



AVAILABLE
FOR SALE

**+/- 4.84 AC @
DOBY'S BRIDGE RD**

4263 DOBY'S BRIDGE RD
FORT MILL, SC 29707



LEGACY

CONTACT FOR MORE INFORMATION

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PROPERTY OVERVIEW



SITE DESCRIPTION

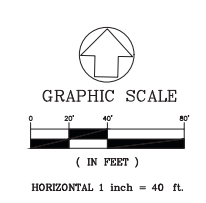
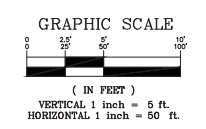
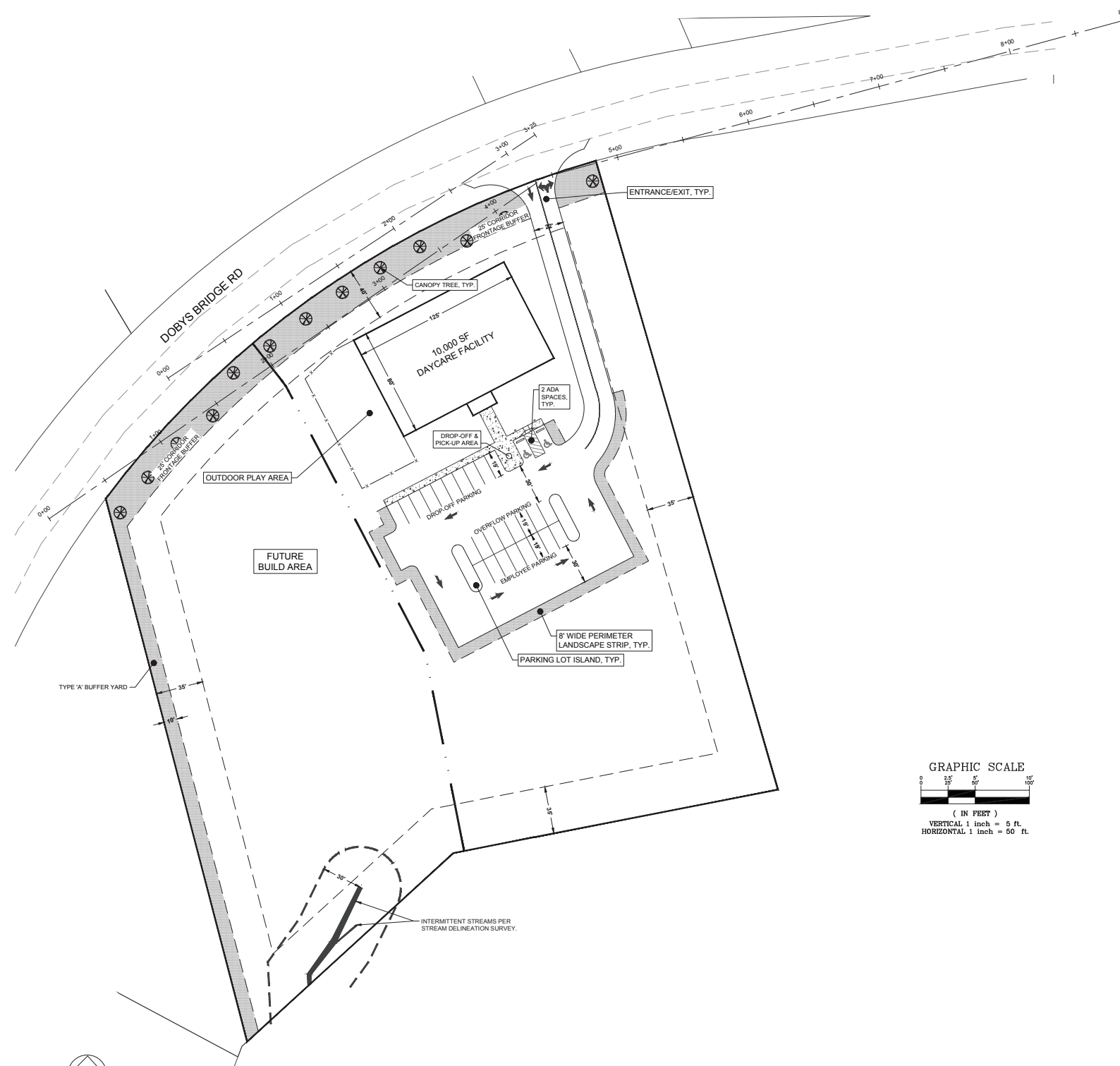
Location	4261 Doby's Bridge Rd Fort Mill, C 29707
Submarket	Indian Land
PID	0013-00-024
Acreage	+/- 4.84 AC
Current Use	Residential
Zoning	LDR - Low Density Residential *Willing to sell subject to rezoning for additional uses
Pricing	\$1,080,000

**+/- 4.84 AC
LAND AVAILABLE**

Development opportunity in Indian Land, the second fastest growing area in South Carolina. Indian Land is experiencing extreme residential growth alongside several major headquarters

Conveniently located right off Hwy 521 on Doby's Bridge Rd, this is a rare opportunity for additional development in an already exploding area.

CONCEPTUAL SITE PLAN



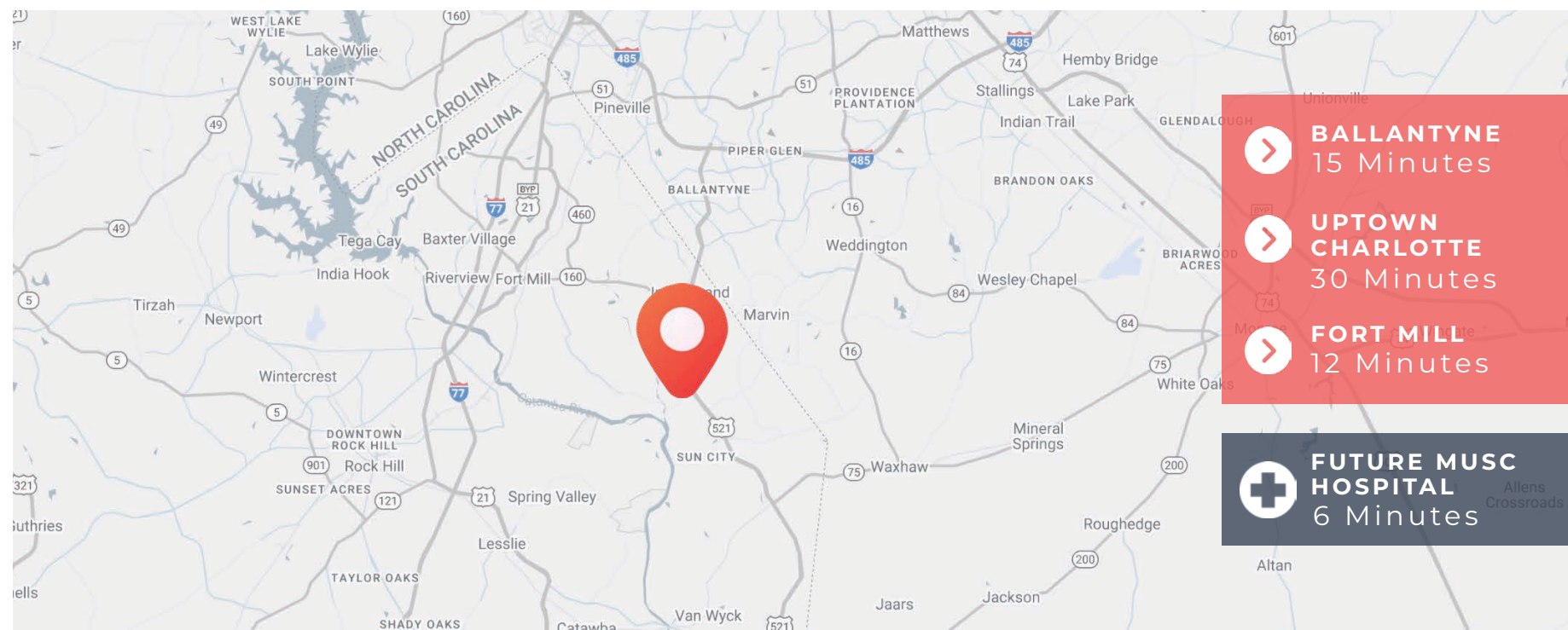
LOCATION OVERVIEW

INDIAN LAND

Indian Land is one of the fastest growing suburbs of Charlotte. Located only a short drive from all the attractions and amenities of nearby Ballantyne (15 mins), Fort Mill (12 mins), and Uptown Charlotte (30 mins).

Indian Land is home to several major headquarters, including Continental Tire NA, Red Ventures, Sharonview Federal Credit Union, The Inspiration Network, and Movement Mortgage. With office space booming, this area is home to over 4,800 employees.

Indian Land's new home construction and retail development continue to progress, making this area the second fastest growing South Carolina community (over 5% projected annual population growth).



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population (2024)	5,509	59,323	149,437
Population Growth (2024-2029)	4.11%	1.92%	1.38%
Households	2,206	21,324	55,088
Average Household Income	\$111,329	\$169,469	\$163,892
Total Employees	4,036	19,103	53,934

SUBMARKET OVERVIEW



MARKET OVERVIEW



CHARLOTTE AT A GLANCE

#1

Millennial Moving
Destination
(Smartasset)

1.3%

Projected Annual Job
Growth
(Forbes)

#3

Housing Market
in 2021
(Realtor.com)

#5

Fastest Growing City
in the US in 2021
(US Census Bureau)

#5

Best City for Jobs
in the US (Forbes)

#15

Largest City
in the US

Charlotte has become a major U.S. financial center, and is now the second largest banking center in the United States after New York City. Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

With access to nationally renowned universities, colleges and community colleges and a growing population of talented professionals, the Charlotte region is home to a highly educated workforce with a diverse range of skills. There are more than 45,000 employees that work in the management of companies and enterprises industry, which includes headquarters, in the Charlotte Region. That is about twice the number one would expect given the size of the market.

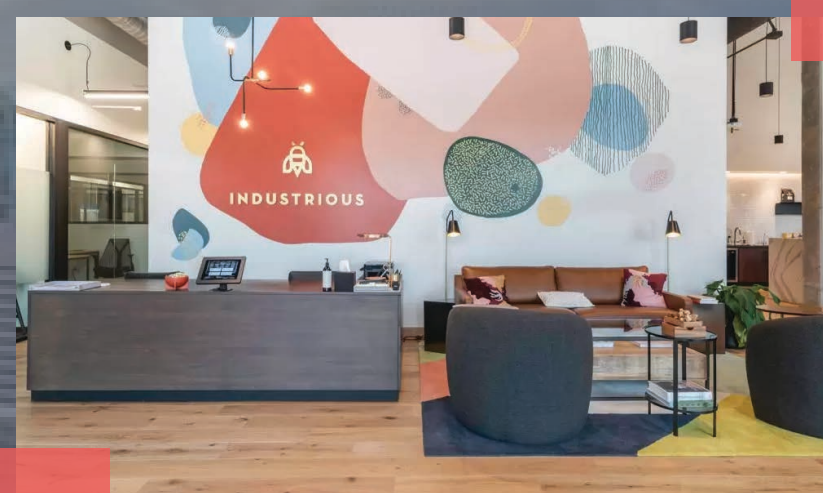
**FORTUNE 500 HEADQUARTERS
CALLING CHARLOTTE HOME**



NUCOR Honeywell



COMMSCOPE®
now meets next



EXCLUSIVE ADVISORY TEAM

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DISCLAIMER

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



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