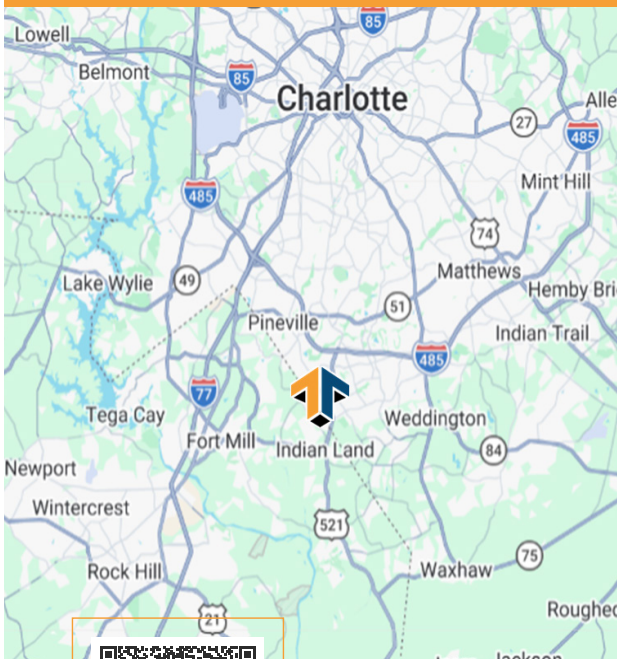


**FOR SALE**

**\$1,200,000**



## DEVELOPMENT OPPORTUNITY



- ±2.46 Acres Zoned LDR (Low Density Residential) in Lancaster County. *Will Sell Subject to Rezoning*
- Highway Visibility and Accessibility - Located Right Off Highway 521 & Harrisburg Road
- Multiple Parcels in Close Proximity Available for Assemblage.
- Excellent Site for Retail, Professional Office or Mixed-Use
- ±1.5 Miles from RedStone (a ±310,000 SF Regional Shopping Center Anchored by 14-Screen Stone Theaters) and Located Less Than 5 Minutes From Several Major Headquarters
- Located in the Fast-Growing Indian Land and Fort Mill Area just south of the NC/SC State Line and within the Charlotte MSA



**Miles Curley**  
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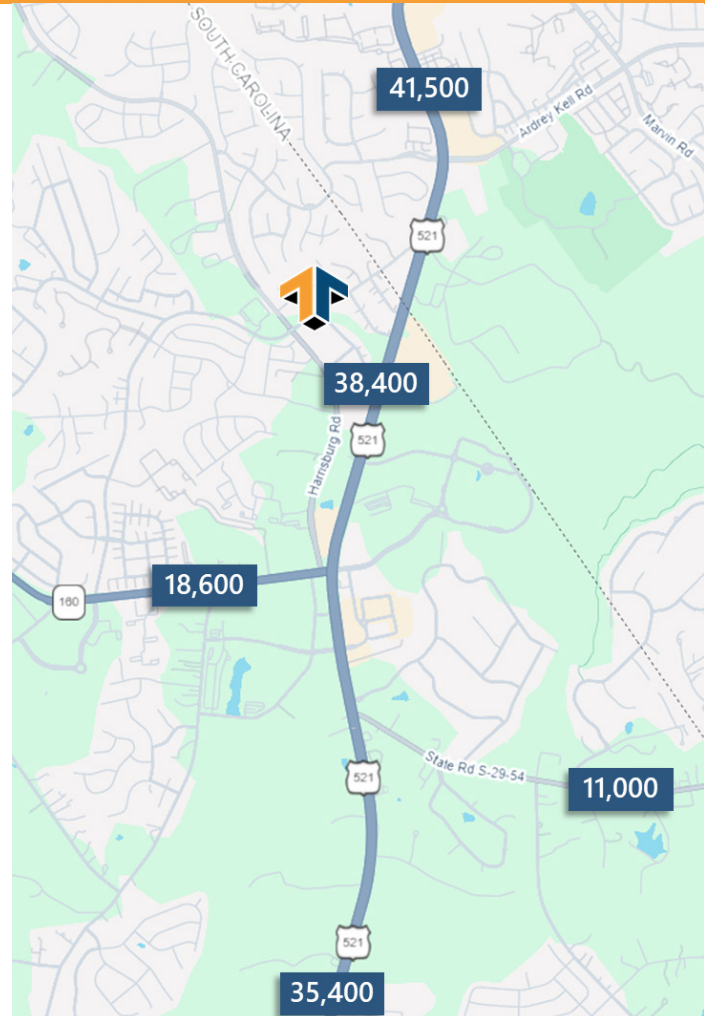
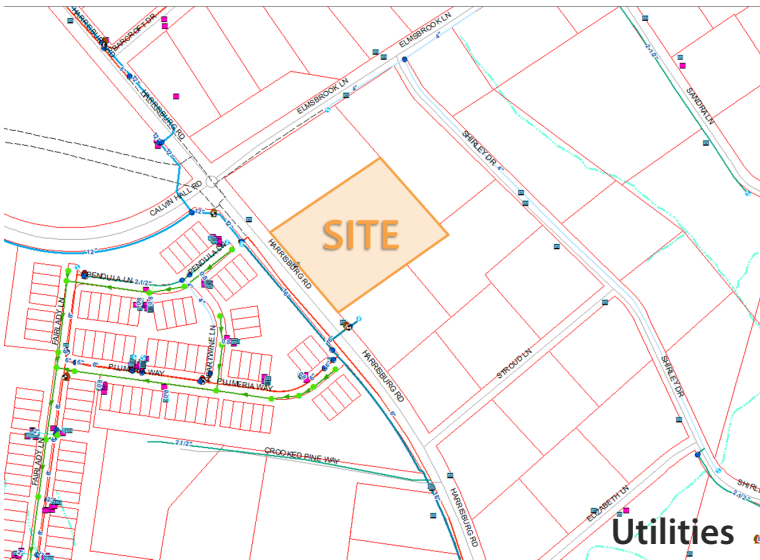


**Debbie Weatherby**  
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## PROPERTY OVERVIEW

### Market Snapshot | 5-Mile Radius

<b>2025 Population</b>	<b>±149,784</b>
<b>Projected Population Growth (2025 - 2030)</b>	<b>±1.7%</b>
<b>Median Household Income</b>	<b>±\$128,204</b>
<b>Average Household Income</b>	<b>±\$156,974</b>
<b>Total Households</b>	<b>±55,705</b>



### Charlotte MSA Access

±25 Minutes

### Interstate Access

I-77 via SC Highway 160



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## LOCATION AERIAL

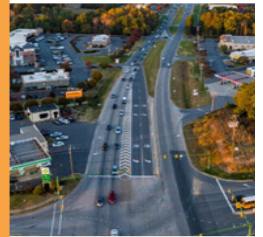


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## AREA AMENITIES & ATTRACTIONS



- Indian Land is the second fastest-growing ZIP code in South Carolina
- Located 45 Minutes South of Charlotte and a Hour and a Half North of Columbia
- Indian Land is conveniently located with Access to Highway 521



### **MUSC**

MUSC Health Anticipated to Break Ground in 2025 on a Three-Story Medical Office Building and MUSC Health Indian Land Medical Center, a Full-Service Hospital.



### **Red Stone**

Phase I Completed: ±79,294 Retail Space Anchored by 14-Screen Multiplex Cinema.

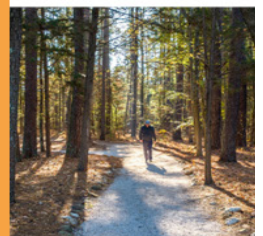
Phase I Additional Retail: Building G ±7,488 SF Overlooks Common Area Event Lawn (Fall 2026)

Phase II Residential/Commercial: 251 Apartment Units, 15 Townhomes & Building H ±8,042 SF Commercial Space



### **University of South Carolina - Lancaster**

USC Lancaster Indian Land Location is the Preeminent Provider of Higher Education Opportunities in the Dynamic and Growing Panhandle Region of Lancaster County.



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