

AVAILABLE LAND

2473 ADAGE RD, LANCASTER SC 29720
CHARLOTTE HIGHWAY 521

Price:	Contact for Pricing Guidance
PIN's (Rowan):	0044-00-012.00
Frontage:	Private Road Access via Adage Rd
Size:	±0.84 Acres
Zoning:	Low Density Residential (LDR)
Utilities:	Public water to residence
Improvements:	Condemned Residence



PROPERTY HIGHLIGHTS

Strategic Location: Positioned in growing Lancaster County, this site sits between Charlotte and regional employment hubs, benefitting from strong population growth, pro-business policies, and increasing demand for commercial and mixed-use development.

Located just south of Lennar's 1,860 lot master-planned community for active adults (55+), Roselyn.

Expansion Potential: Generous nearby acreage and topography support phase development, potential assemblage opportunities, or subdivision, allowing developers to scale projects, adapt to market demand, and maximize long-term value creation.

Market Momentum: Located within a high-growth South Carolina corridor, the property benefits from inbound migration, expanding residential rooftops, and spillover demand from Charlotte, supporting sustained absorption and long-term exit potential.

COMMUTE PROFILE

2755 Adage Rd, Lancaster, South Carolina, 29720
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation](#) page.

TRANSPORTATION TO WORK



0.0%

Took Public Transportation



10.5%

Carpooled



0.8%

Walked to Work



0.1%

Bike to Work

WORKERS



6,482

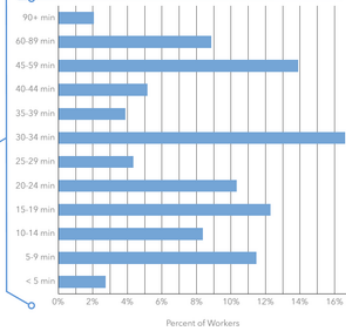
ACS Workers Age 16+



79.7%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

Source: This infographic compares data recorded by ACS (2013-2021).

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