

Available Retail/Commercial Property
Indian Land, Lancaster County, SC/Charlotte Metro Area
Holcomb Property 9 +/- Acre Site



Site Name: Holcomb Site
Location: SC Highway 160 Across from MacMillan Industrial Park
Community/County: Indian Land/Lancaster County
Incorporated Area: No
Tax Map: 0006-00-084.00/0006-00-084.01/0006-00-084.02
Size of Site: 9 acres (+/-)
Sale Price Per Acre: \$275,000
Present Use: Agricultural/Residential
Nearby Land Use: Residential and Commercial/Retail, Industrial
Certified Site: No
Zoning: Residential/Proposed Commercial B-3
Electricity Supplier: Duke Energy
Natural Gas: Lancaster County Natural

Gas Authority

Size of Natural Gas Line: 6"

Water: Lancaster County Water & Sewer District

Size of Water Line: 12"

Sewer: Lancaster County Water & Sewer District

Size of Sewer Line: 12" Gravity

Telecommunications: Comporium Communications

Line Type: Fiber Optic

Notes: This property is located adjacent to the McCar Home Rosemont Community and 20-acres of retail at the entrance to McCar Homes' retail component at SC 160 entrance. MacMillan Industrial Park is directly across the street and the Bailes Ridge Business Park is ½ mile east. There are several existing and new residential developments within a 3-mile radius of this location. Lancaster County has expressed a willingness to rezone to B-3 for appropriate commercial/retail development. This property includes the lake and would be an excellent site for retail/commercial and/or corporate office.

Contact

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