



0016-00-047.00
SOUTHERN COMMERCIAL
REAL ESTATE, LLC

27.84 ACRES OF RESIDENTIAL DEVELOPMENT LAND

CHARLES PETTUS ROAD
INDIAN LAND, SC 29720

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+/- 4.73 AC @ 3.88 AC

+/- 19.23 AC

0015-00-033.14

0015-00-035.00

0016-00-034.00

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0016-00-050.00

0015-00-043.00

0016-00-067.03

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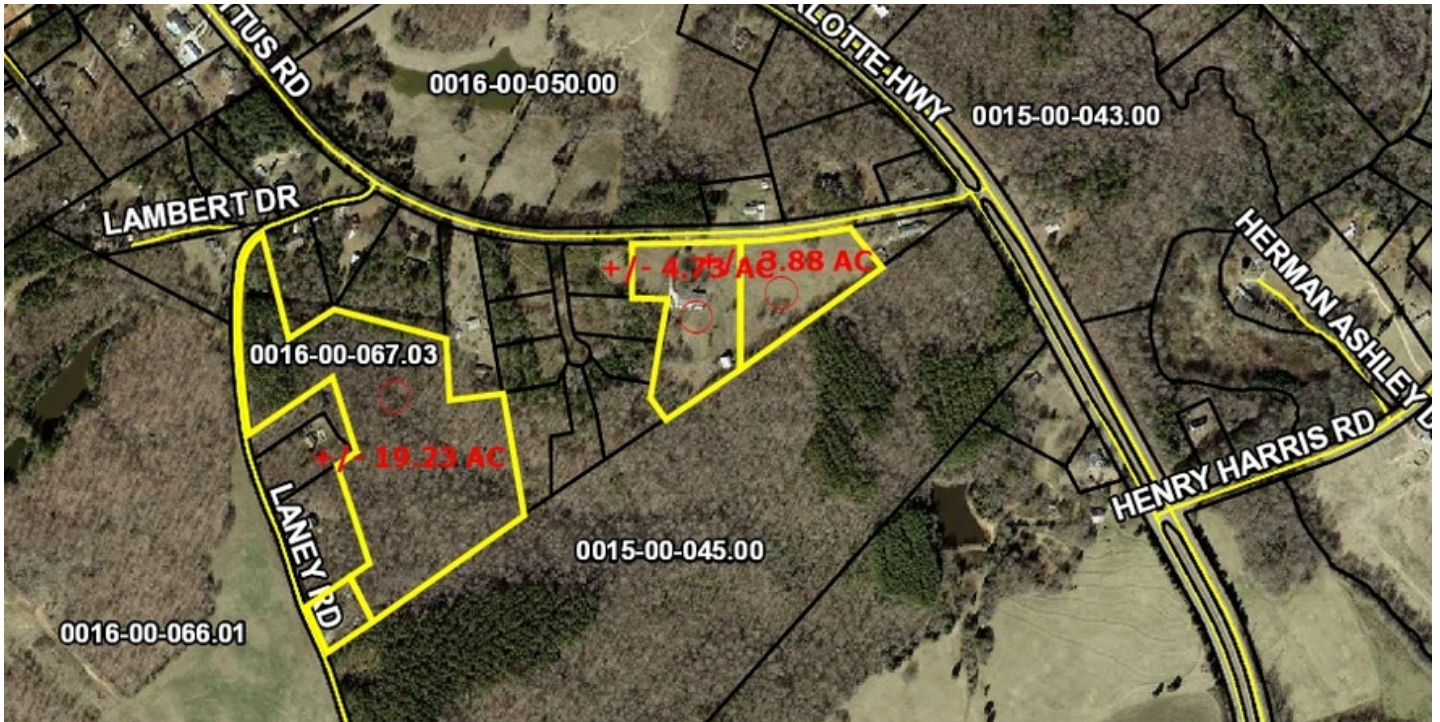
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Property Summary



OFFERING SUMMARY

Sale Price:	\$998,220
Lot Size:	27.84 Acres
Zoning:	Low Density Residential
Market:	Ft Mill
Submarket:	Indian Land
Price / SF:	\$0.82

PROPERTY OVERVIEW

Excellent development land near Del Webb's Sun City and new TreeTops development with access to Charlotte Highway/SC521 and Charles Pettus Road.

Three beautiful parcels of development land, totaling +/- 27.84 acres, consisting of two adjoining parcels that combine to +/- 8.61 gross contiguous acres and a larger parcel of +/- 19.23 gross acres.

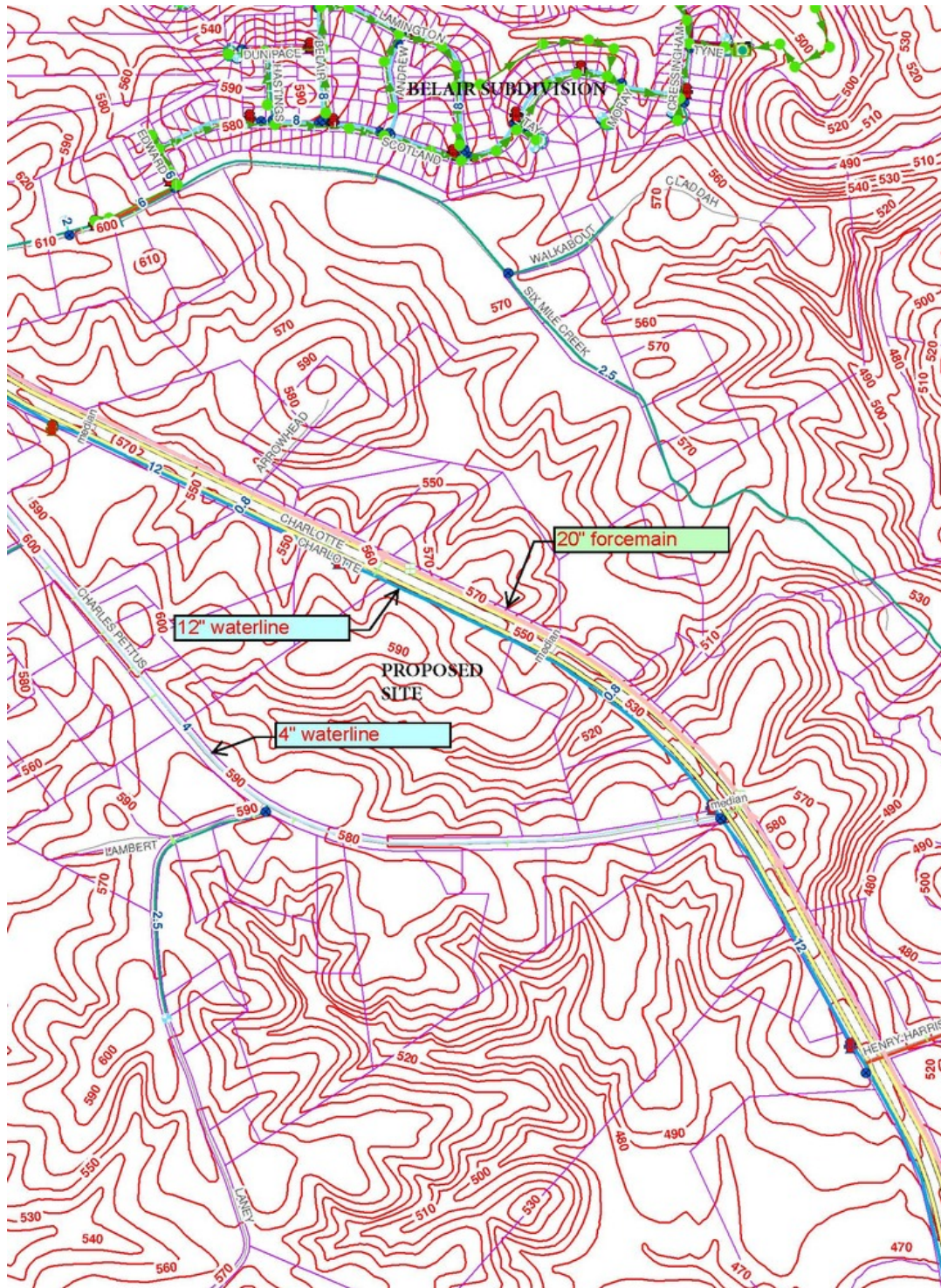
Zoning is Low Density Residential and Seller will sell Subject to Rezoning.

Topography is moderately sloping, high and dry development land. Multiple points of access from Charlotte Highway/SC 521 and Charles Pettus Road make this a great development parcel.

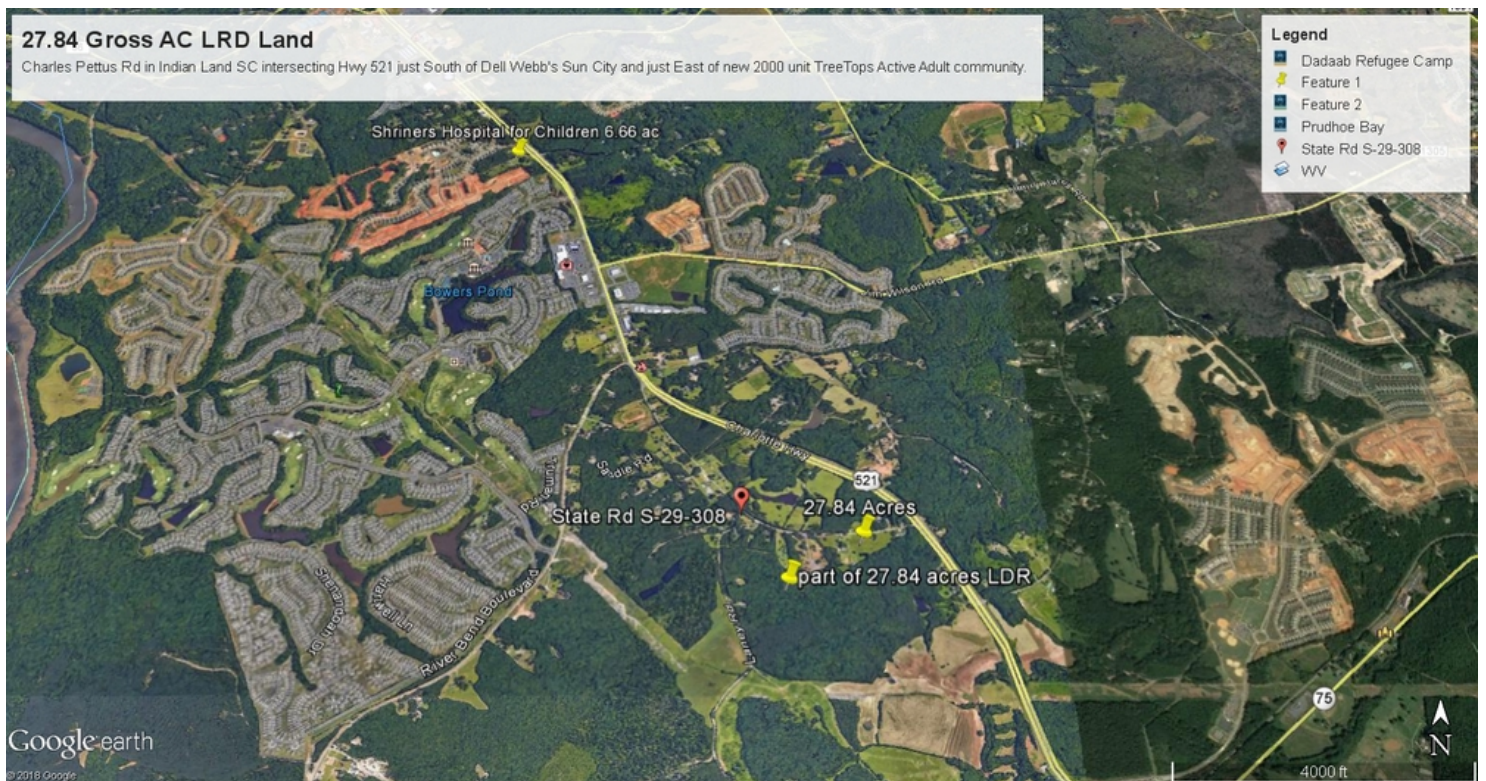
Larger +/- 19.23 acre parcel is ideal for multi family or single family residential development. Smaller two parcels combine to +/- 8.61 gross acres is great for Multi Family.

For details on water and sewer contact James Hawthorne at Lancaster County Water and Sewer at [803] 416-5250.

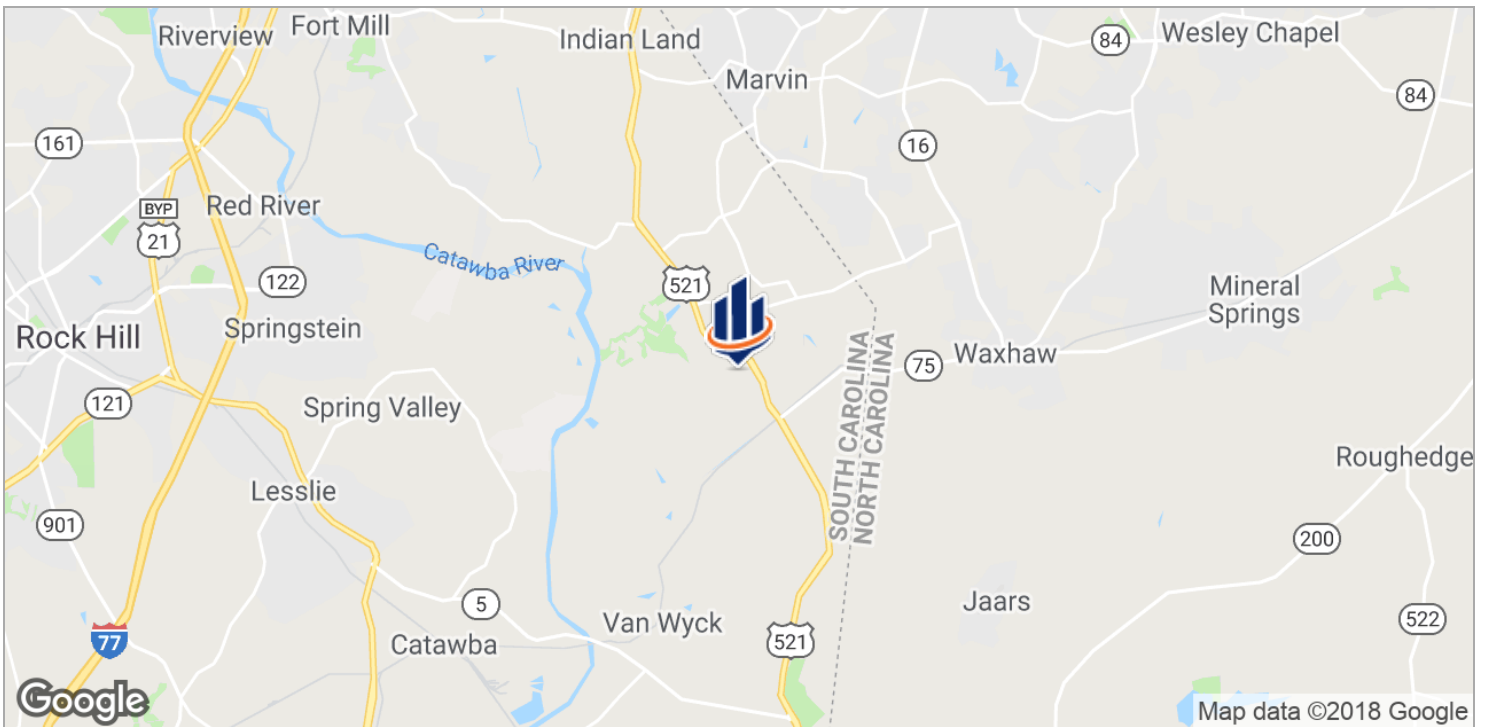
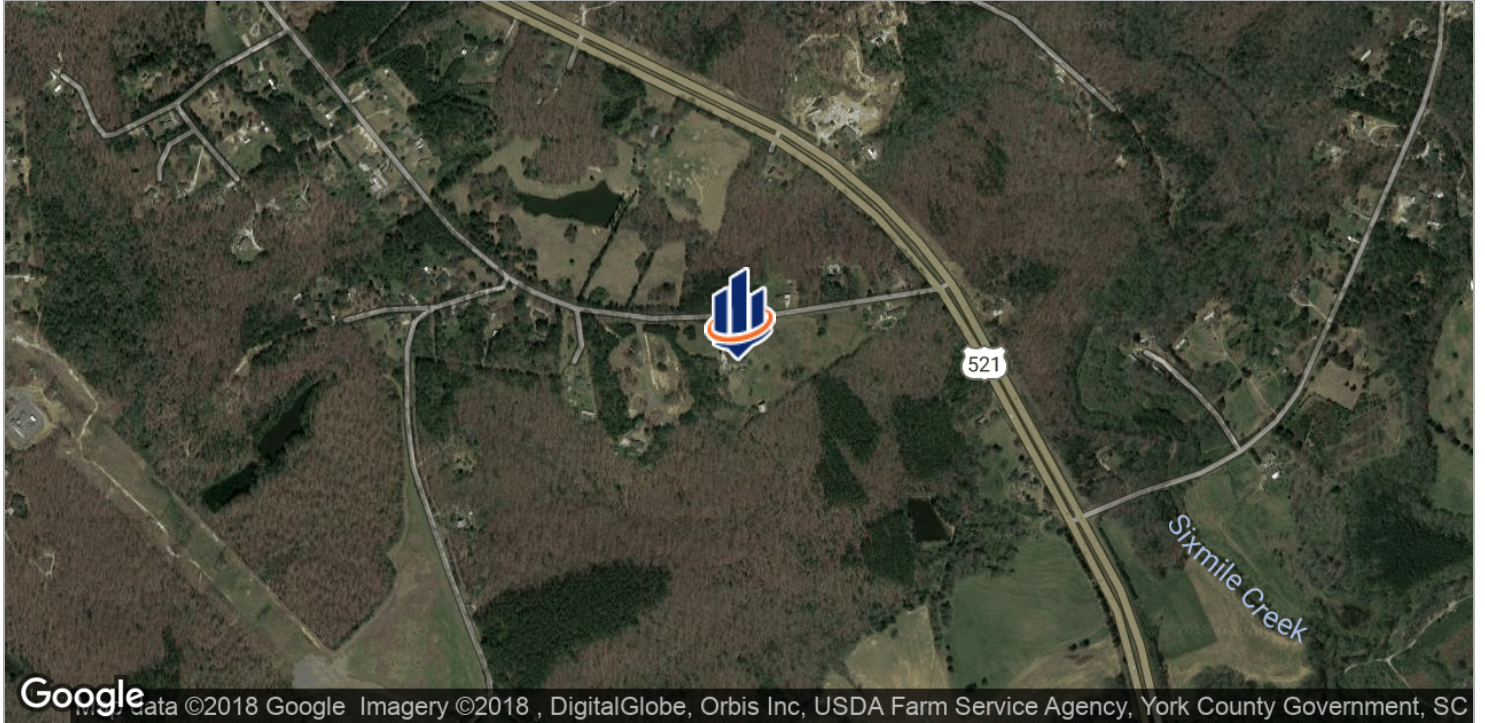
Topography



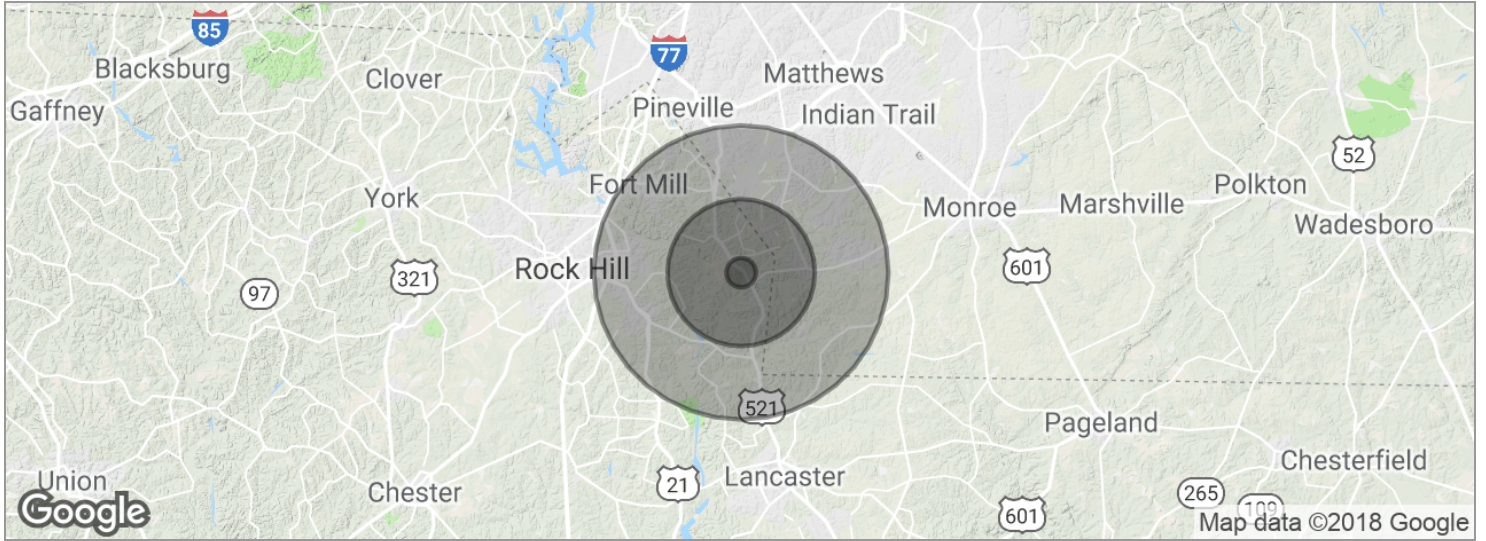
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,854	72,211	338,859
Median age	35.2	35.9	35.2
Median age (Male)	35.2	35.2	34.4
Median age (Female)	35.1	36.5	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,082	27,835	133,926
# of persons per HH	2.6	2.6	2.5
Average HH income	\$82,440	\$80,345	\$77,883
Average house value	\$336,053	\$249,149	\$255,622

* Demographic data derived from 2010 US Census