



# **5921 Lancaster Hwy, Fort Lawn, SC**

# **FOR SALE**

Presented by:

**Randy Ligon**

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 5.235± Acre Commercial Corner
- 440± ft of frontage Hawthorne Rd & 420± ft Hwy 9
- Adjacent to E. & J. Gallo Winery site.
- 1,490± sf Potential Office Space

OFFERING SUMMARY

SALE PRICE:	\$649,900
LOT SIZE:	5.235± Acres
BUILDING SIZE:	51,200 SF
ZONING:	GC
MARKET:	Chester County SC
APN:	165-00-00-036-000
TRAFFIC:	Hwy 9 / 15,000 ADT

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PROPERTY DESCRIPTION

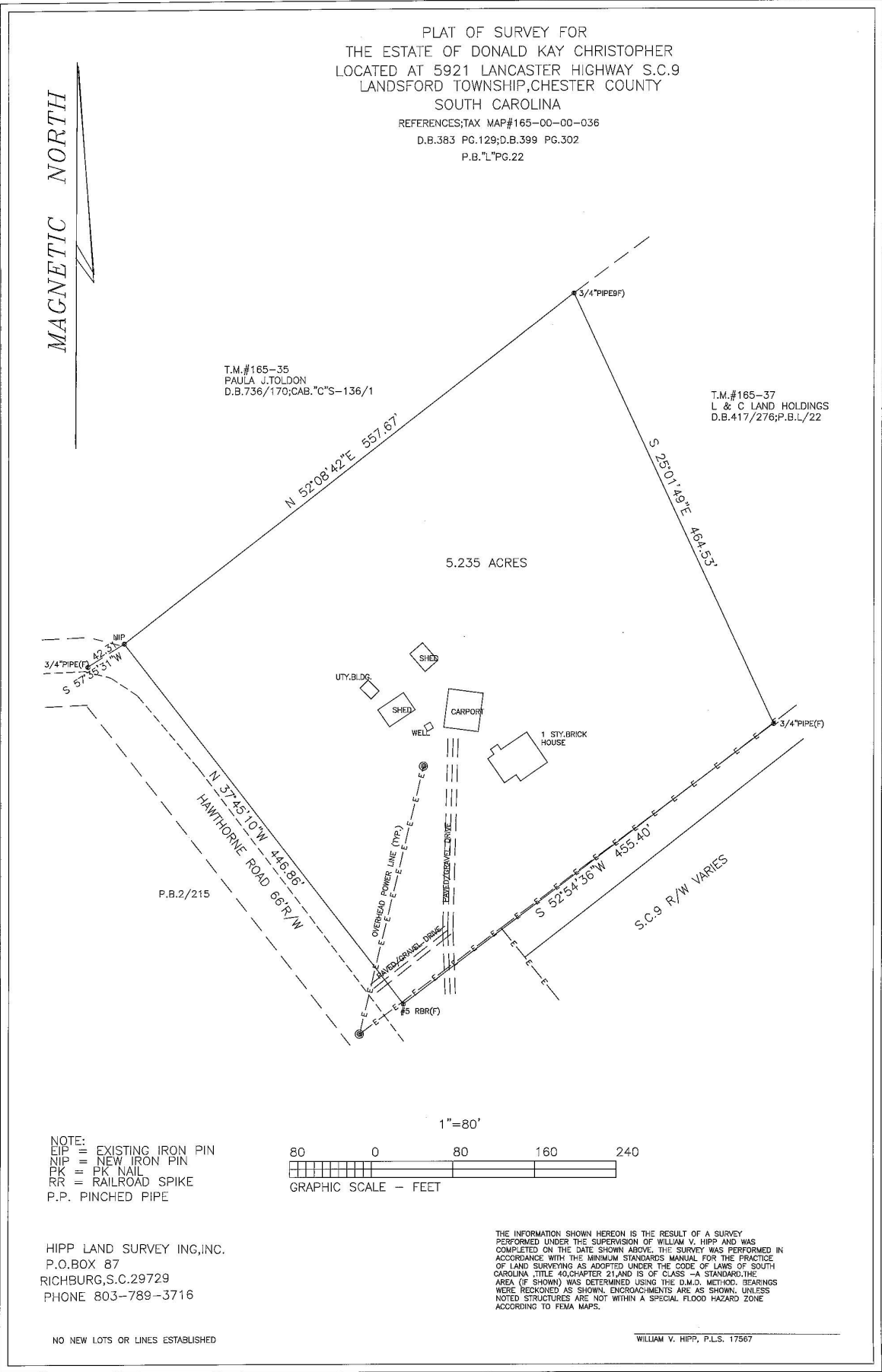
Discover a prime commercial opportunity in the rapidly growing area of Fort Lawn, SC. This 5.235± acre corner lot is ideally positioned at the intersection of Hawthorne Road and Highway 9 (Lancaster Hwy), offering an exceptional location for businesses seeking high visibility and accessibility. With approximately 440 feet of road frontage on Hawthorne Rd and 420 feet on Hwy 9, this property stands out as a premier development site.

Strategically located adjacent to the new E. & J. Gallo Winery site, one of the region's most significant economic developments, this lot benefits from increased traffic and future growth potential. As Fort Lawn continues to attract investment and infrastructure improvements, this site is poised to become a key destination for commerce and community activity.

The property includes a 1,490± square foot residential building that presents a unique opportunity for conversion to office or mixed-use space. Whether you're envisioning a retail storefront, professional services office, or a boutique shopping center, the existing structure offers a head start on development with versatile layout options.

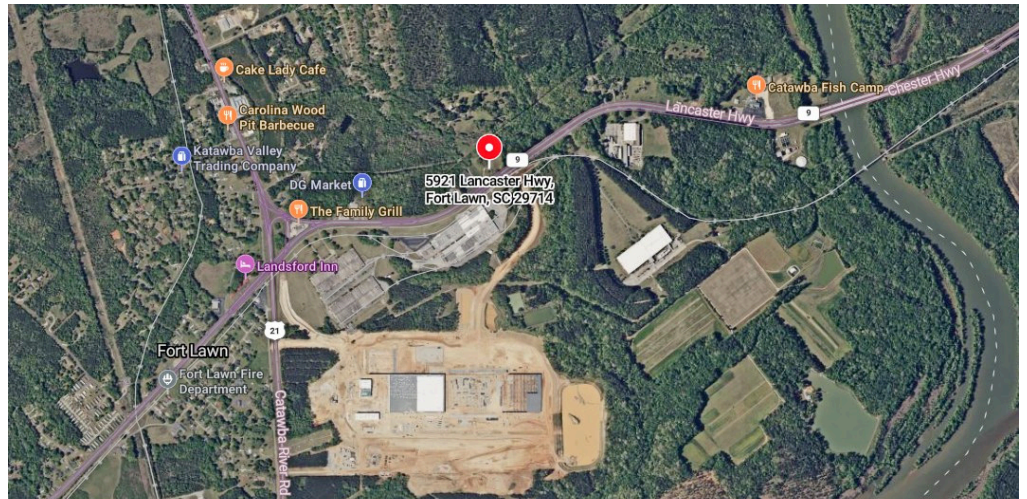
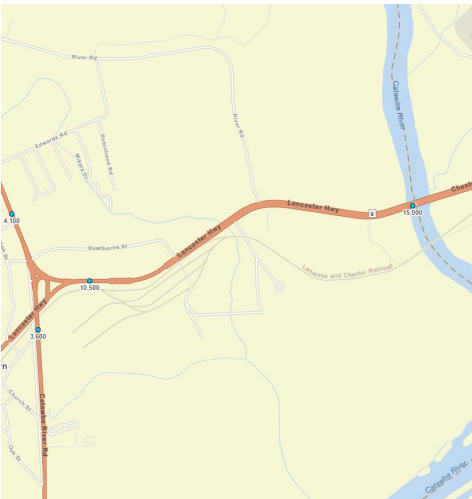
Zoned General Commercial (GC), this parcel accommodates a wide range of uses, including retail establishments, restaurants, medical offices, and other commercial ventures. This flexibility makes it an ideal spot for both investors and owner-occupants aiming to establish a presence in a growing market.

Located at 5921 Lancaster Hwy, this site offers not only a valuable location but also a future-forward investment. Don't miss your chance to secure a prominent piece of property in one of Chester County's most promising corridors for business expansion.





## ADDITIONAL PHOTOS



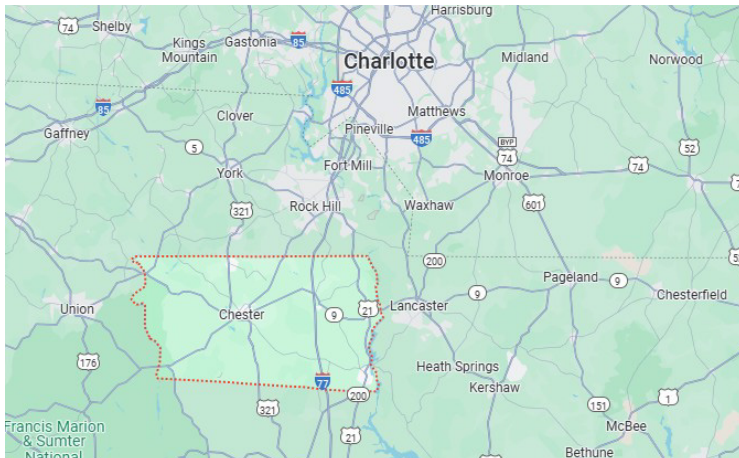
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## Industry and Commerce in Fort Lawn and Chester County, South Carolina



Fort Lawn, SC, located in Chester County, is undergoing a powerful transformation, emerging as a hub for industrial and commercial development. Anchored by strong public-private partnerships, strategic location advantages, and a proactive economic development team, the area is capturing attention across the Carolinas for its forward momentum and investment appeal.

### Current Growth Highlights

E. & J. Gallo Winery's \$423 million investment in Chester County is a major driver of the region's revitalization. With plans to create over 500 jobs, the 650,000± SF production and distribution facility is one of the most significant industrial developments in South Carolina in recent years. Located just adjacent to Fort Lawn, this state-of-the-art facility is attracting secondary businesses, increasing traffic, and placing Fort Lawn on the national business map.

In 2024, SkyREM successfully leased the entire H.W. Close Mill site in Fort Lawn, breathing new life into a historic textile facility. This milestone reflects the growing interest in Fort Lawn's industrial potential and the town's readiness to support modern commerce.

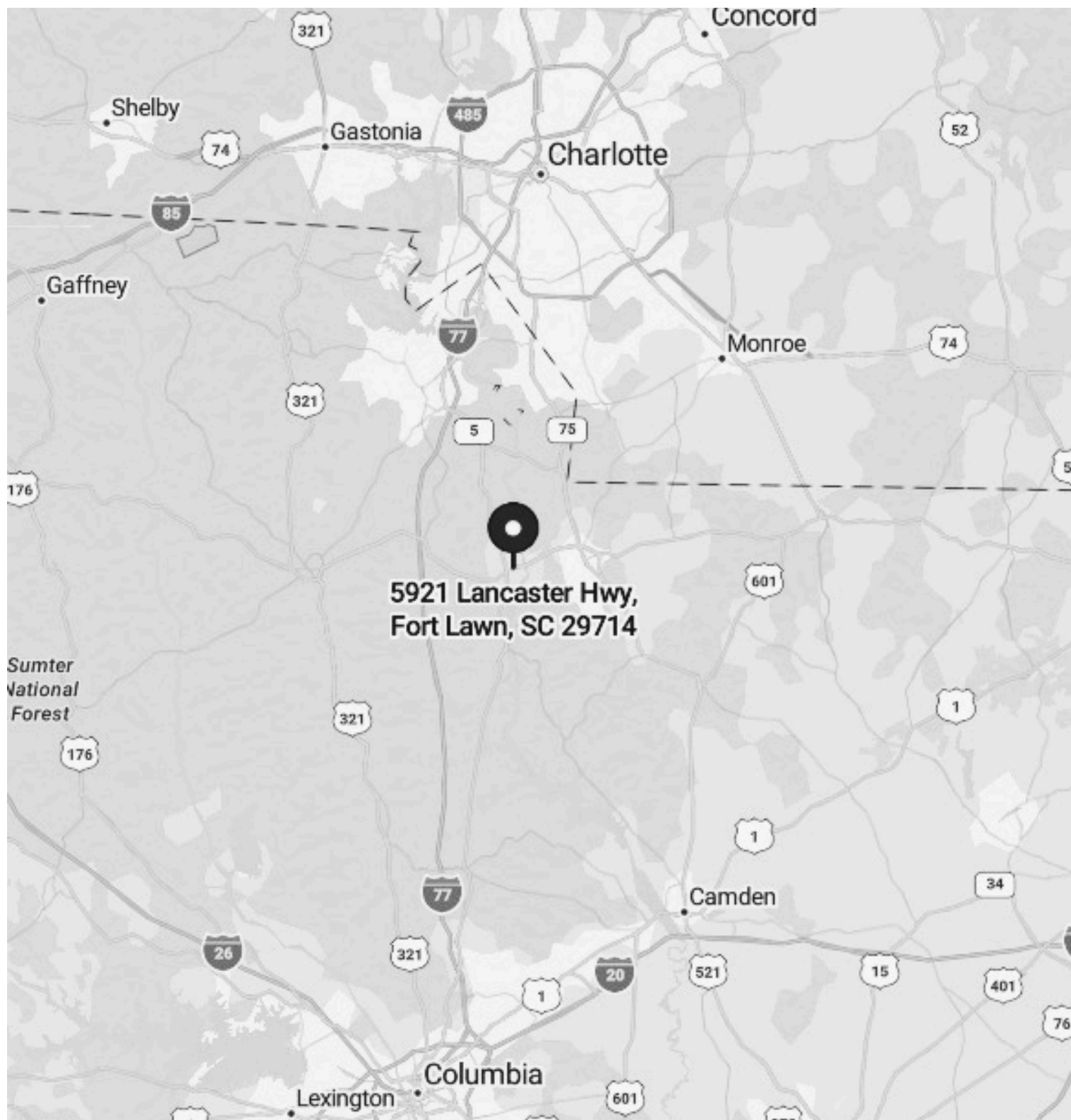
Chester County leads the entire Charlotte region in manufacturing job growth, with a 70% increase between 2010 and 2020. This is bolstered by local access to a labor pool of over 1.6 million and proximity to both Charlotte and Columbia, making Fort Lawn a strategic operations point for manufacturers.

Fort Lawn has invested in revitalizing its infrastructure, from improved roadways to active rail access, making it attractive for logistics and commerce. The Fort Lawn Community Center, a local hub of services and outreach, has played a major role in organizing grassroots efforts that support local pride and volunteerism.

With strong commercial zoning, rising property values, and major employers investing in the region, Fort Lawn is a compelling choice for businesses looking to locate in a high-growth corridor. The combination of industrial, retail, and community development creates a balanced environment for long-term investment.



## LOCATION MAP



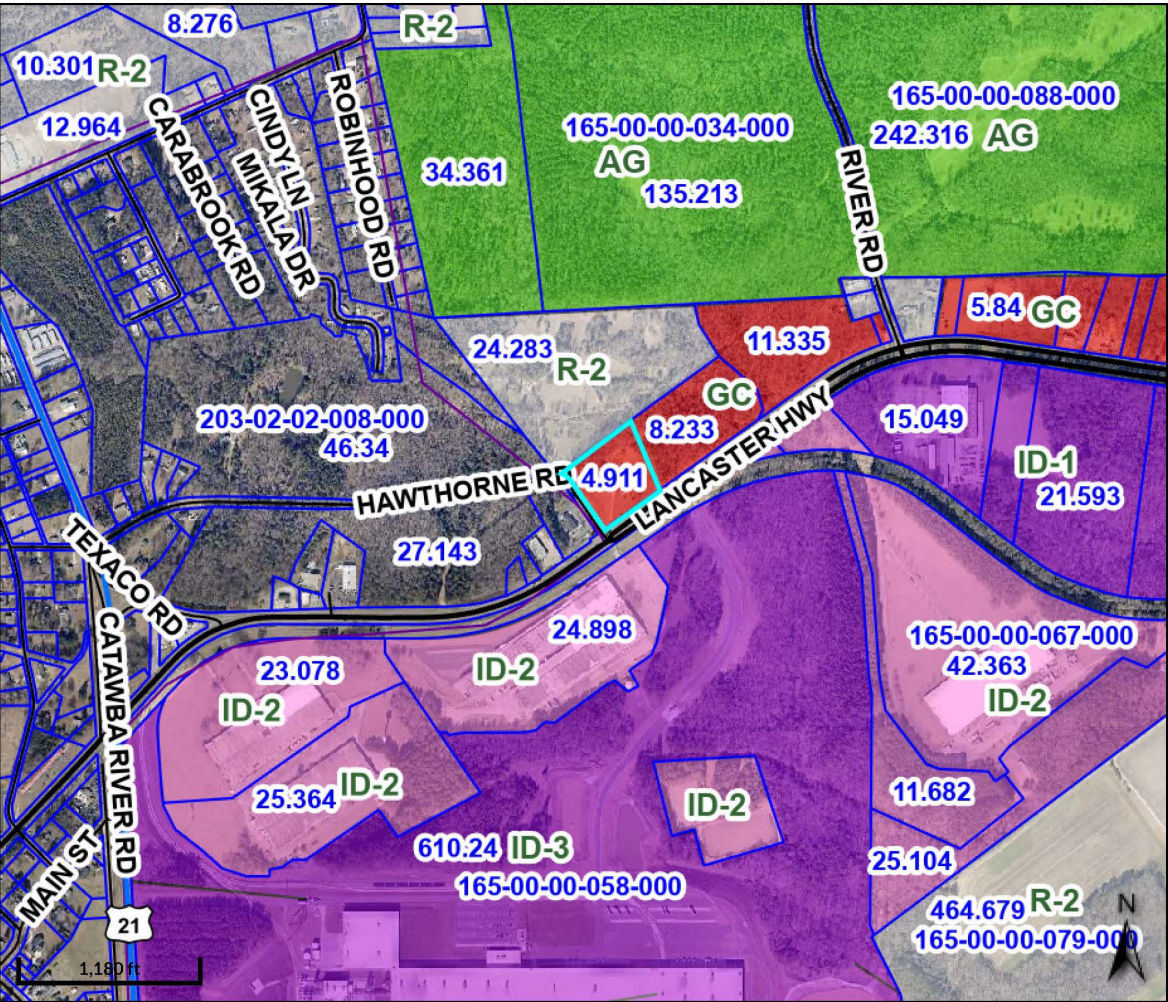
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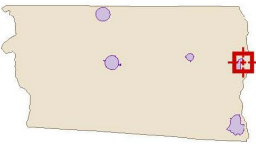
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ZONING MAP



Overview



Legend

- Municipals
- Parcels
- Chester County Zoning
  - AG
  - BI Basic Industrial
  - C1 - Central Commercial District
  - C2 - General Commercial District
  - CC Core Commercial
  - EDD
  - GC
  - GR General Residential
  - HC Highway Commercial
  - I - Industrial
  - I1 - Industrial District

Parcel ID 165-00-00-036-000  
Sec/Twp/Rng n/a  
Property Address ROCK HILL SC

District 05  
Brief Tax Description HWY 9 & RD 514  
(Note: Not to be used on legal documents)

Alternate ID n/a  
Class RN  
Acreage 4.911

- ID-1
- ID-2
- ID-3
- LC
- LI Limited Industrial
- MF Multi-family Residential
- NC Neighborhood Commercial
- NCH Neighborhood Commercial - Historic
- PD Planned Development
- R-1
- R-2
- R-3
- R-4
- R10 One Family Residential
- R6 One and Two Family Residential
- R8 One Family Residential
- RG-1
- RG-2
- RIV
- RS-1
- County Boundary



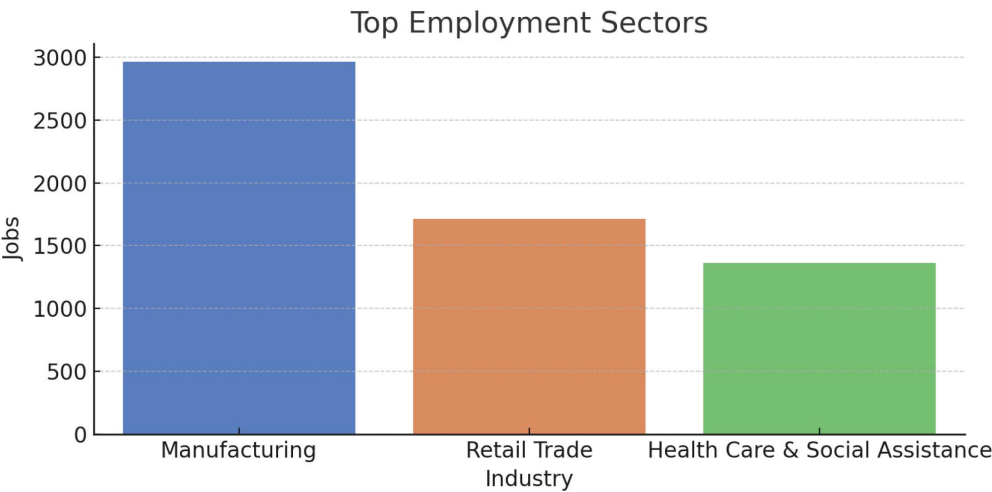
# CHESTER COUNTY DEMOGRAPHICS

## Population & Demographics

- Population: 32,177
- Growth: +0.0187%
- Median Age: 42.2
- Citizenship: 99.6%
- Foreign-Born: 0.935%
- Largest Ethnic Groups: White (57.6%), Black (35.8%), Two+ (2.78%), Hispanic (2.73%)

## Economy & Workforce

- Employed Population: 13,650 (-0.423% YoY)
- Top Industries: Manufacturing (2,961), Retail (1,714), Healthcare (1,363)
- Top-Paying Industries: Utilities (\$86,875), Finance & Insurance (\$57,195)
- Median Earnings: Men \$44,706 | Women \$30,724

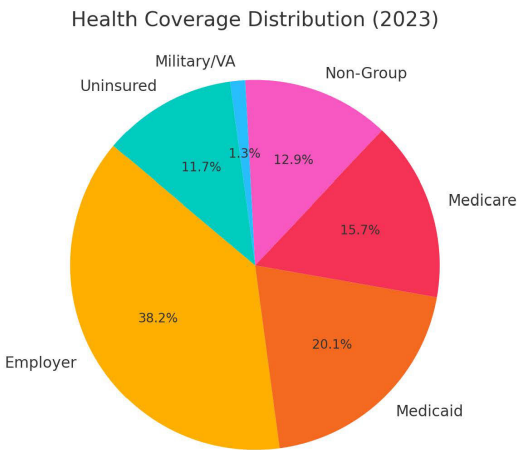


## Income & Housing

- Median Household Income: \$51,216 (+2.39%)
- Median Property Value: \$143,800 (+7.63%)
- Homeownership Rate: 77.9
- Commute Time: 31.8 mins | Avg Cars/Household

## Health

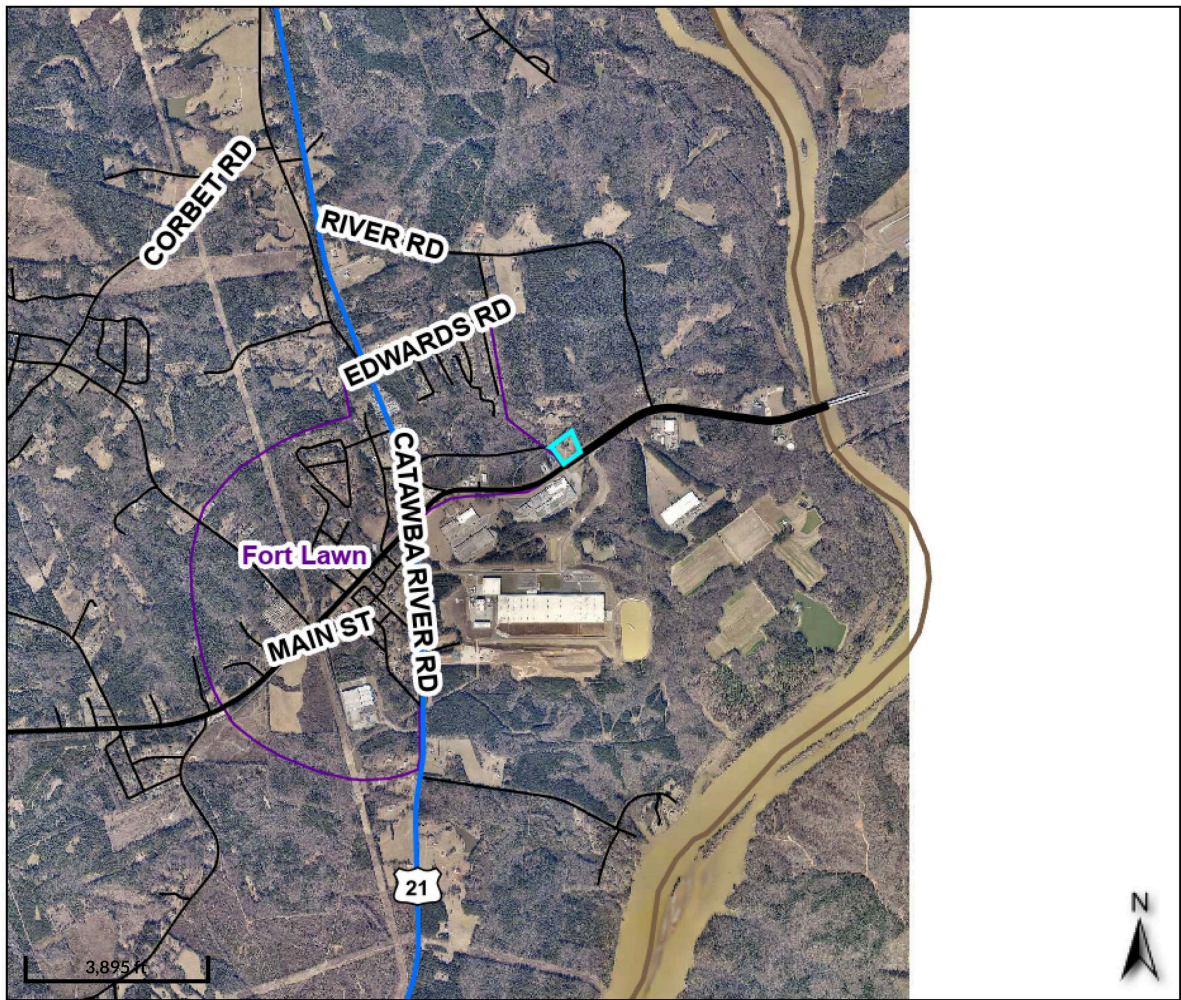
- Coverage: 88.3% insure
- Employer: 38.2%, Medicaid: 20.1%, Medicare: 15.7%, Non-Group: 12.9%, Military/VA: 1.3%
- Primary Care Physician Ratio: 4,605:
- Obesity Rate: 41.9
- Child Mortality: 79.2 per 100,00



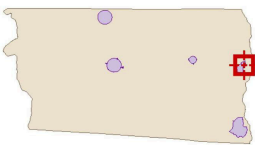




# Chester County, SC



Overview



Legend

- Municipals
- Parcels
- County Boundary

Parcel ID	165-00-00-036-000	Alternate ID	n/a	Owner Address	CHRISTOPHER LINDA N
Sec/Twp/Rng	n/a	Class	RN		2170 STRAWBERRY ROAD
Property Address	ROCK HILL SC	Acreage	4.911		ROCK HILL SC 29730
District	05				
Brief Tax Description	HWY 9 & RD 514				
	(Note: Not to be used on legal documents)				

# TAX (2023)

## KEEP THIS SIDE FOR YOUR RECORD

REMIT TO: CHESTER COUNTY, SC  
CHESTER COUNTY TREASURER PROPERTY TAX NOTICE  
P.O. BOX 686 TAX YEAR 2024  
CHESTER, S.C. 29706-0686

RECEIPT NUMBER		006329-24-3		PERSONAL ASSESSMENT	REAL ASSESSMENT	TAX LEVY	PROPERTY TAX
CHESTER COUNTY				4,700	475.50	2234.85	
CITY/TOWN							
DISTRICT	NO. ACRES	NO. LOTS	ACRES/LOTS APPRAISAL	NO. BLDGS	BLDG APPRAISAL	BLDG ASSESSMENT	
05	5.23	0		1		2970	
REAL ESTATE ASSESSMENT							
APPRAISED VALUE	x	ASSESS %	x	ASSESSED VALUE			
78,350				4,700			

REAL ESTATE ASSESSMENT	
DESCRIPTION	NET TAX AMT
COUNTY TAX	698.47
SCHOOL TAX	1297.2
FIRE DIST OPER/BOND	74.73
CITY TAX	0.00
YORK TECH	9.40
LIBRARY	31.49

DESCRIPTION OF REAL OR PERSONAL PROPERTY
HWY 9 & RD 514
165-00-00-036-000
NAME AND ADDRESS OF PROPERTY OWNER
CHRISTOPHER LINDA N
2170 STRAWBERRY ROAD
ROCK HILL SC 29730

NET TAX DUE IF PAID BY	
Jan 15, 2025	
TAXES	2234.85
HOMESTEAD EX	0
SALES TAX CR	123.56
SCHOOL CR	0
PENALTY	0
INTEREST	0.00
NET DUE	2,111.29

## RETURN THIS SIDE WITH PAYMENT

006329-24-3  
CHRISTOPHER LINDA N

Pay online at  
www.chestercountysctax.com

Tax Year	2024	Tax Map Number	165-00-00-036-000
PROPERTY DESCRIPTION HWY 9 & RD 514 165-00-00-036-000			
APPRAISED VALUE (TAXABLE)			78,350
PROPERTY TAX AMOUNT (COUNTY)			2234.85
PROPERTY TAX AMOUNT (CITY)			0
LESS STATE HOMESTEAD			-0
EXEMPTION (COUNTY)			-123.56
EXEMPTION (CITY)			-0
SCHOOL CR			-0
PENALTY			0
INTEREST			0.00
COSTS			0.00
PAY THIS AMOUNT =====>			\$2,111.29
CHANGE MY ADDRESS TO:			
PENALTY			
Jan 16 THRU Feb 3 ----->			0.00
Feb 4 THRU Mar 16 ----->			0.00
AFTER Mar 16, TAXES ARE DELINQUENT			

## IF YOU HAVE QUESTIONS ABOUT THIS TAX NOTICE OR OTHER TAX MATTERS, PLEASE CALL THE APPROPRIATE NUMBER

Real Property  
COUNTY ASSESSOR 803.377.4177 or Fax 855.935.3683  
(Land, Buildings, Mobile Homes, Legal Residence, Agriculture Use, RollBack, Improvements)  
Personal Property  
COUNTY AUDITOR 803.385.2607 or Fax 855.929.4277  
(Car, Boat, Aircraft, Business Personal Property(County), Homestead Exemptions)  
COUNTY TREASURER 803.385.2608 or Fax 855.946.0259  
Paying Current Taxes  
DELINQUENT TAX  
Paying Delinquent Taxes 803.385.2623 or Fax 855.946.0254

...PERSONAL PROPERTY LICENSED OR REGISTERED WITH A STATE AGENCY MUST BE APPEALED TO THE COUNTY AUDITOR BY TAX DUE DATE. OTHER PERSONAL PROPERTY UNDER THE JURISDICTION OF THE COUNTY AUDITOR AND CONTROLLED BY REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF REVENUE MAY BE APPEALED TO THE DEPARTMENT OF REVENUE IN WRITING ON OR BEFORE THE DUE DATE OF THE TAX NOTICE





**PRESENTED BY:**

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