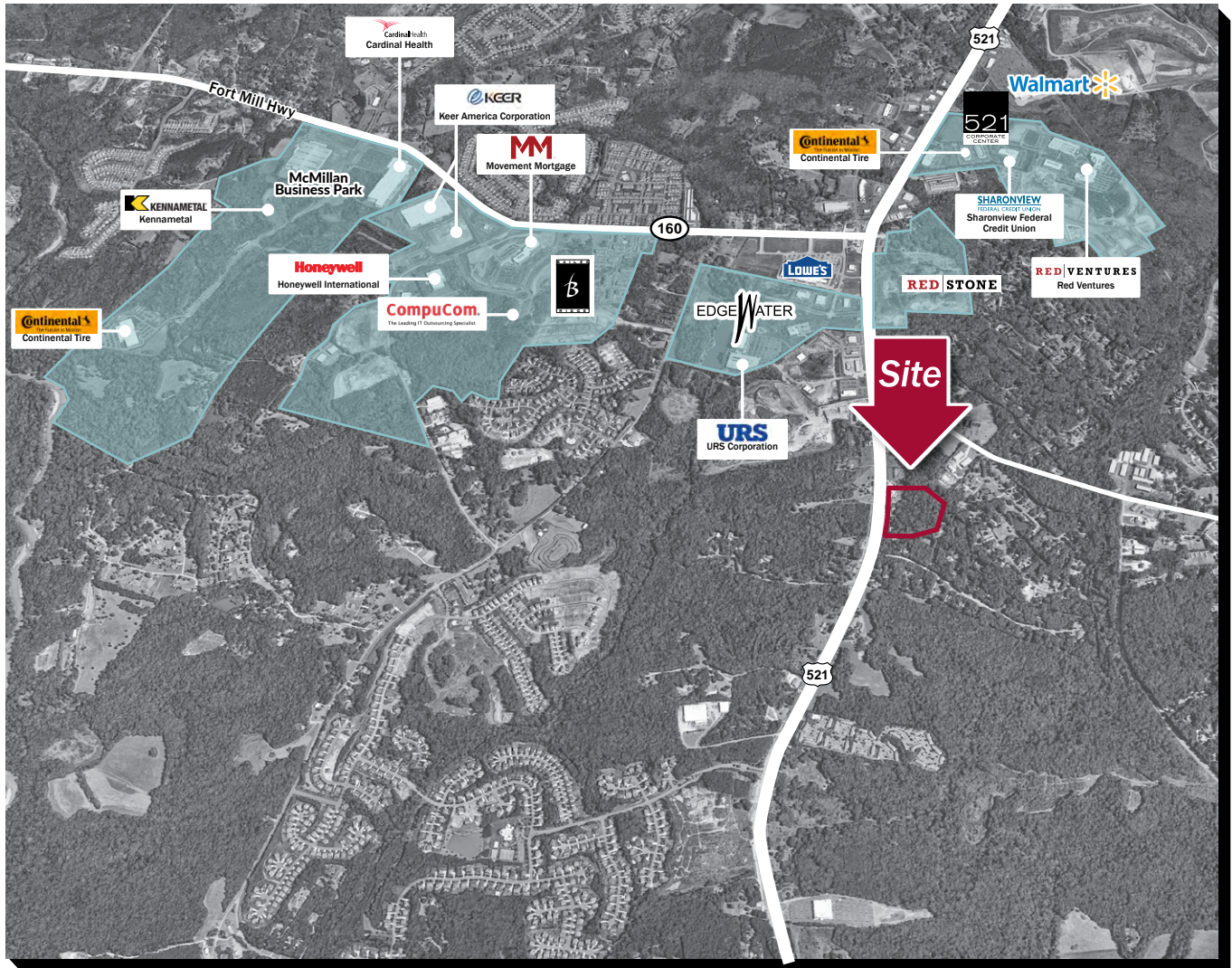
Bailey Patrick
704.248.2102
bpatrick@mpvre.com

Pricing

\$435,000 / Acre

Nearby Business Parks

Marvin Rd at Highway 521
Indian Land, SC 29707



Company	Number of Employees	#Employees on Expansion
Bailes Ridge & McMillan Parks		
Honeywell	220	300
Keer America	100	500
Cardinal Healthcare	850	850
Continental Tire	486	486
Kennametal	100	100
Movement Mortgage	400	1100
Compucon	-	1200

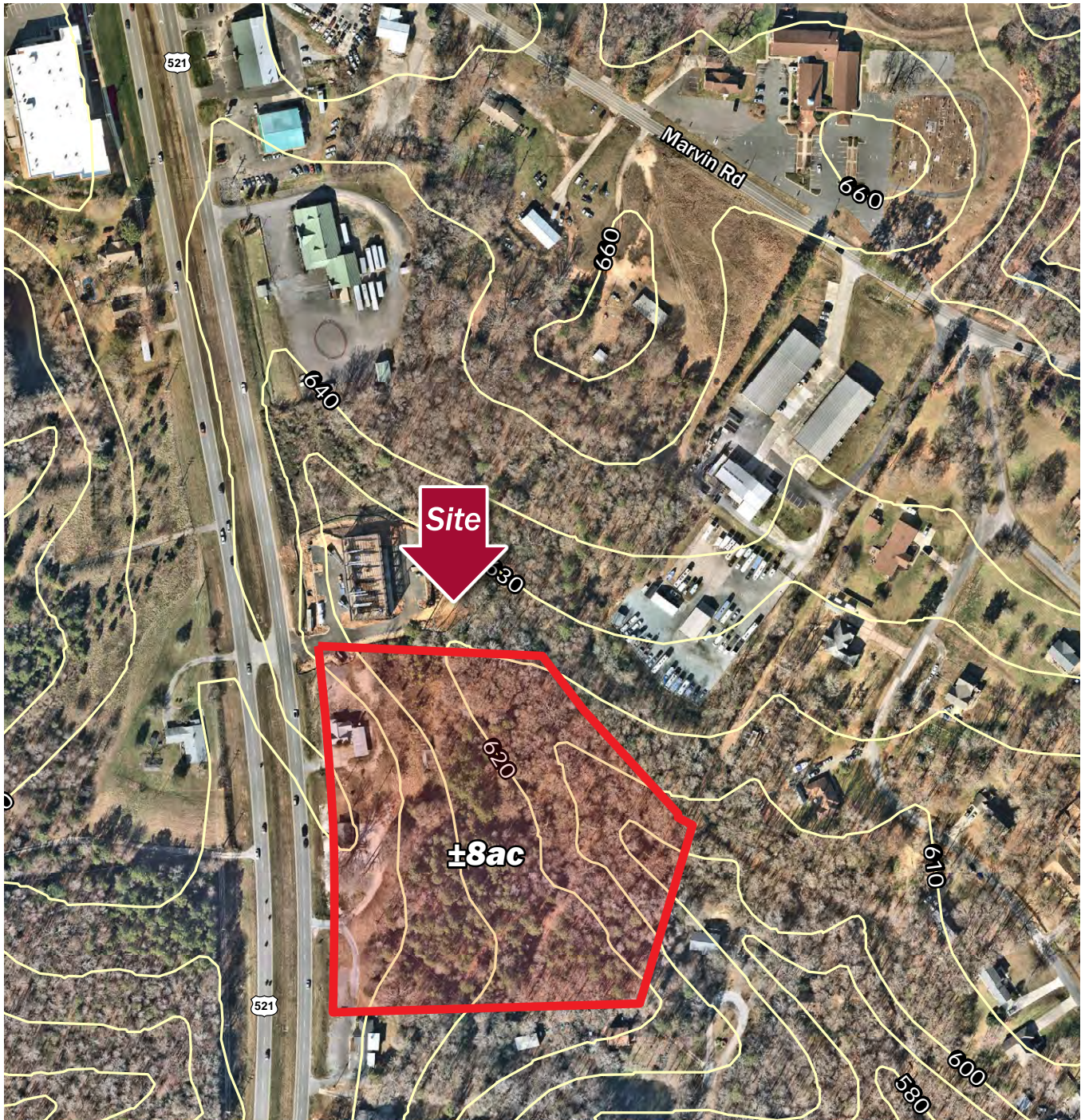
Company	Number of Employees	#Employees on Expansion
521 Corporate Center		
Red Ventures	2,000	3,000
Sharon View FCU	125	125
Republic Services of FL	45	45
Power Engineers	50	50
Integrated Health Care	40	60
Dimension Data	75	75
Mesa	25	35
Continental Tire	90	90

Company	Number of Employees	#Employees on Expansion
Edgewater		
URS	225	225
Maverick Funding	100	100

Total Potential No. of Employees:
8,341 (4,931 to date)

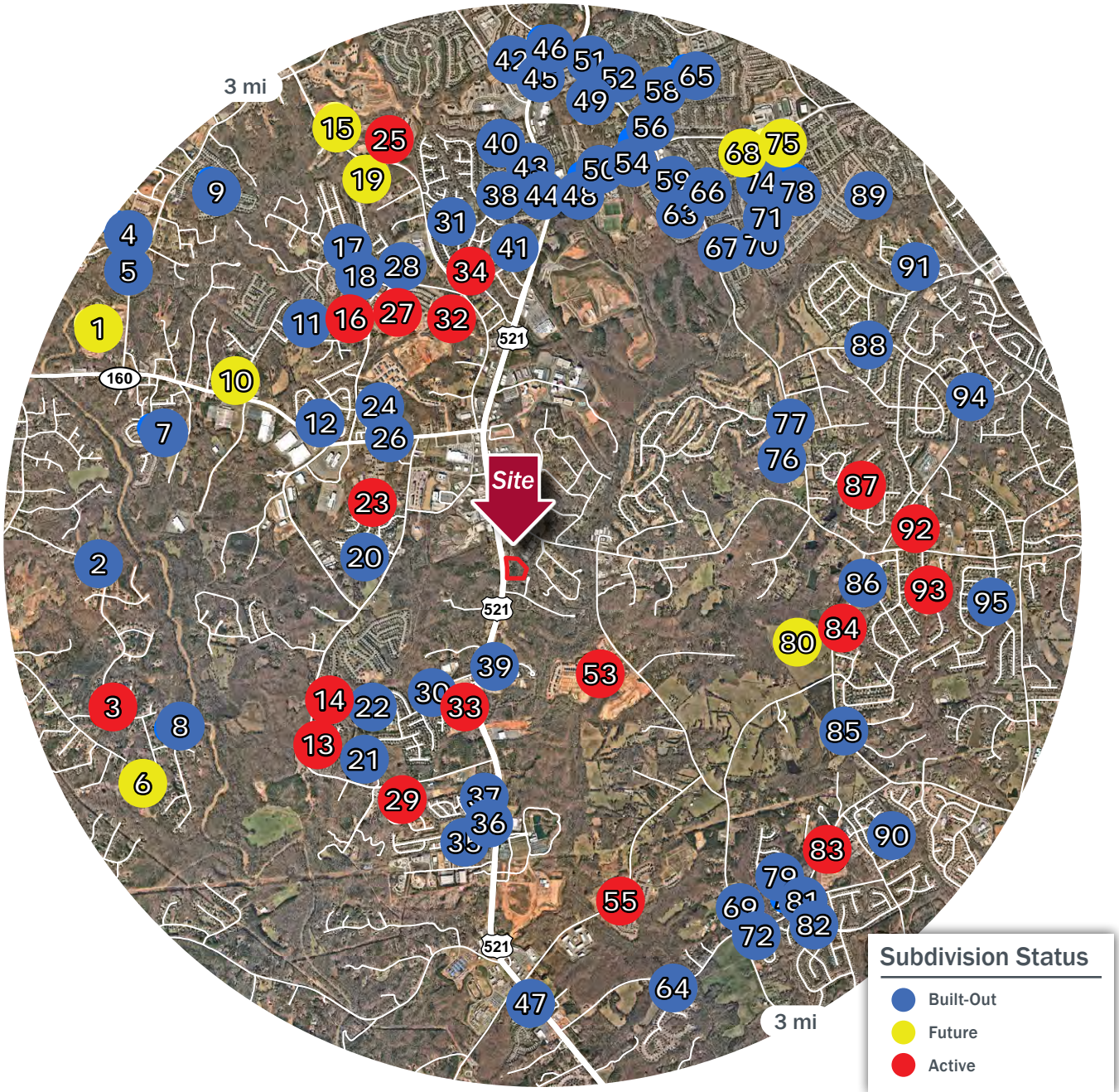
► Site Topography

Marvin Rd at Highway 521
Indian Land, SC 29707



► Residential Activity

Marvin Rd at Highway 521
Indian Land, SC 29707



Subdivision Status

- Built-Out
- Future
- Active

Source: MetroStudy 2019. Homes built prior to 2000 not shown.

Residential Activity - 3 miles

Existing Units	10,781
Units Under Development	161
Proposed Units	1,955
Total	12,897