

**LARGE ACREAGE  
HIGHWAY 521  
DEVELOPMENT TRACT  
345.04 +/- Acres  
Lancaster County, SC**

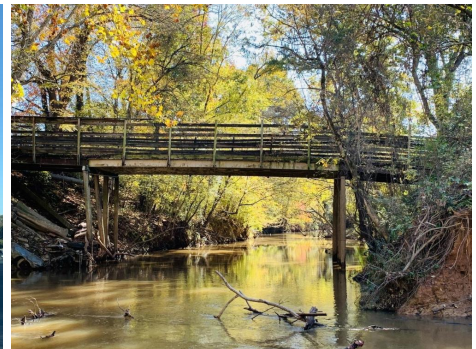
**\$12,250,000  
NEW LISTING**



**Address:**  
6755 Charlotte Highway  
Lancaster, SC 29720

**Location:**  
From the Town of Lancaster, head North on Hwy 521. Continue until Waxhaw Highway turns off on your right. Property begins on your left a few hundred yards North (across from Walnut Creek Subdivision).

**Property Highlights:**  
Portion of the Larkspur Ranch, this 345.04 acre portion offers commercial acreage on the South Bound lanes of Hwy 521 (Charlotte Highway) just South of Indian Land, just North of the intersection of Hwy 75 (Waxhaw Highway) and approximately one mile North of the building site (Cleveland Construction) of the new Indian Land High School, expected to be completed late spring 2020. This acreage presents multiple uses to the right Buyer with vision. The flood plain acreage could be used as central green space or placed under conservation easement to protect the natural beauty of this portion of the property and along the 12 Mile Creek frontage, or to simply continue the equestrian nature of the ranch. Although timber value is certainly available to harvest, the canopy from these large White Oaks and multiple other hardwood species will create the aesthetic backdrop throughout a thriving community that many desire to have. Secondary Road Frontage along Laney Road provides over 3/4 mile frontage (East and West side frontage combined) in addition to the Highway 521 Frontage. Please contact the listing agent for further conversations about potential acquisition.



**View Full Listing Detail Here:**  
[www.nationalland.com/viewlisting.php?listingid=1378692](http://www.nationalland.com/viewlisting.php?listingid=1378692)

**Taxes:** \$1,658/year (2019)



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