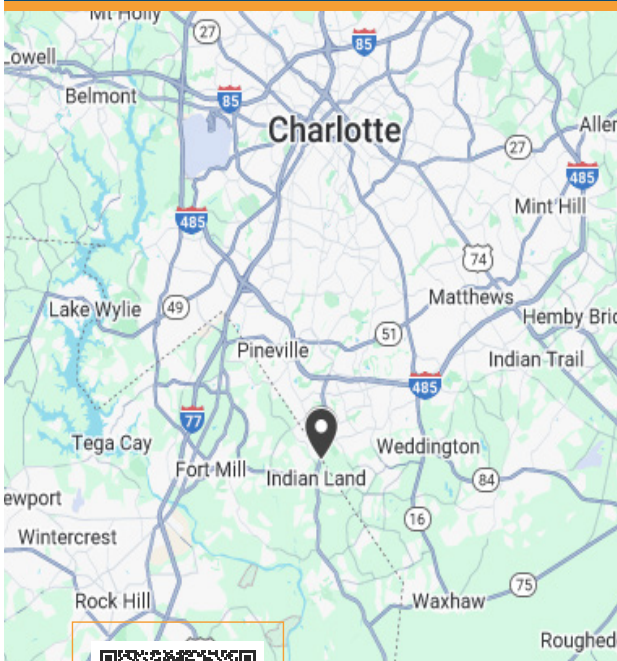


FOR SALE

CALL FOR PRICING



DEVELOPMENT OPPORTUNITY



- ±1 Acre Zoned LDR (Low Density Residential) in Lancaster County. *Will Sell Subject to Rezoning*
- Highway Accessibility - Located just across the NC/SC border and close to the Indian Land Super Walmart at Signalized Intersection of Charlotte Highway (US-521) and Sandra Lane
- Excellent Site for Retail, Professional Office, Mixed-Use with the potential to assemble more land
- ±1.5 Miles from RedStone (a ±310,000 SF Regional Shopping Center Anchored by 14-Screen Stone Theaters)
- Located in the Fast-Growing Indian Land and Fort Mill Area just south of the NC/SC State Line and within the Charlotte MSA



Miles Curley
Senior Commercial Agent
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Debbie Weatherby
Vice President/Broker
803-992-6110 | Debbie@tuttleco.com

±1 Acre Development Opportunity

9944 Sherill Lane, Indian Land, South Carolina 29707

LOCATION AERIAL

SITE ★

2024 Demographics

Radius	2024 Population	2029 Population	Population Growth 2024- 2029	Median Household Income
2 Mile	±12,672	±15,344	±4.2%	\$96,162
5 Mile	±95,555	±110,389	±3.1%	\$120,245
10 Mile	±366,278	±407,719	±2.3%	\$100,893

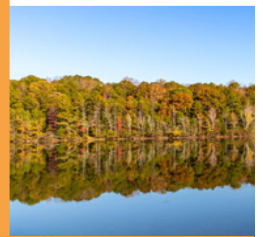
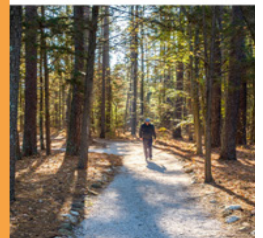
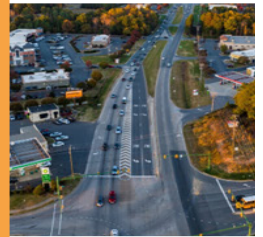


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AREA AMENITIES & ATTRactions



- Indian Land is the second fastest-growing ZIP code in South Carolina
- Located 45 Minutes South of Charlotte and a Hour and a Half North of Columbia
- Indian Land is conveniently located with Access to Highway 521



MUSC

MUSC Health Anticipated to Break Ground in 2025 on a Three-Story Medical Office Building and MUSC Health Indian Land Medical Center, a Full-Service Hospital.



Red Stone

Phase I Completed: ±79,294 Retail Space Anchored by 14-Screen Multiplex Cinema.

Phase I Additional Retail: Building G ±7,488 SF Overlooks Common Area Event Lawn (Fall 2026)

Phase II Residential/Commercial: 251 Apartment Units, 15 Townhomes & Building H ±8,042 SF Commercial Space



University of South Carolina - Lancaster

USC Lancaster Indian Land Location is the Preeminent Provider of Higher Education Opportunities in the Dynamic and Growing Panhandle Region of Lancaster County.



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