

# Harrisburg Rd. & Lost Cove Rd.

INDIAN LAND, SC 29707

TOWNHOUSE DEVELOPMENT OPPORTUNITY FOR SALE



**REDPART.COM**

711 Central Avenue  
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

**JON BEALL**

704.962.0606  
jon@redpart.com

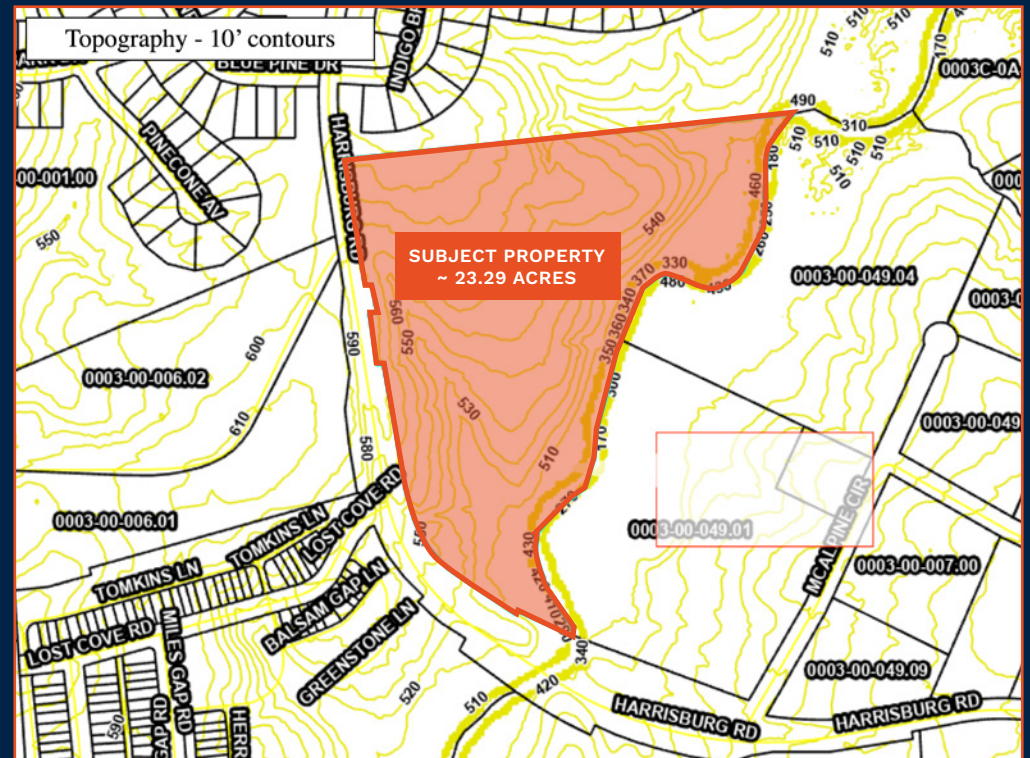
**RED**  
PARTNERS





This property presents a rare opportunity to deliver new townhomes in one of the Carolinas' fastest-growing residential corridors.

With utilities in place, immediate access to Harrisburg Rd., strong schools (including a new charter campus nearby), and by-right zoning, the site is uniquely positioned to capture continued demand in a high-barrier-to-entry market where entitled land is increasingly





- **±23.29 acres** – Zoned IMX (townhomes permitted by-right)
- **Call for Pricing**
- **3.4 miles to Ballantyne** (9 min drive)
- **16.1 miles to South End Charlotte** (27 min drive)
- **19.3 miles to Charlotte Douglas Int'l Airport** (27 min drive)
- **Public Utilities:** 12" water line along Harrisburg Rd.; 8" sewer line on-site
- **Direct access to Harrisburg Rd.** (curb cuts subject to SCDOT approval)
- **Strong schools** consistently outperform SC averages
- **New Charter School:** Harrisburg Global Academy (K-8) opening Aug 2026, ~0.8 miles north
- **Affluent households** – Avg. HH income within 1 mile = \$159,000+

- **Population growth** within 3 miles projected at 10.5% through 2029
- **High barriers to entry** – sewer access and by-right zoning already in place
- **Comparable nearby projects:** Ridge at Sugar Creek, Estates at Sugar Creek, Pines at Sugar Creek, Ballancroft Town

Rare by-right townhome site with public water and sewer access

#### Utilities:

- **12" water line along Harrisburg Road**
- **8" sewer line on-site**  
(capacity available subject to LCWSD agreement)

**Access:** Direct frontage on Harrisburg Rd. (curb cuts subject to SCDOT approval)

No active entitlements, rezonings, or permits – ready for buyer's plan





## Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
USE TYPES	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling – Three Family, Four Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	-	P	P	P	-
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	PR	5.2.2
Dwelling - Accessory	PR	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	5.2.6
Manufactured Home Park	-	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	5.2.7







A conceptual site plan is available for illustrative purposes only.

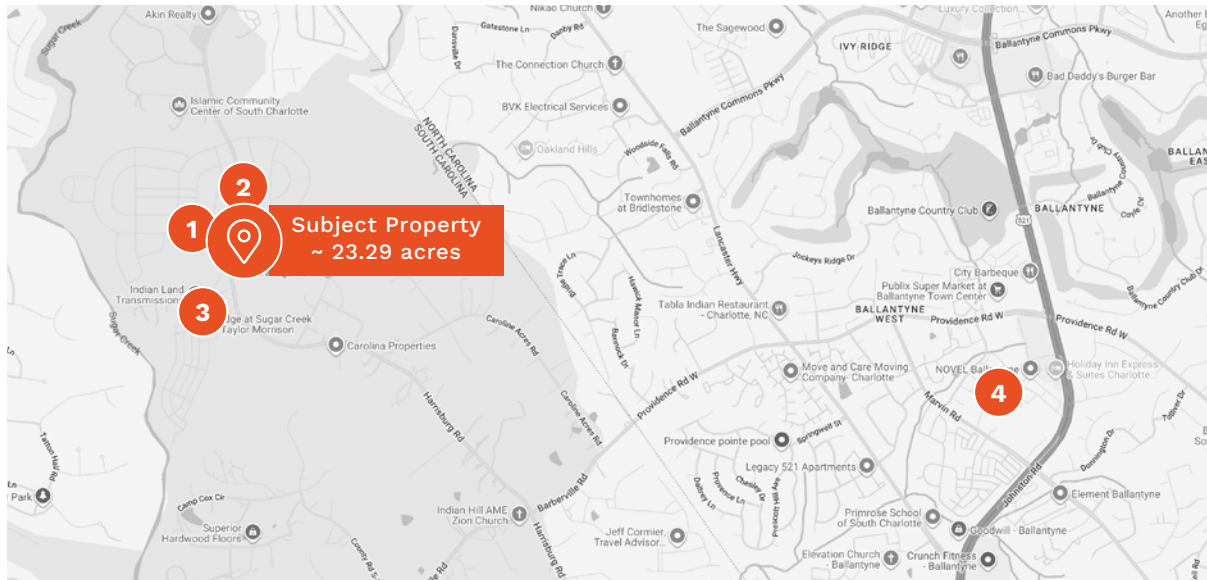
Note: Buyer should not rely on this plan—final unit count and layout are subject to approvals and



Nearby townhome and single-family projects highlight demand and absorption:



	Project Name	Builder	Type	Pricing	Bed-rooms	Sq. Ft.
1	The Pines at Sugar Creek	Toll Brothers	Single-Family (55+)	\$532,995 - \$799,000	2-4 Bed	1,800 - 2,395
2	Estates at Sugar Creek	Taylor Morrison	Single-Family	\$593,990 - \$924,990	3-7 Bed	2,450 - 5,106
3	The Ridge at Sugar Creek	Taylor Morrison	Townhomes	\$419,990 - \$460,990	3-4 Bed	1,846 - 2,390
4	Ballancroft Towns	DRB Homes	Townhomes	\$560,000 - \$565,000	3 bed	1,872 - 1,921









## HARRISBURG GLOBAL ACADEMY (K-8 CHARTER)



Approximately 0.8 miles north of the community, Harrisburg Global Academy is a new K-8 public charter school planned for 11774 Harrisburg Rd. in Indian Land.

Sponsored by the Limestone Charter Association and financed through SC JEDA bonds, the project includes a ~61,000 SF modern campus designed to serve up to ~800 students with safe, efficient traffic flow and on-site queuing improvements.

With a target opening in August 2026 (initially ~500 seats), the school is positioned to meet strong local demand—over 95% of pre-applicants are Lancaster County residents—making this neighborhood especially attractive for families seeking a high-quality, tuition-free option close to home.

Why it matters for buyers:

- **Walkable convenience to a brand-new K-8 campus.**
- **Modern facilities & traffic design aimed at smoother daily routines.**
- **High local interest supports long-term neighborhood appeal.**

## SCHOOL & EDUCATION

- **High-Performing Schools:** Elementary and intermediate schools consistently score above South Carolina averages.
- **College & Career Readiness:** Middle and high school students outperform state averages in graduation and readiness measures.
- **Family Appeal:** Academics, extracurriculars, and modern facilities draw families seeking long-term stability.





## MARKET DRIVERS

**Explosive Growth:** Population within 3 miles projected to grow 10.5% by 2029, outpacing regional averages.

**Affluent Households:** Average household income within 1 mile exceeds \$159,000, with 29% earning over \$200,000 annually.

**Location Advantage:** Minutes to Ballantyne's employment core, South Charlotte amenities, and Charlotte Douglas International Airport.

## HIGH BARRIERS TO ENTRY – ADVANTAGE FOR BUILDERS

**By-Right Zoning:** Townhomes are permitted under existing zoning, eliminating the uncertainty, costs, and delays of a rezoning process.

**Sewer Access in Place:** Public sewer is available on-site, overcoming one of the biggest challenges for new residential development in Indian Land.

**Streamlined Path to Development:** With utilities accessible, direct frontage on Harrisburg Rd., and no pending entitlements, this site allows builders to move quickly compared to competing sites that face entitlement or infrastructure hurdles.

**Demand Outpacing New Supply:** While absorption remains strong, opportunities for shovel-ready townhome sites are limited—positioning this property as a rare chance to capture demand with fewer competing projects in the pipeline.





# Nearby Amenities Map

HARRISBURG RD. & LOST COVE RD., INDIAN LAND, SC | 10



VIEW LOCATION



# Demographics

HARRISBURG RD. & LOST COVE RD., INDIAN LAND, SC | 11

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	4,086	66,923	170,047
2024 Estimate	3,533	60,568	154,731
2020 Census	3,190	58,104	148,231
Growth 2024 to 2029	15.65%	10.49%	9.90%
Growth 2020 to 2024	10.75%	4.24%	4.39%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	1,419	25,680	66,210
2024 Estimate	1,226	23,261	60,312
2020 Census	1,101	22,321	57,903
Growth 2024 to 2029	15.74%	10.40%	9.78%
Growth 2020 to 2024	11.35%	4.21%	4.16%
Owner Occupied	1,047	15,501	39,853
Renter Occupied	178	7,760	20,459

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
2024 Households by HH Income	1,225	23,261	60,310
2024 Avg HH Income	\$159,353	\$127,151	\$126,588
2024 Med HH Income	\$124,636	\$99,319	\$99,554



**154,731**

2024 POPULATION  
ESTIMATE  
(5 Miles)



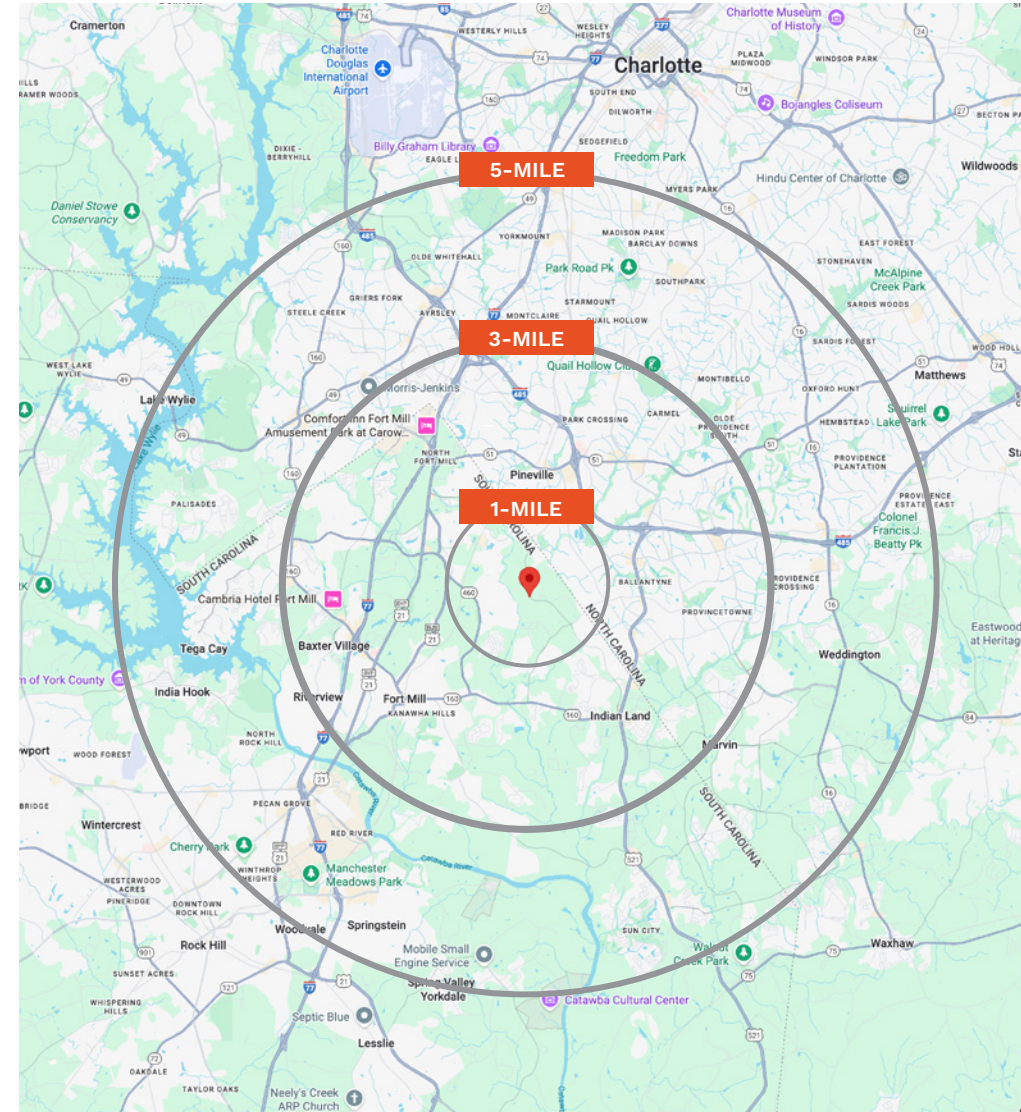
**60,312**

2024 HOUSEHOLDS  
ESTIMATE  
(5 Miles)



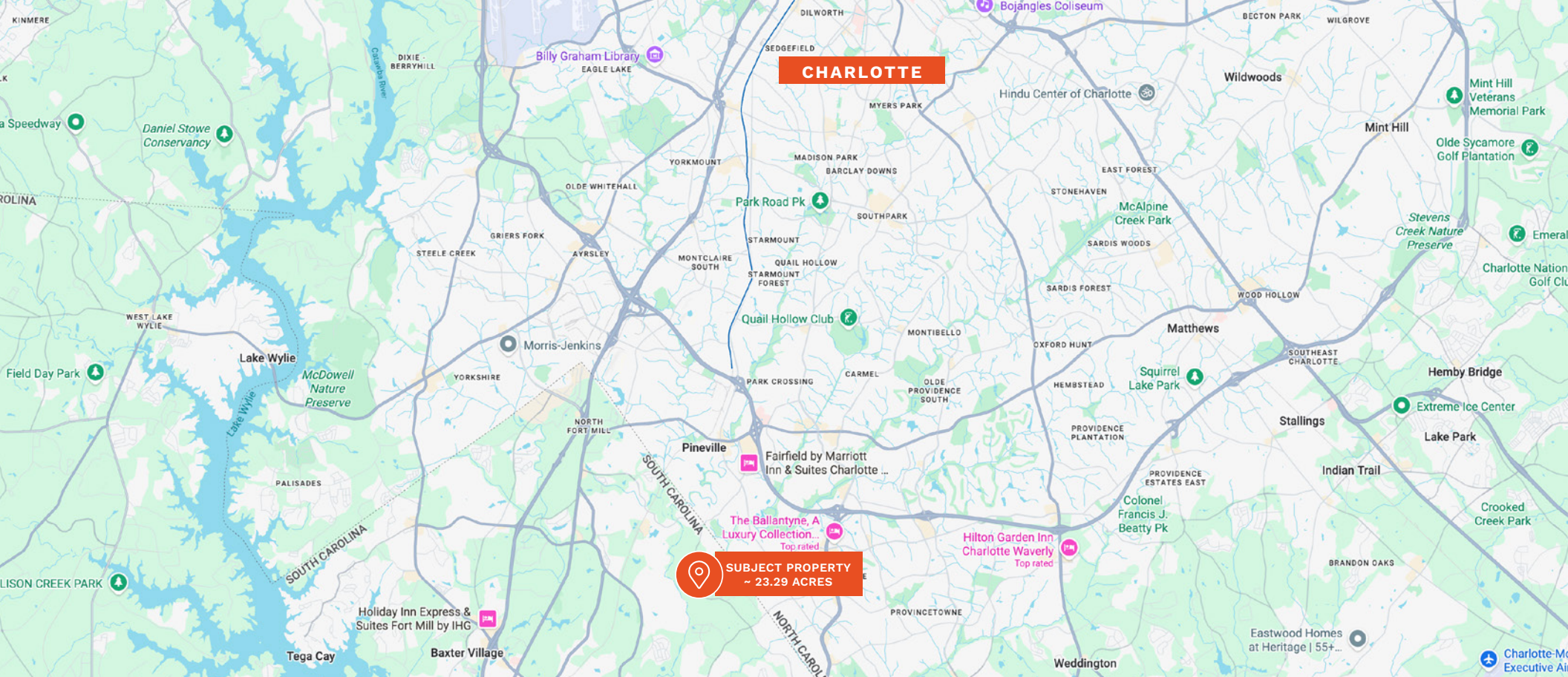
**\$126,588**

AVERAGE HOUSEHOLD  
INCOME  
(5 Miles)



**RED**  
PARTNERS





Harrisburg Rd. & Lost Cove Rd.

INDIAN LAND, SC 29707

TOWNHOUSE DEVELOPMENT  
OPPORTUNITY FOR SALE

**JON BEALL**

711 Central Avenue  
Charlotte, NC 28204

704.962.0606  
jon@redpart.com

**REDPART.COM**

DEVELOPMENT + BROKERAGE + MANAGEMENT

**RED**  
PARTNERS