

AVAILABLE LAND

2755 ADAGE RD, LANCASTER SC 29720
CHARLOTTE HIGHWAY 521

Price:	\$950,000
PIN's (Rowan):	0044-00-013.00
Frontage:	±155' Charlotte Highway (521)
Traffic Count:	24,700 AADT (Esri - 2024)
Size:	±21.12 Acres
Zoning:	R30 - Low Density Residential
Utilities:	Water across highway, nearest sewer at Lennar
Improvements:	Uninhabitable House



PROPERTY HIGHLIGHTS

Strategic Location: Positioned in growing Lancaster County, this site sits between Charlotte and regional employment hubs, benefitting from strong population growth, pro-business policies, and increasing demand for commercial and mixed-use development.

Located just south of Lennar's 1,860 lot master-planned community for active adults (55+), Roselyn.

Charlotte Highway Connectivity & Traffic Exposure: Frontage along Charlotte Highway provides excellent regional connectivity, high daily traffic exposure, and direct access to Lancaster, Charlotte, and surrounding markets, enhancing visibility for retail, service, or industrial users.

Expansion Potential: Generous nearby acreage and topography support phase development, potential assemblage opportunities, or subdivision, allowing developers to scale projects, adapt to market demand, and maximize long-term value creation.

Market Momentum: Located within a high-growth South Carolina corridor, the property benefits from inbound migration, expanding residential rooftops, and spillover demand from Charlotte, supporting sustained absorption and long-term exit potential.

