

# South Charlotte Land

17025 LANCASTER HWY, CHARLOTTE, NC 28277



Land

FOR  
Sale

SIZE  
±9.82 AC

PRICE  
\$800,000/AC



## Overview

±9.82 acres available for sale on Lancaster Hwy (Hwy 521), just south of Ardrey Kell Rd

Excellent visibility with over 520 feet of frontage along Hwy 521

Prime location with convenient access to Ballantyne, Indian Land, and I-485

Rare infill opportunity within one of Charlotte's fastest-growing and most desirable corridors

Zoned N1-A

Sellers open to subdividing and short-term leaseback

Existing buildings to be sold in as-is condition

Call Broker to access the buildings; Do not disturb occupants

Small cemetery on property; contact broker for details

## ±9.82 Acres Land for Sale



Clark Alcorn  
Broker

(704) 367 5005  
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Bailey W. Patrick  
Managing Partner

(704) 248 2102  
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2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

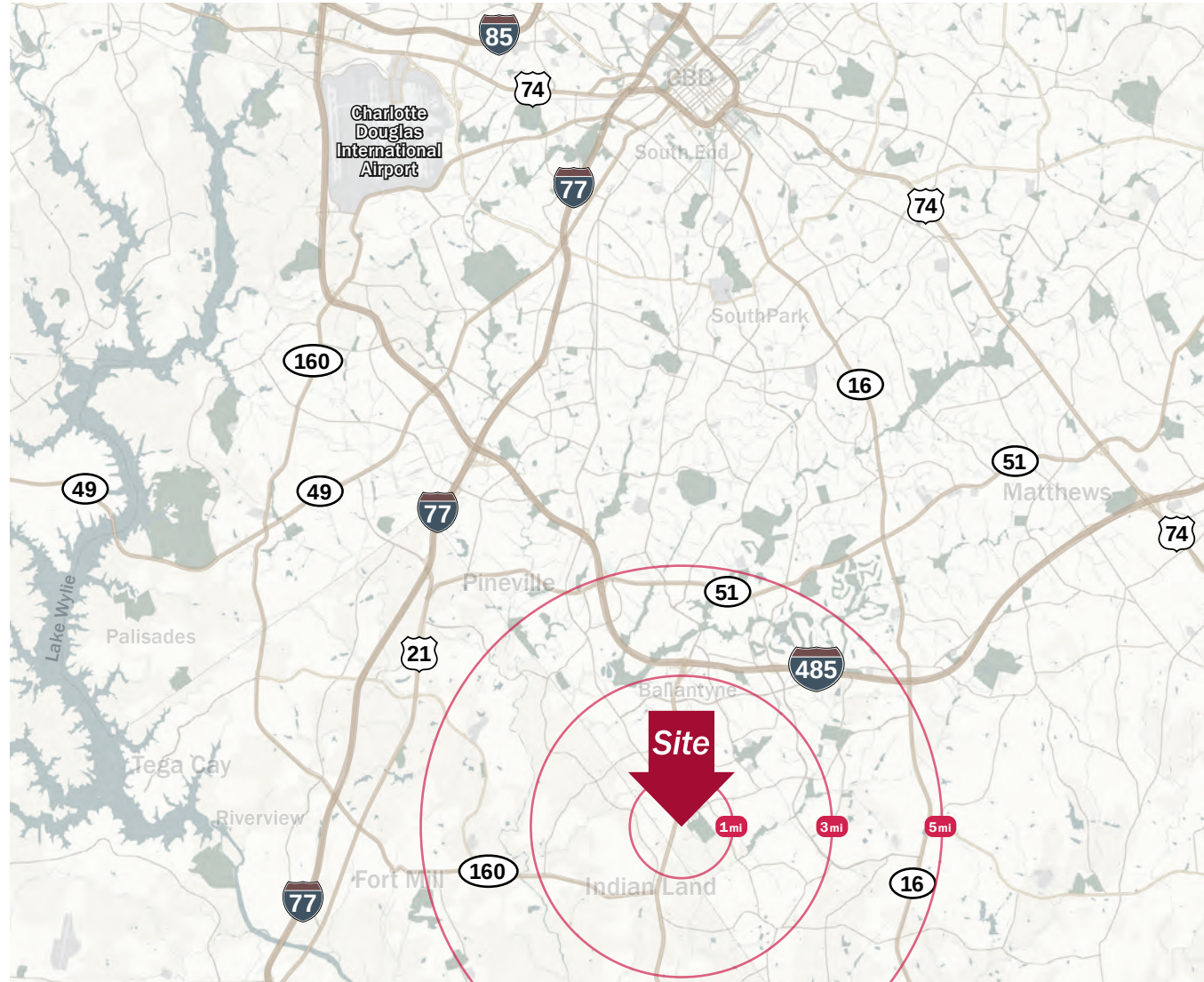
Source: Esri® 2025

|                | 1 mile    | 3 mile    | 5 mile    |
|----------------|-----------|-----------|-----------|
| Population     | 8,810     | 69,423    | 157,191   |
| Growth Rate    | 4.19%     | 2.25%     | 1.44%     |
| Avg. HH Income | \$182,665 | \$187,771 | \$177,404 |

### Traffic Count

Source: NCDOT

|               | AADT          |
|---------------|---------------|
| Hwy 521       | 41,500 (2023) |
| Arday Kell Rd | 18,000 (2023) |



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## Site Aerial

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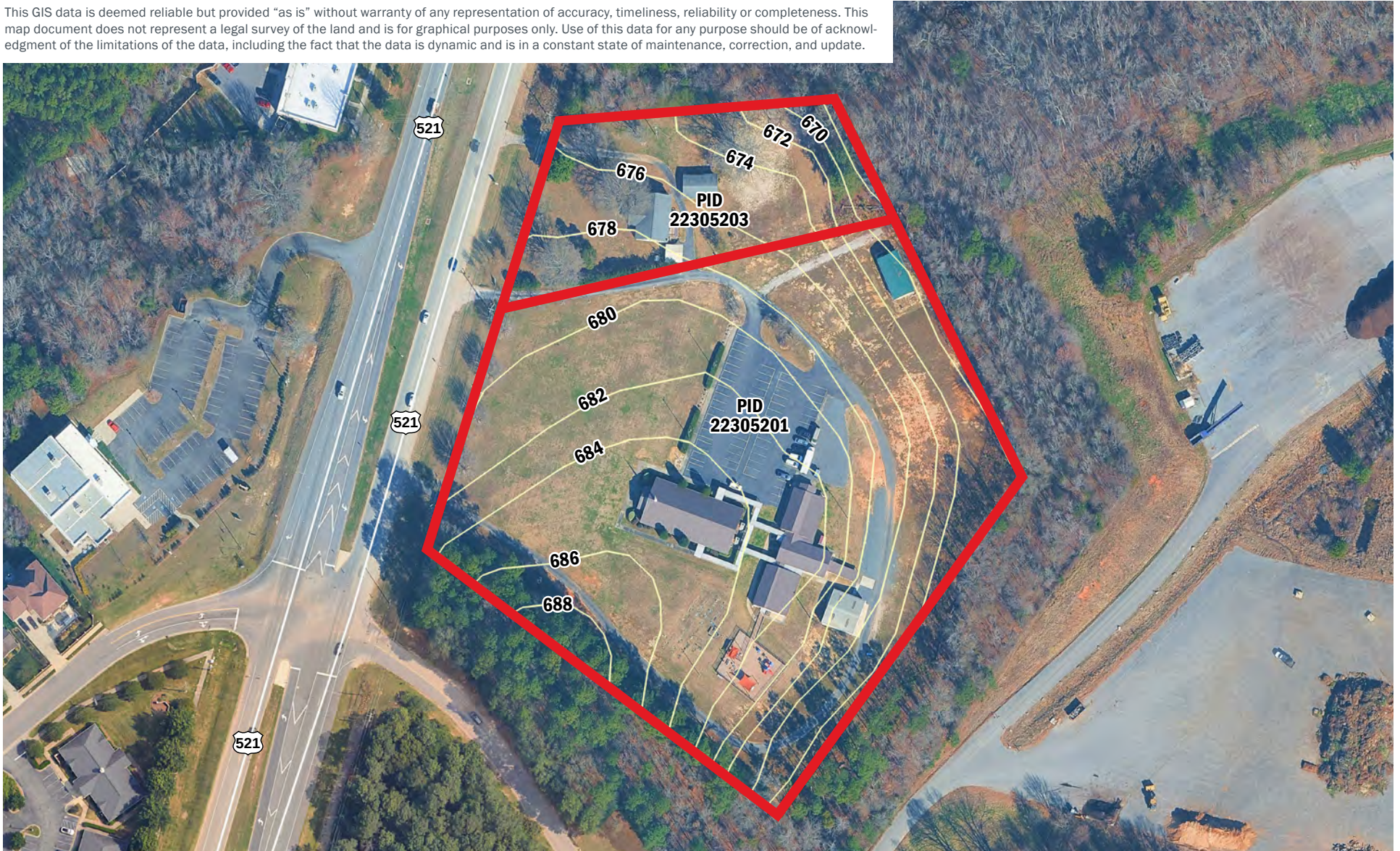
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## Site Topography

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## Market Aerial



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## Residential Activity

| Marker | Subdivision                  | Units Planned |
|--------|------------------------------|---------------|
| 1      | Townes at Wade Ardrey        | 28            |
| 2      | Ballancroft Towns            | 60            |
| 3      | Asbury Ln                    | 78            |
| 4      | Heritage at Marvin           | 68            |
| 5      | Sage at Marvin               | 20            |
| 6      | Pettus Pond                  | 99            |
| 7      | Ross Farms TH                | 61            |
| 8      | Jasmine Hills                | 75            |
| 9      | Regions of Bretagne          | 257           |
| 10     | Patterson Preserve           | 177           |
| 11     | Ballantyne Reimagined TH (P) | 300           |
| 12     | Broadmoor at Marvin          | 62            |
| 13     | Silver Run                   | 44            |
| 14     | Ascend TH                    | 42            |

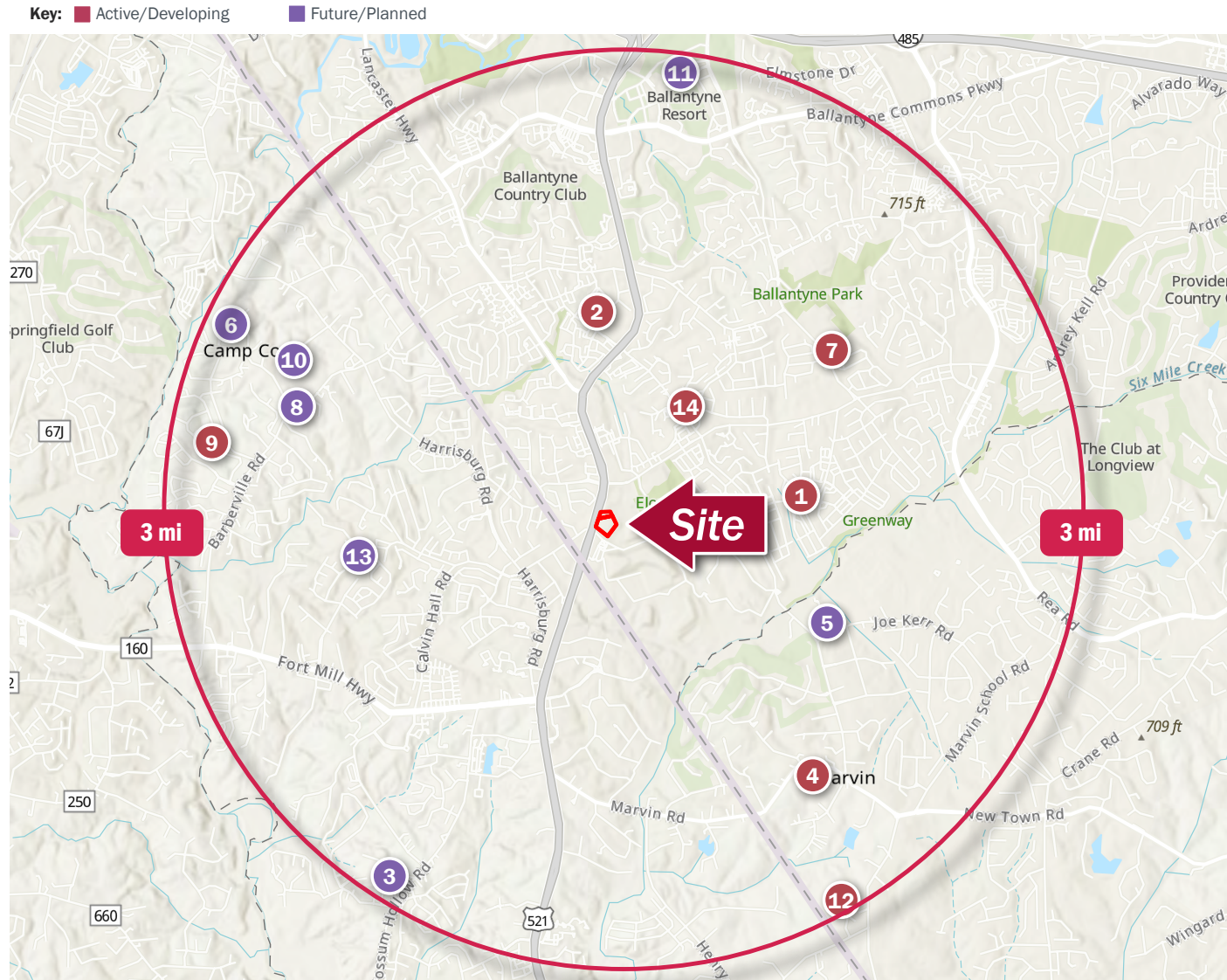
### Total Units Within 3 Miles

Future 793 units planned (Zonda® 2025)

Active 578 units planned (Zonda® 2025)

Existing 27,580 (Esri® 2025)

**TOTAL 27,631 units**



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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