

Henry Harris Road

INDIAN LAND, SC 28037

±50.57 ACRES – VACANT LAND OPPORTUNITY
FOR SALE



REDPART.COM

711 Central Avenue
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

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Executive Summary

PROPERTY DETAILS:

Parcel ID: 0010-00-010.09 &
0010-00-010.00

Available Acreage: ± 50.57 Acres

Zoning: Rural Neighborhood District

Asking Rate: **\$3,050,000**

DESCRIPTION:

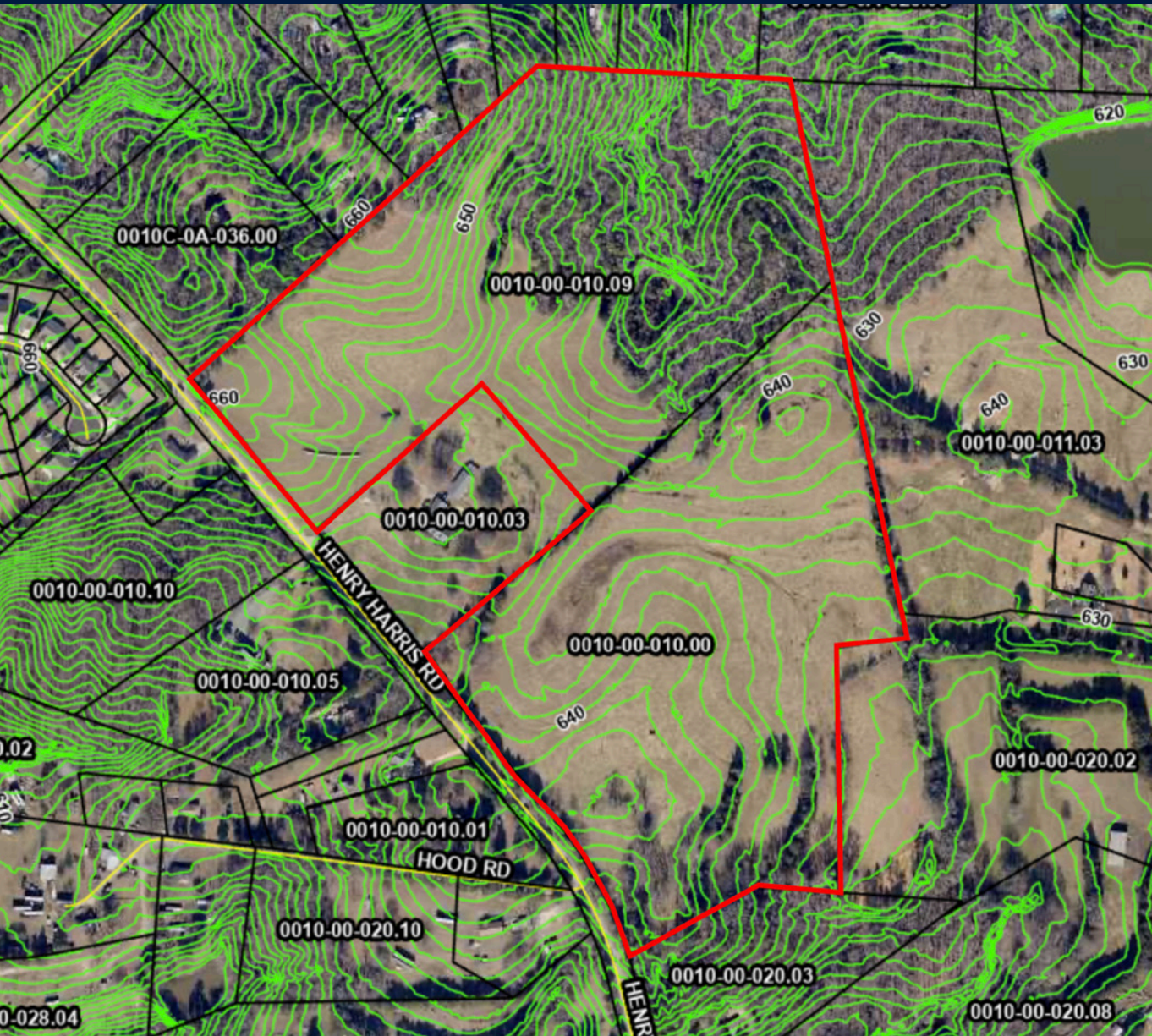
Vacant land development opportunity on Henry Harris Road in Fort Mill, SC. Seller willing to sell subject to rezoning allowing the purchaser the ability for a higher density development. The property does not currently have access to sewer or water.

ACCESSIBILITY & SURROUNDING GROWTH:

- Minutes to **major retailers located on Hwy 521**
- **Indian Land experienced the largest growth rate** among counties in the Charlotte region in the early 2020's and **projects an additional 25% population increase** within the next 15 years
- In **February 2025 351 total permits** were issued with a valuations over **\$52,000,000**. In that same month, **96 total single family permits** were issued. More than 600 new home construction permits were issued in Indian Land from **January to August 2024**.
- Since 2000, the **population of the panhandle region of Indian Land has grown by 476%**. During the same period, Lancaster County has grown by more than 60%. The population in the immediate area is projected to grow 20% from 2024 - 2029.
- **A growing population and high per capita income**, Indian Land experiences **strong consumer demand**. Residents have access to a variety of shopping centers and dining options. **Two large projects near the site are currently under development**, one anchored by Target and the other by Costco.
- Indian Land's **median household income** is around **\$95,847** and an **average household income** of \$121,777, **significantly higher than national averages**.

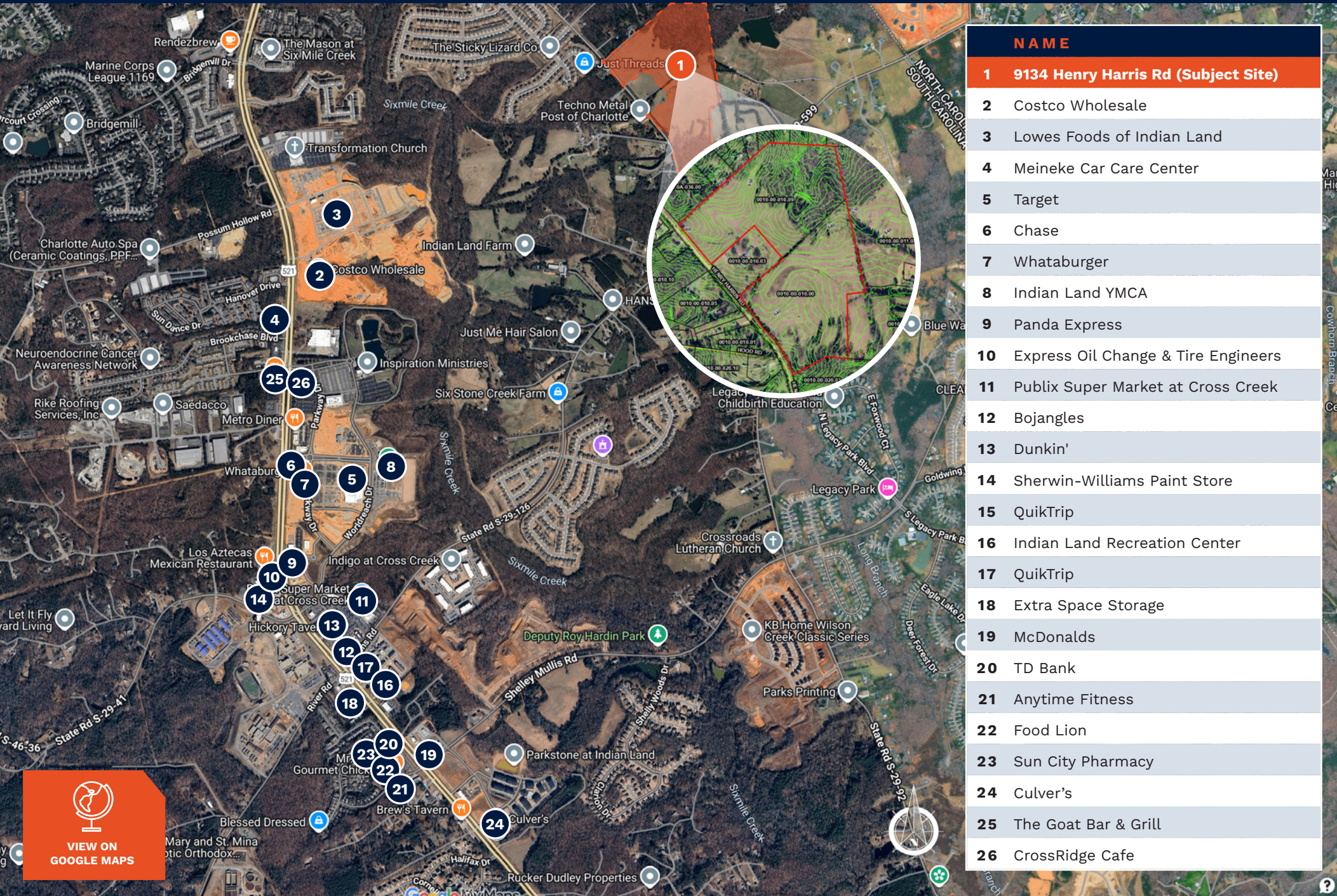
Site Topography

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Location Map

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INDIAN LAND, SOUTH CAROLINA

Indian Land, South Carolina is one of the fastest-growing submarkets in the greater Charlotte region, benefiting from strong in-migration, robust job growth, and expanding infrastructure. Once a rural community, Indian Land has transformed into a high-demand residential and commercial corridor fueled by proximity to Charlotte's employment base and the lower tax advantages of South Carolina. Its strategic location along Highway 521 offers seamless access to major retail centers, employment hubs, and regional highways, making it a premier destination for developers and investors alike.

The area's demographics reflect impressive economic strength. Indian Land boasts a median household income nearing \$96,000 and an average household income exceeding \$120,000—well above

national averages. With consistent housing demand and a rapidly growing population, Lancaster County has recorded some of the highest growth rates in the Carolinas. This influx of affluent residents continues to attract national retailers, restaurants, and service providers seeking to capture the market's expanding consumer base.

Ongoing commercial development further highlights Indian Land's upward momentum. Major projects anchored by Target and Costco, combined with new mixed-use and residential communities, are reshaping the landscape. Strong fundamentals—high income, population growth, and proximity to Charlotte—position Indian Land as one of the most desirable emerging markets in the region for long-term investment and development.



POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	886	31,509	112,513
2024 Population	1,480	34,652	119,404
2029 Population Projection	1,848	40,584	135,248
Annual Growth 2020 to 2024	16.8%	2.5%	1.5%
Annual Growth 2024 to 2029	5.0%	3.4%	2.7%
Median Age	42.3	41.8	41.4
Bachelor's Degree or Higher	27%	54%	57%
U.S. Armed Forces	0	4	40

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	314	10,927	39,661
2024 Households	547	12,261	42,219
2029 Household Projection	687	14,474	47,986
Annual Growth 2020 to 2024	13.4%	2.4%	1.8%
Annual Growth 2024 to 2029	5.1%	3.6%	2.7%

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$154,689	\$151,703	\$154,774
Median Household Income	\$125,862	\$125,868	\$126,519



119,404

2024 POPULATION
(5 Miles)



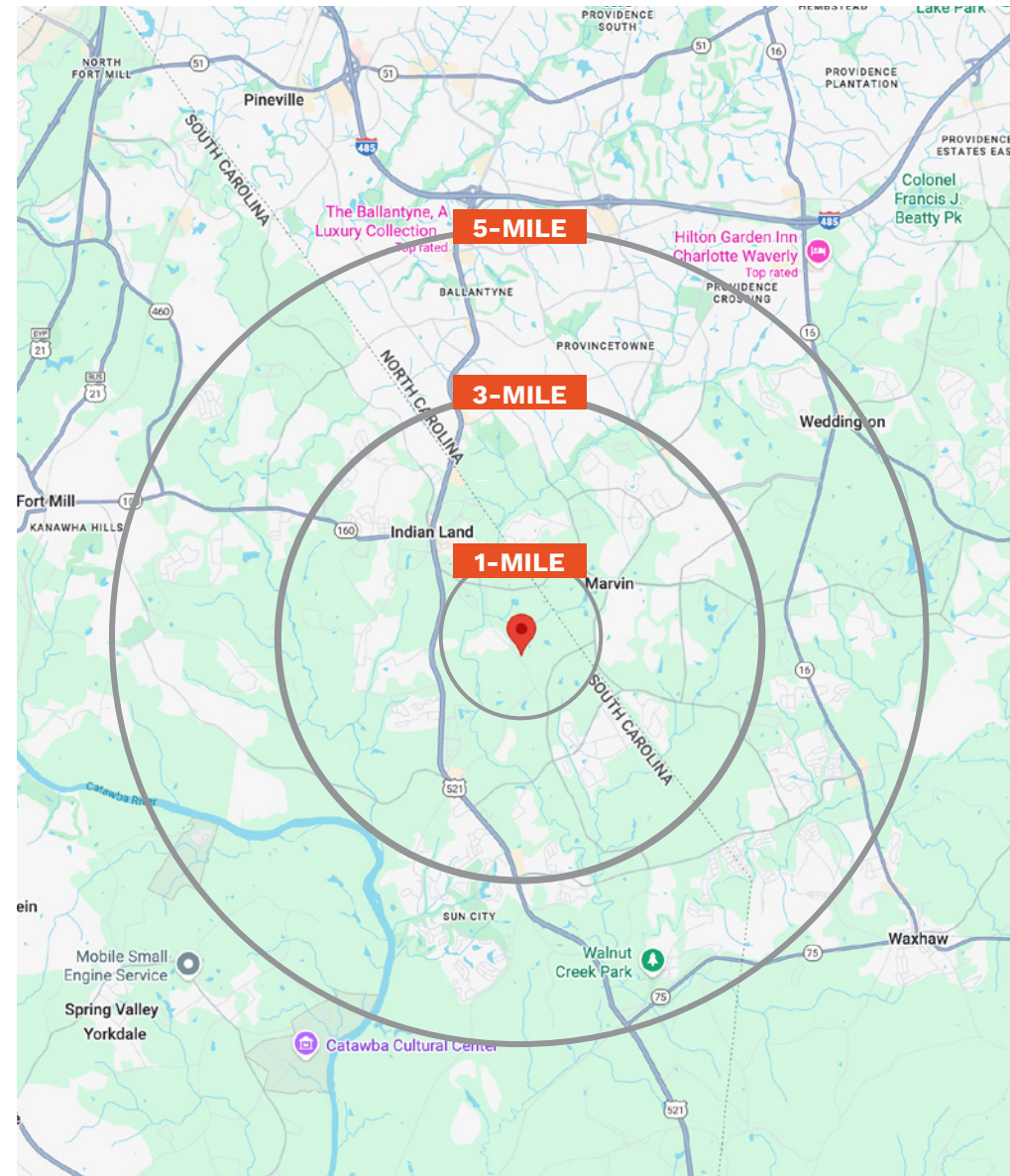
42,219

2024 HOUSEHOLDS
(5 Miles)



\$154,774

AVERAGE HOUSEHOLD
INCOME (5 Miles)





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