

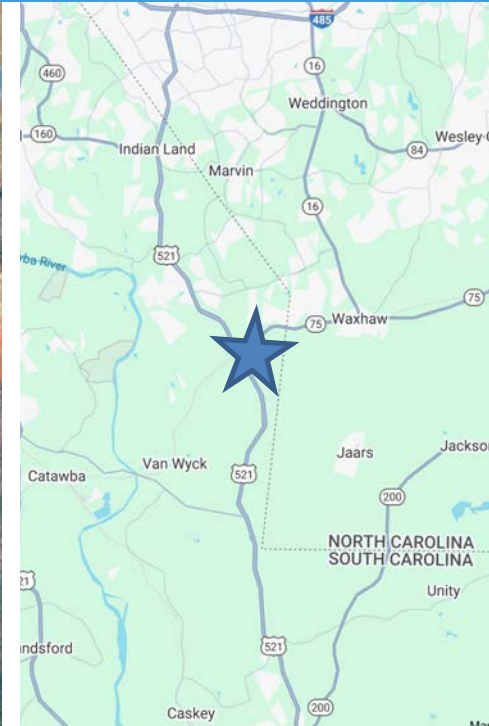
LANCASTER LAND

HWY 521 & WAXHAW HWY, LANCASTER, SC 29720

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 26 ACRES CONTIGUOUS TRACT OF LAND — OFFERED AS WHOLE OR AS TWO PARCELS



PROPERTY HIGHLIGHTS

- 26 acres for sale at the intersection of Hwy 521 and Waxhaw Hwy; offered as a whole or two parcels (A & B)
- High Profile US-521 location
- Located in one of the fastest growing markets in South Carolina
- Water and sewer available to the site
- Zoned RN (Rural Neighborhood)



PLEASE CALL FOR PRICING

DEMOGRAPHICS (2026)



POPULATION

1 Mile: 23,068
3 Miles: 54,346
5 Miles: 91,603



AVG. HH INCOME

1 Mile: \$139,221
3 Miles: \$149,622
5 Miles: \$167,859



DAYTIME EMPLOYEES

1 Mile: 1,667
3 Miles: 7,044
5 Miles: 13,448

BROKER CONTACT

CHRIS VASBINDER

704.927.2881

cvasbinder@newsouthprop.com

MACLAIN HUGUE

704.927.2887

mhugue@newsouthprop.com



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The map displays the Indian Land area in South Carolina, highlighting various schools, shopping centers, and businesses. A red star marks the location of Indian Land High School. The map includes labels for major roads like State Rd S-29-54, State Rd S-46-36, and US-521, as well as geographical features like the Catawba River. The callout boxes list businesses such as Lowe's, Publix, Dunkin', CVS, and various fast-food restaurants. The map also shows the locations of Catawba Ridge High School, Marvin Ridge High School, Cuthbertson High School, Indian Land Intermediate High School, and Indian Land High School.

Businesses and Services:

- Top Left:** Lowe's, Auto Zone, Stone Island, Biscuitville, TOASTERY, ALDI, KFC, Moe's, Showmarts, SUBWAY, DOLLAR TREE, Freddy's, Viva Chicken, JIM N NICK'S, TROPICAL SMOOTHIE CAFE.
- Top Center:** metro diner, THE GOAT.
- Top Right:** Marvin Gardens, Publix, ISF, PIZZA, Great Clips, EUROPEAN WAX CENTER.
- Center:** Cross Creek, Publix, DUNKIN', HICKORY, QT, WELLS FARGO, PANDA EXPRESS, JIMMY JOHN'S, JENNY MIBB.
- Bottom Left:** Harris Teeter, OrthoCarolina, TJ-maxx, five BELOW, HOBBY LOBBY, CVS pharmacy, ULTA BEAUTY, ROSS DRESS FOR LESS, HomeGoods, Burlington, DOLLAR TREE, petco, crumbl cookies, ALDI, Panera, the Habit BURGER GRILL, Starbucks, ZAXBY'S, Wendy's, FIREHOUSE SUBS, TACO BELL, CHIPOTLE.
- Bottom Center:** Old Hickory Shopping Center, CVS pharmacy, Auto Zone, Advance Auto Parts, DOLLAR GENERAL, verizon, NTE.
- Bottom Right:** Walmart, Neighborhood Market, DUNKIN', Harris Teeter, CVS pharmacy, EAST COAST WINGS+GRILL, TACO BELL, STARBUCKS, JENNY MIBB, PAPA JOHN'S, GOODYEAR, ABC STORES, McDonald's.
- Far Right:** Marvin Ridge High School, Cuthbertson High School.

Schools:

- Catawba Ridge High School
- Marvin Ridge High School
- Cuthbertson High School
- Indian Land Intermediate High School
- Indian Land High School

Geographical Features and Roads:

- Catawba River
- State Rd S-29-54
- State Rd S-46-36
- US-521
- US-16
- US-75
- Waxhaw Indian Trail Rd
- Reservation Rd
- Neely Store Rd
- Spring Valley
- Yorkdale
- Fort Mill
- Indian Land
- Marvin
- New Town Rd
- Crane Rd
- Waxhaw
- SOUTH CAROLINA
- NORTH CAROLINA



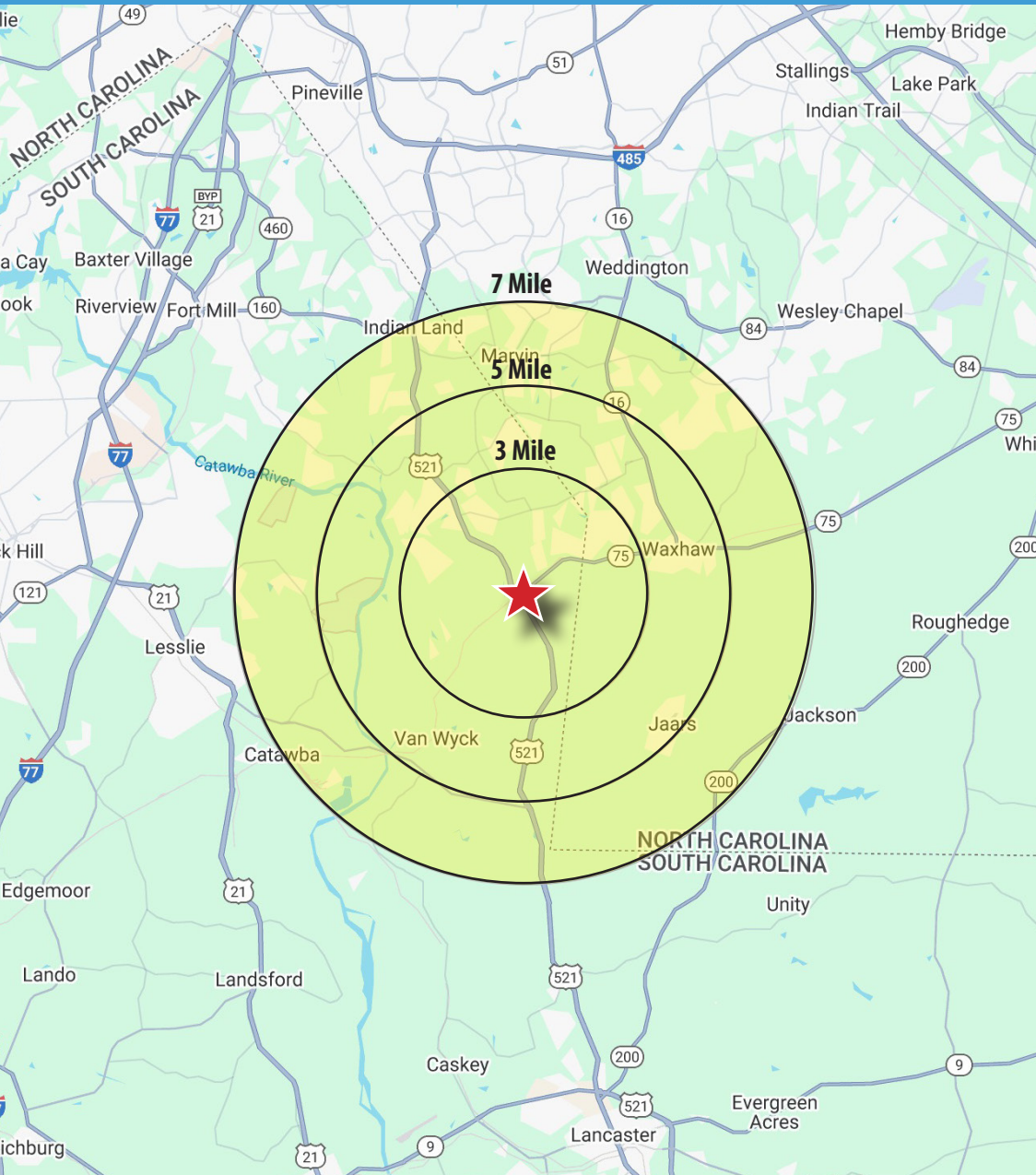
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MACLAIN HUGO | 704.927.2887 | [mhugo@newsouthprop.com](mailto:mhuge@newsouthprop.com)

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DEMOGRAPHICS

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POPULATION

	3 MILE	5 MILE	7 MILE
2025 Estimated Population	23,068	54,346	91,603
2030 Projected Population	27,364	61,792	101,343
Projected Annual Growth (2025-2030)	4,296 (+3.7%)	7,446 (+2.7%)	9,740 (+2.1%)

HOUSEHOLDS

2025 Estimated Households	9,324	20,868	33,212
2030 Projected Households	10,973	23,902	37,317

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$139,221	\$149,622	\$167,859
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BUSINESSES

2025 Estimated Total Businesses	315	1,272	2,289
2025 Estimated Total Employees	1,667	7,044	13,448

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