

# FROM HOLD TO BUILD - ENDLESS POTENTIAL

1933 N ROCKY RIVER ROAD  
LANCASTER, SC 29720

~12.19 Acres



**KW** COMMERCIAL

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# Large-scale Development and Investment Opportunity

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Positioned directly across from the highly-rated Buford schools—this **12.19-acre** property presents a compelling large-scale development and investment opportunity in a high-demand growth corridor.

Buford High School

Buford Middle School

Buford Elementary School

1933 N Rocky River Rd



N Rocky River Road

canva 2020

# Immediate Vicinity

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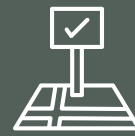
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Located in the Buford submarket of Lancaster County, the immediate area is characterized by acreage tracts, agricultural land and institutional uses such as nearby schools, offering a quiet, low-density setting with long-term growth potential. The corridor along North Rocky River Road reflects gradual growth and presents a great opportunity for land banking or future development as the surrounding area evolves.



Currently zoned Rural Residential, this property offers substantial flexibility for residential development, including subdivision, custom home communities, or a private estate. Additionally, the property holds **strong potential for rezoning to commercial use**, making it an attractive candidate for investors and developers seeking to capitalize on future growth and increasing demand for retail, service, or mixed-use projects in the area.



**12.19 Acres of Prime Land**



**Zoned Rural Residential**



**Fully Remodeled Home (1,192 sqft) on the Lot**



**Ideal for Subdivision, Custom Homes, or Private Estate**



**Strong Commercial Rezoning Potential**



**Excellent Visibility & Road Frontage**



**Scalable Project with Long-Term Upside**



**Perfect for Builders, Developers & Investors**

# Move-In Ready Investment Opportunity

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The property includes a recently remodeled single-family residence featuring approximately **1,192 square feet**, boasting a spacious living room with abundant natural light and a modern kitchen equipped with updated appliances and 2 full bathrooms, offering immediate utility for rental income, interim occupancy, or use as an on-site office during the planning and development phase.



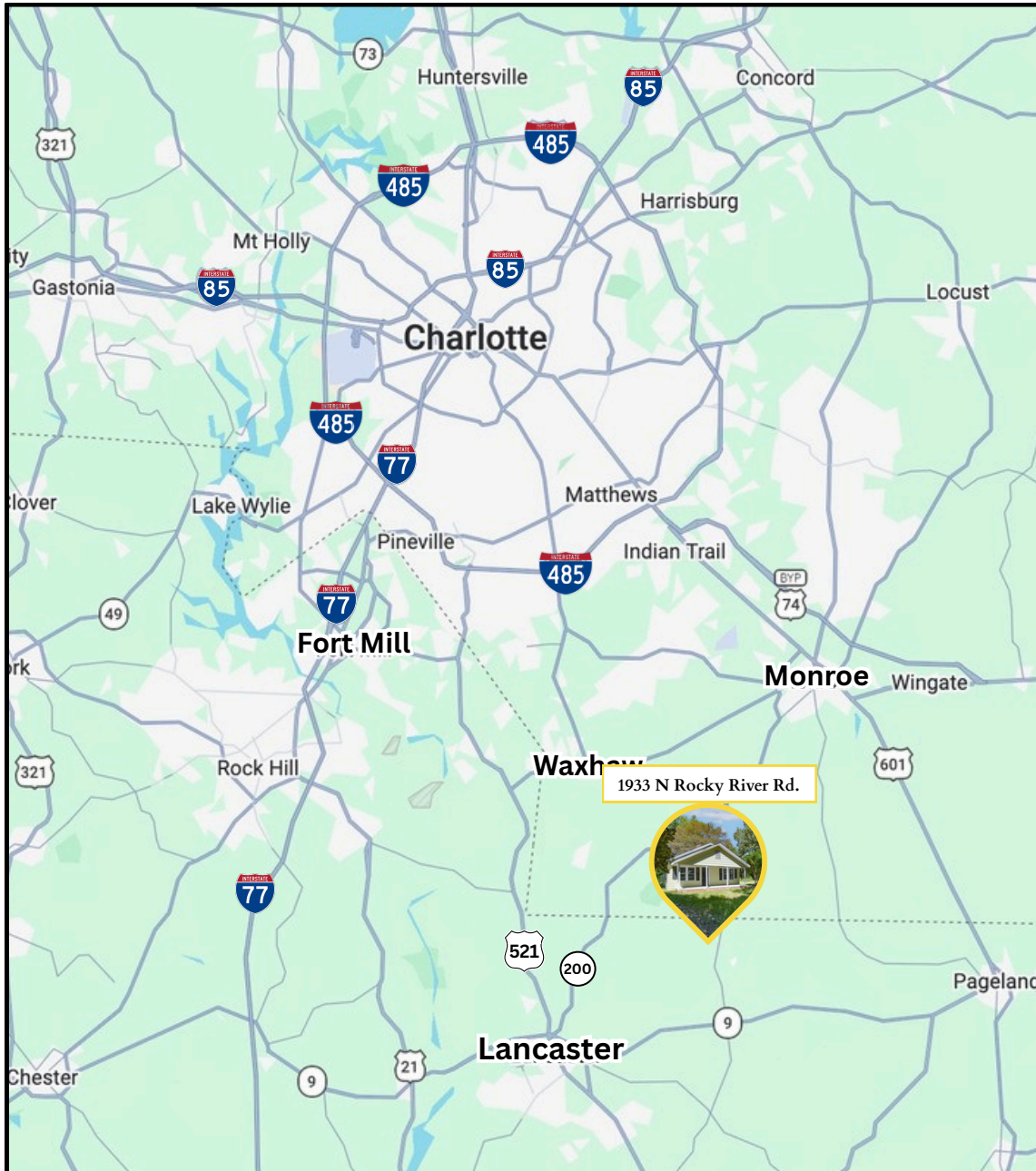
# Prime Location

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Strategically located along N Rocky River Road in Lancaster, this ±12.19-acre parcel sits within a growing area influenced by the continued expansion of Charlotte—one of the Southeast’s most dynamic economic hubs. The property benefits from increasing development activity extending into Lancaster County, positioning it well for future commercial or mixed-use opportunities. As growth continues in the region, this property presents a compelling opportunity for investors and developers seeking to secure a foothold in an emerging market with strong long-term upside.