

Mill Creek Commons Land

LAKE WYLIE, SC 29710



Land

FOR
Sale

SIZE
±14 AC

PRICE
Call for Pricing



Overview

Development tract for sale at Mill Creek Commons

Mill Creek Commons is a 75-acre master planned development by Crescent Communities, anchored by Walmart and Lowe's

Located at the intersection of HWY 274 & HWY 49, which is the primary intersection of the Lake Wylie community

Zoned BD-III within the Lake Wylie Zoning Overlay District:

[DOWNLOAD PROPERTY RESTRICTIONS](#)

'View Corridor' approx 0.8ac to remain unobstructed, parking permitted but no vertical structures

PID 5640000071

±14 Acres For Sale



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Property Overview

Demographics

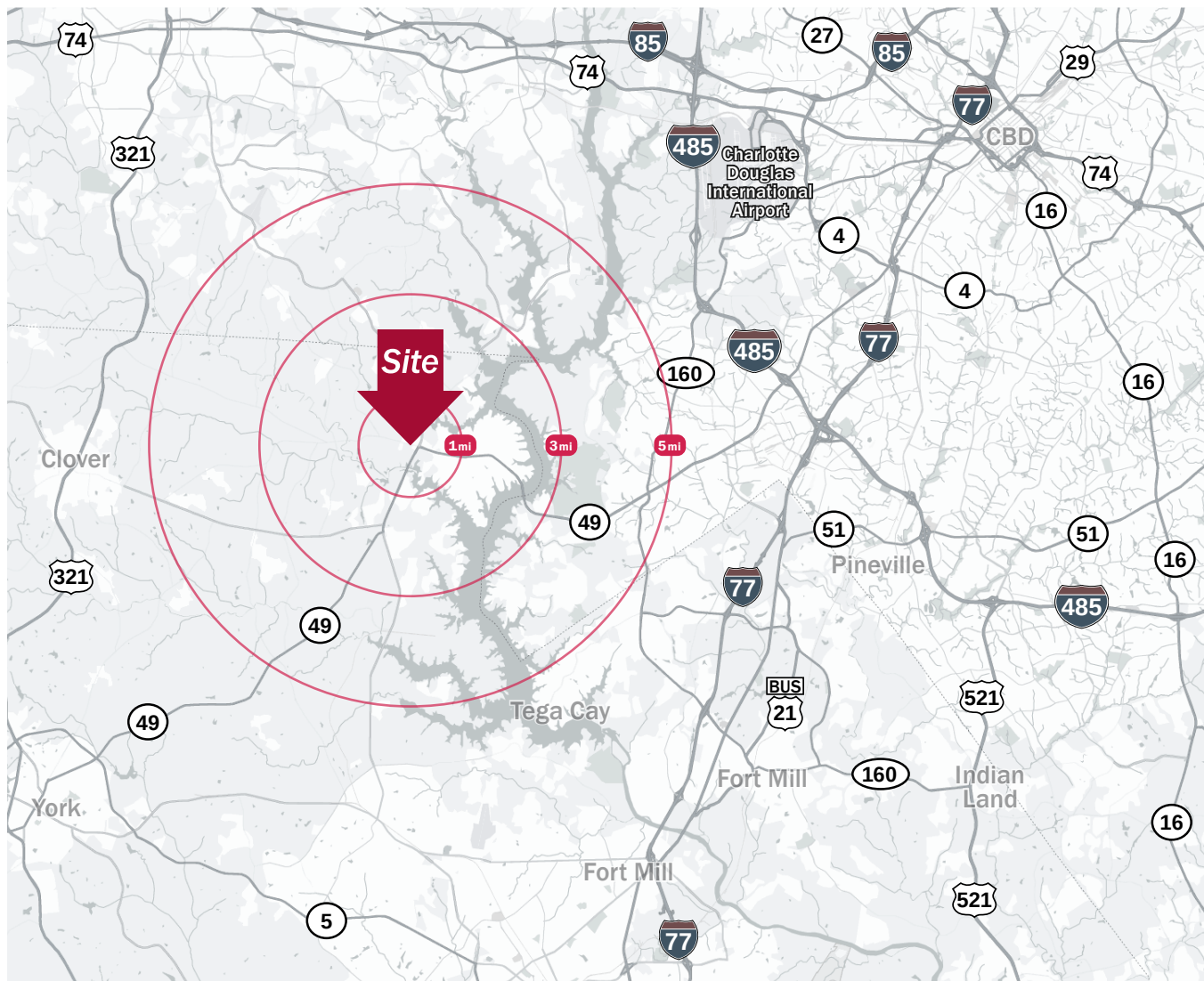
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	3,173	24,026	50,211
Growth Rate	1.34%	2.31%	4.08%
Avg. HH Income	\$126,344	\$141,489	\$154,063

Traffic Count

Source: SCDOT

	AADT
Hwy 49	35,800 (2024)
Hwy 557	10,400 (2024)



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Residential Activity

Marker	Subdivision	Units Planned
1	Martin Property (P)	106
2	Southern Pine Lake	30
3	Retreat at Sunset Ridge	99
4	Paddlers Cove/	571
5	Kiowa Pointe	18
6	McLean/York Southshore Estates	32
7	Meriway Pointe	399
8	Beatties Glen Estates	19
9	Vista at Lake Wylie	140
10	McLean/Hunts Point	22
11	Riley Cove (P)	27
12	Shandamoore Lake	11

Total Units Within 3 Miles

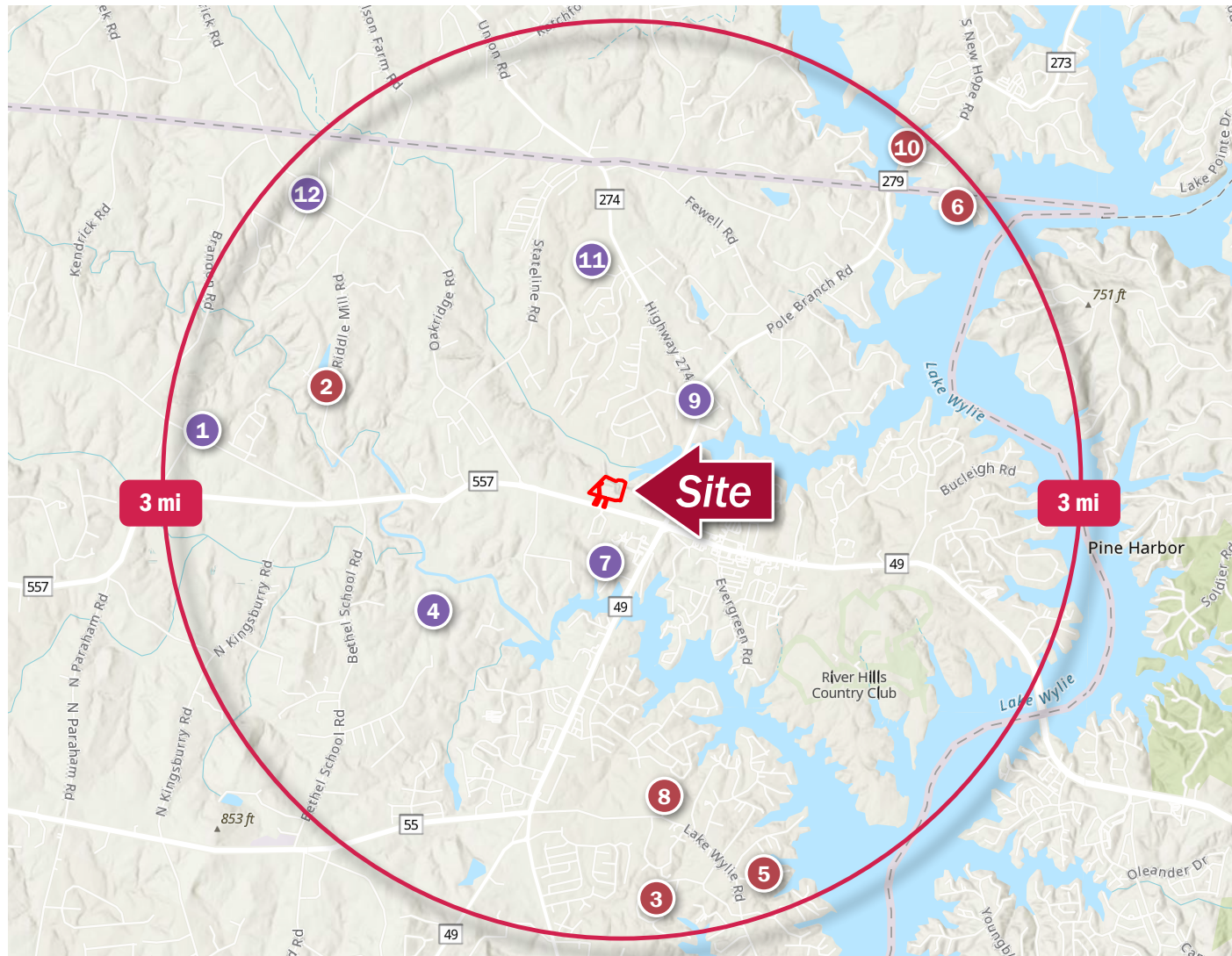
Future 1,254 units planned (Zonda® 2026)

Active 220 units planned (Zonda® 2026)

Existing 10,216 (Esri® 2025)

TOTAL 11,690 units

Key: ■ Active/Developing ■ Future/Planned



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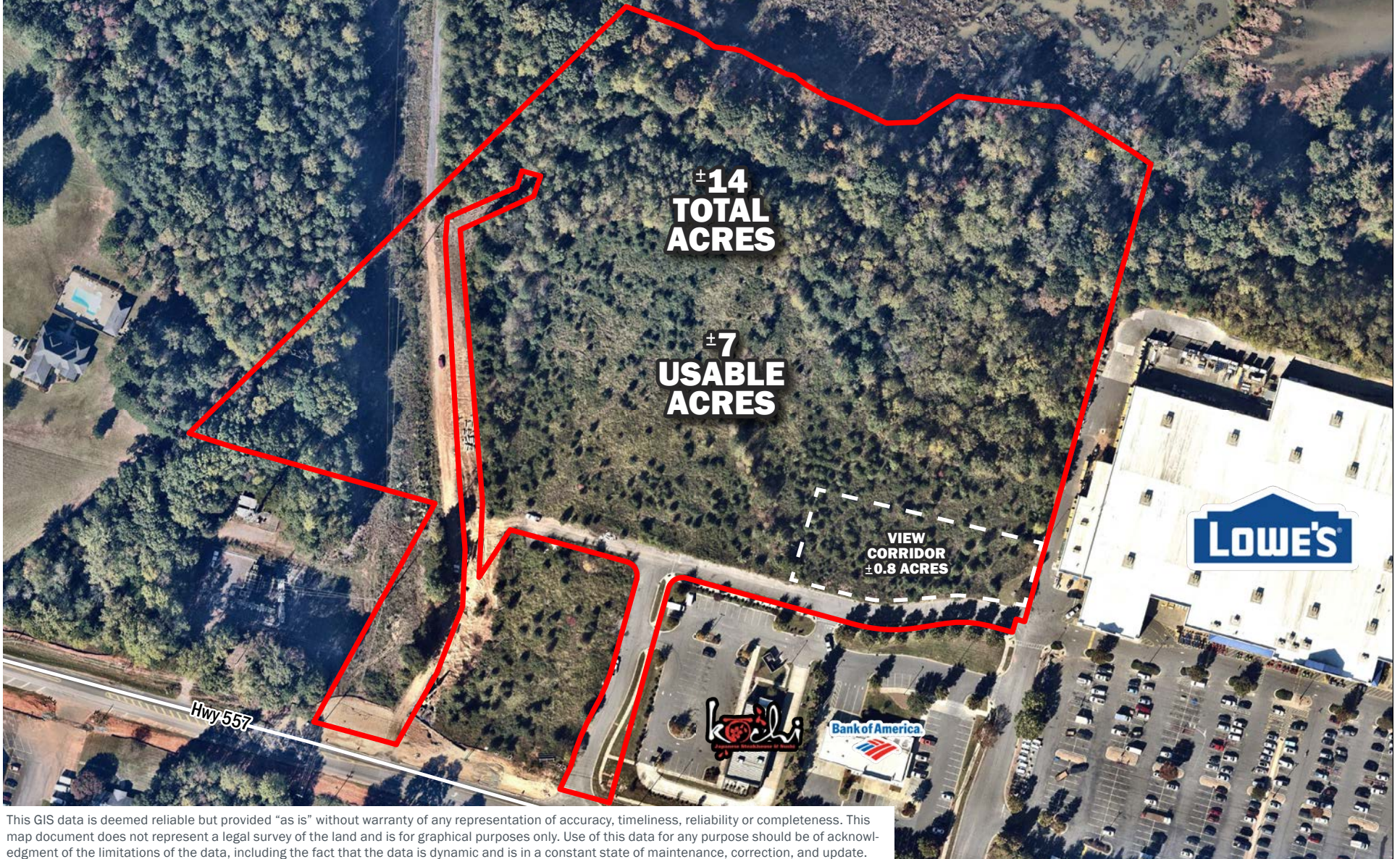
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Site Aerial



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Market Aerial



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