

South Charlotte Land

17025 LANCASTER HWY, CHARLOTTE, NC 28277



Land

FOR
Sale

SIZE
±9.82 AC

PRICE
\$800,000/AC



Overview

±9.82 acres available for sale on Lancaster Hwy (Hwy 521), just south of Ardrey Kell Rd

Excellent visibility with over 520 feet of frontage along Hwy 521

Prime location with convenient access to Ballantyne, Indian Land, and I-485

Rare infill opportunity within one of Charlotte's fastest-growing and most desirable corridors

Zoned N1-A

Sellers open to subdividing and short-term leaseback

Existing buildings to be sold in as-is condition

Call Broker to access the buildings; Do not disturb occupants

Small cemetery on property; contact broker for details

±9.82 Acres Land for Sale



Clark Alcorn
Broker

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Bailey W. Patrick
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2400 South Boulevard | Suite 300
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Property Overview

Demographics

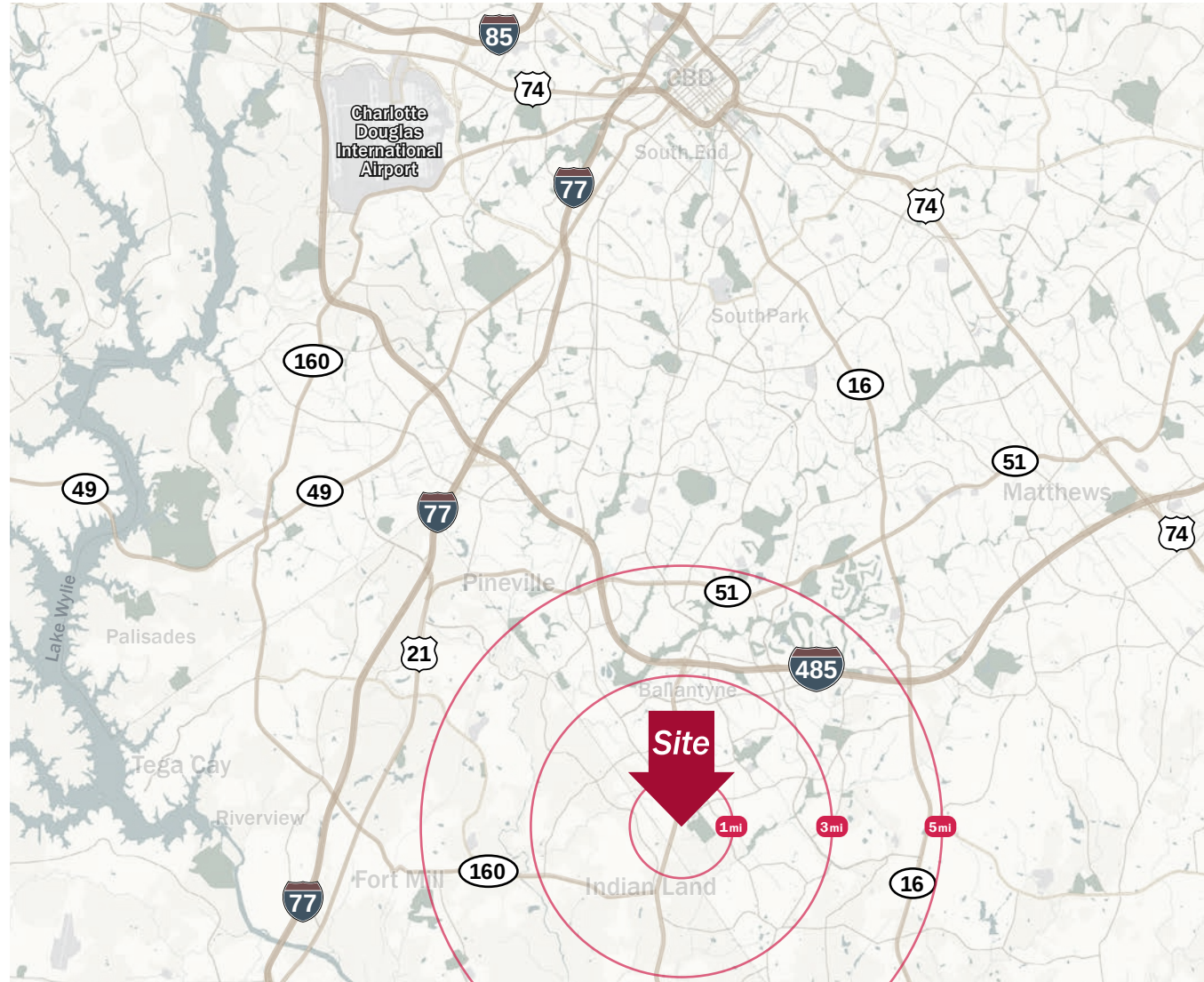
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	8,810	69,423	157,191
Growth Rate	4.19%	2.25%	1.44%
Avg. HH Income	\$182,665	\$187,771	\$177,404

Traffic Count

Source: NCDOT

	AADT
Hwy 521	41,500 (2023)
Arday Kell Rd	18,000 (2023)



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Site Aerial

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Site Topography

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Market Aerial



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Residential Activity

Marker	Subdivision	Units Planned
1	Townes at Wade Ardrey	28
2	Ballancroft Towns	60
3	Asbury Ln	78
4	Heritage at Marvin	68
5	Sage at Marvin	20
6	Pettus Pond	99
7	Ross Farms TH	61
8	Jasmine Hills	75
9	Regions of Bretagne	257
10	Patterson Preserve	177
11	Ballantyne Reimagined TH (P)	300
12	Broadmoor at Marvin	62
13	Silver Run	44
14	Ascend TH	42

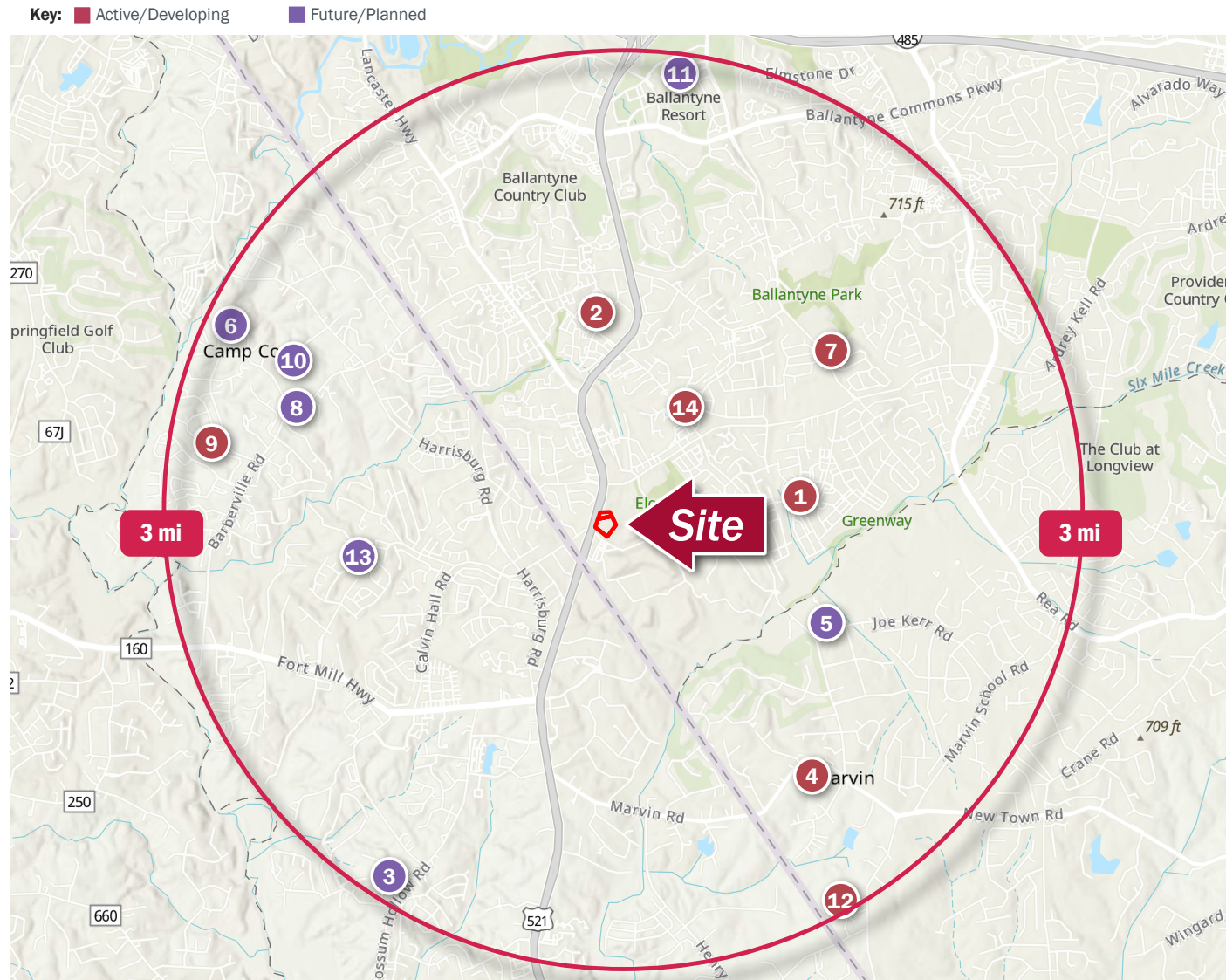
Total Units Within 3 Miles

Future 793 units planned (Zonda® 2025)

Active 578 units planned (Zonda® 2025)

Existing 27,580 (Esri® 2025)

TOTAL 27,631 units



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Medical | Industrial | Retail | Land | Investment | Office

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