

# Bailes Ridge Corporate Park

HIGHWAY 160 & HIGHWAY 521, LANCASTER COUNTY, SC 29707

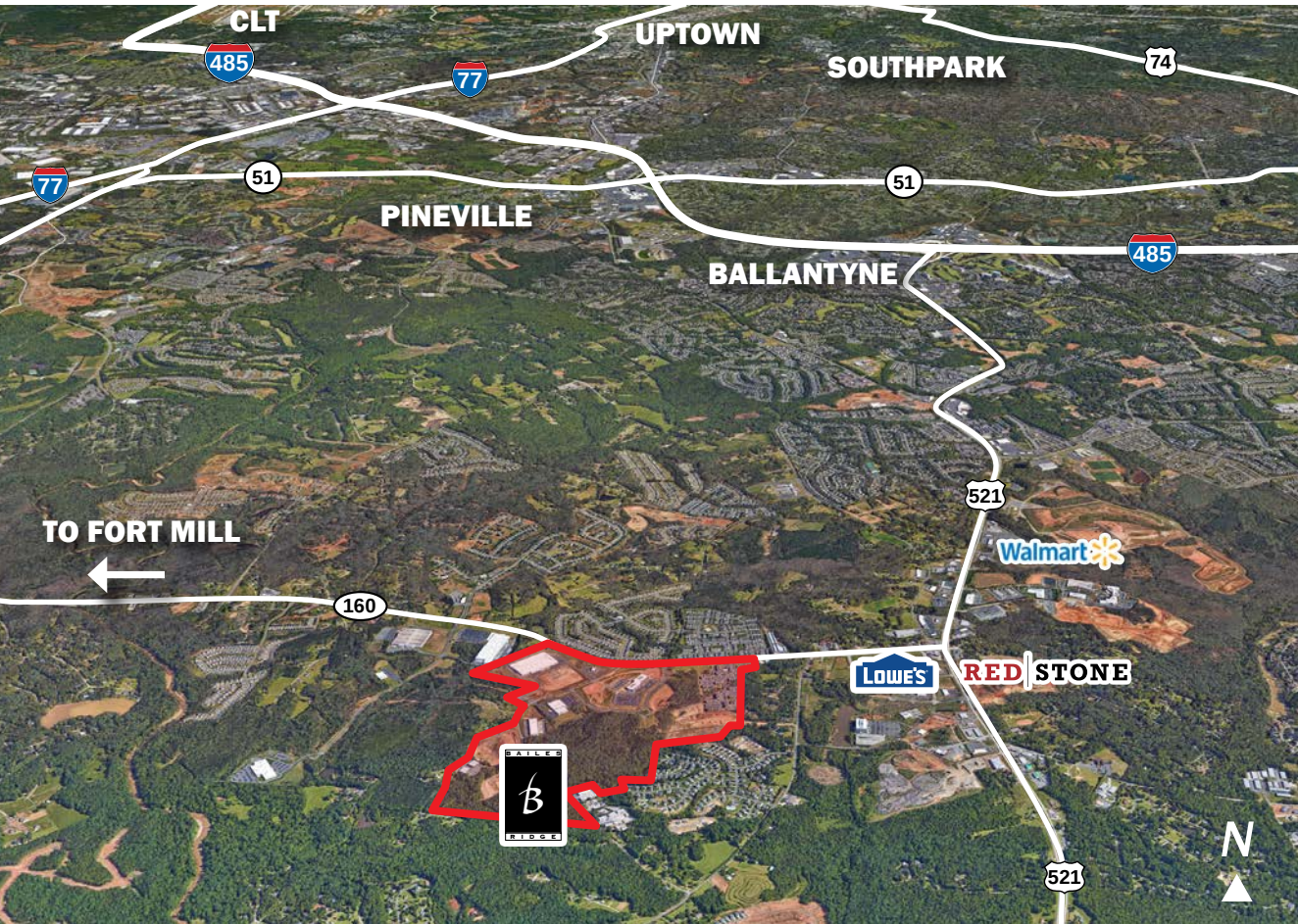


Land

FOR  
Sale

SIZE  
±8.65 AC

PRICE  
Call for Pricing



## Overview

±8.65 acres of land available in northern Lancaster County, SC

Planned Development District: Zoned General Commercial (B-3)

Located on Highway 160; 1/2 mile west of Highway 521

Minutes from I-485 and Ballantyne area

Great access to south Charlotte, Fort Mill and Rock Hill

Quality office park with protective covenants and architectural controls

Water, sewer, electricity, natural gas and telecom are available

## ±8.65 Acres Land For Sale



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## Property Overview

### Demographics

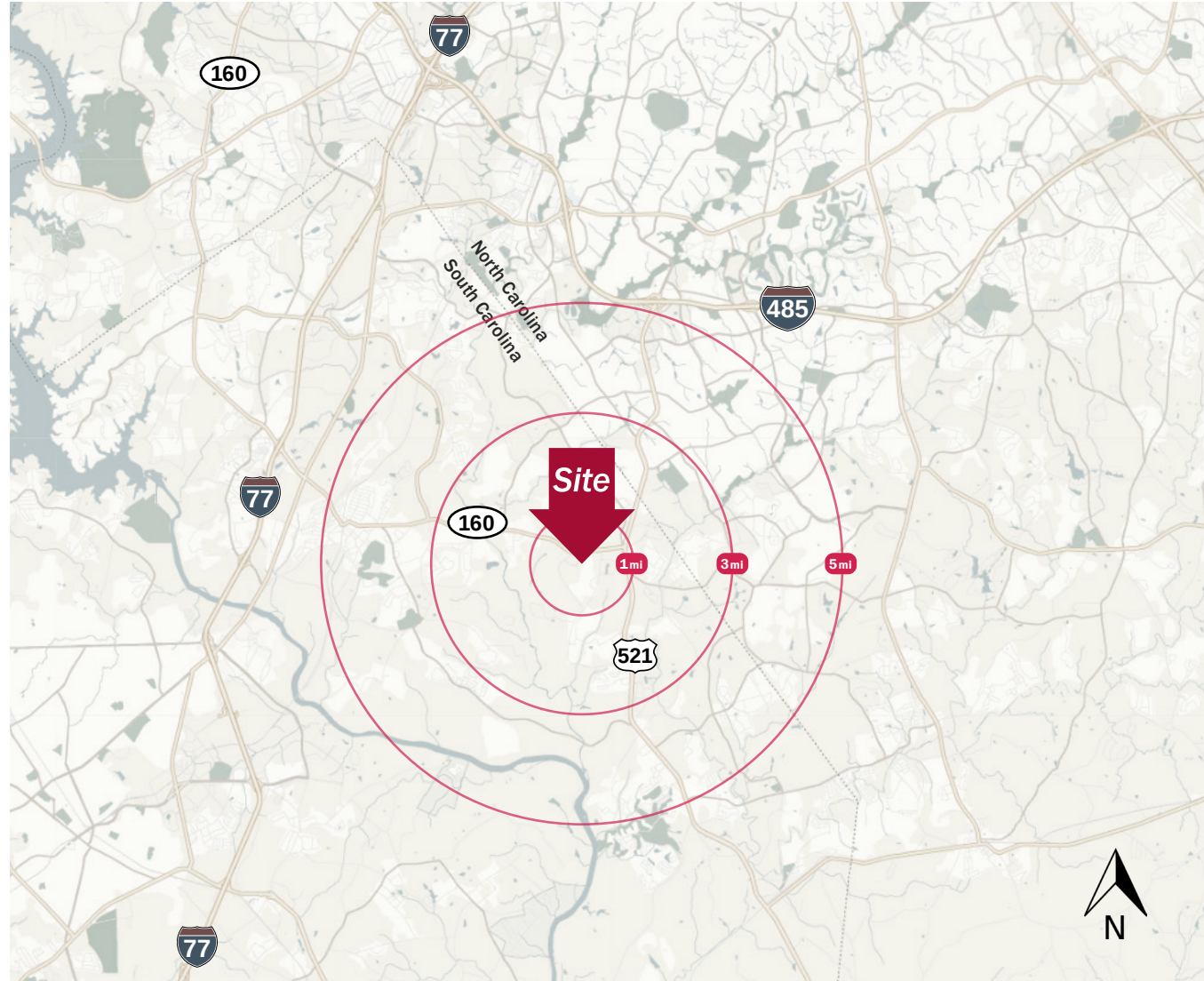
Source: Esri® 2025

|                | 1 mile    | 3 mile    | 5 mile    |
|----------------|-----------|-----------|-----------|
| Population     | 6,413     | 43,854    | 132,636   |
| Growth Rate    | 6.63%     | 4.32%     | 2.05%     |
| Avg. HH Income | \$156,049 | \$171,365 | \$175,583 |

### Traffic Count

Source: SCDOT

|         | AADT          |
|---------|---------------|
| Hwy 160 | 18,300 (2024) |
| Hwy 521 | 31,000 (2024) |



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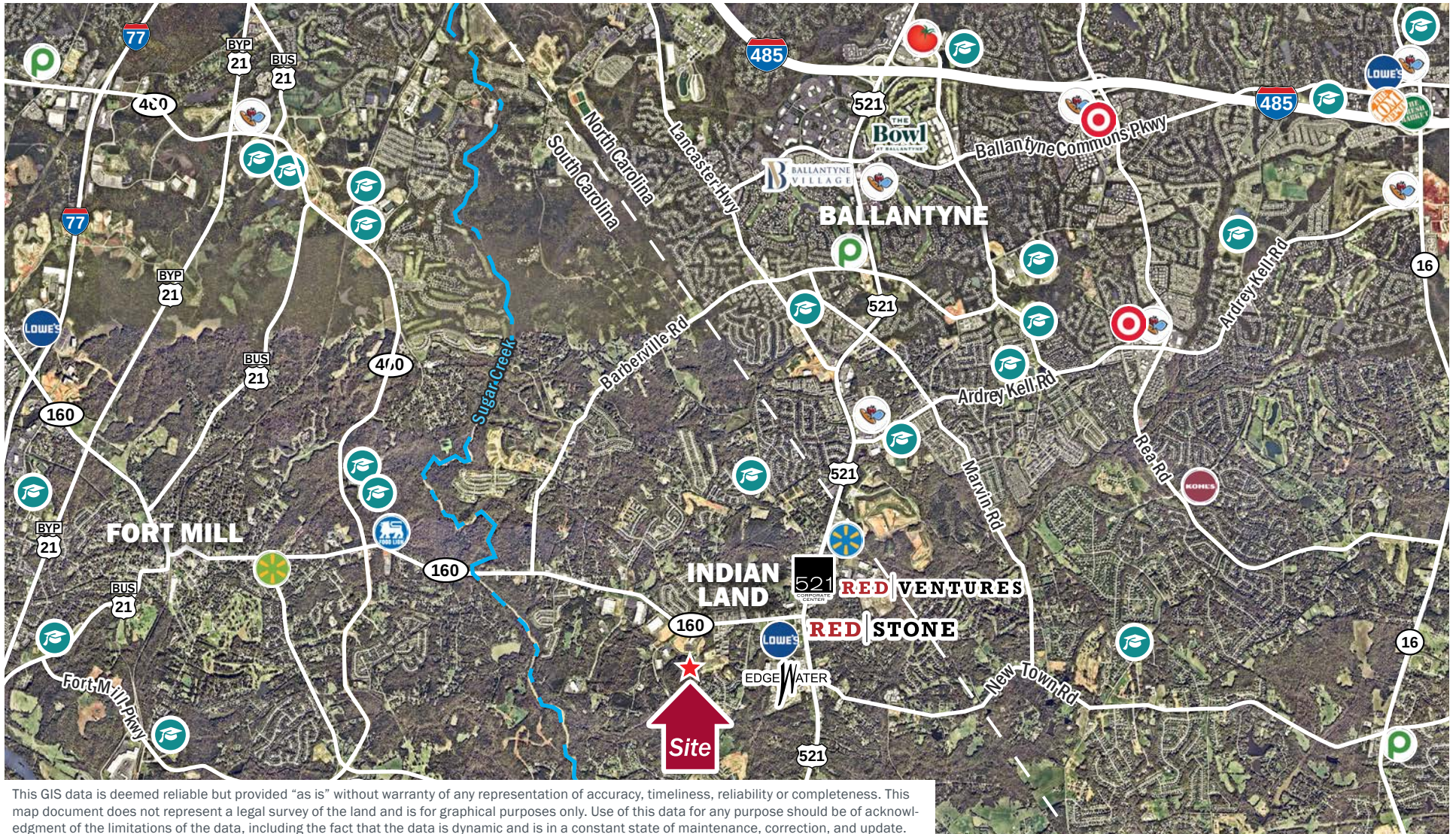
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Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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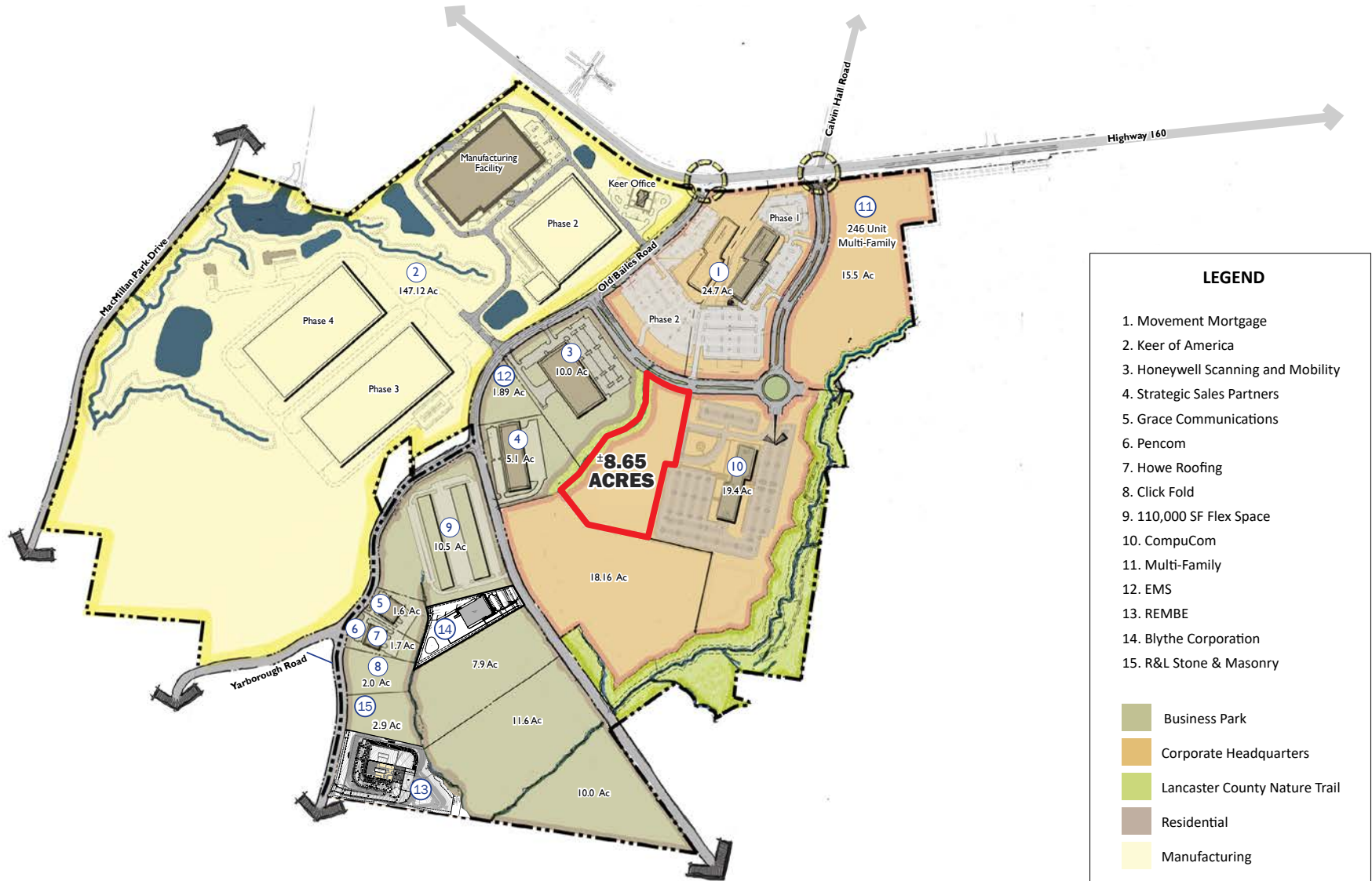
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## Master Plan



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## Property Photos



Park Structure



Honeywell Build-to-Suit



Movement Mortgage



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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