

WALNUT CREEK

COMMERCIAL

±10.1 ACRE ENTITLED COMMERCIAL DEVELOPMENT OPPORTUNITY
INDIAN LAND, SC | CHARLOTTE MSA

WALNUT CREEK MASTER
PLANNED COMMUNITY
2,100+ HOMES

WALNUT CREEK PARKWAY
6,000 VPD

521

20,000 VPD



WALNUT CREEK

COMMERCIAL

INVESTMENT SUMMARY

±10.1 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY INDIAN LAND, SC – CHARLOTTE MSA

Jones Lang LaSalle, a South Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for Edenmoor Land Acquisition II, LLC a ±10.1 acre commercial development opportunity that is located within the thriving master plan community of Walnut Creek in Lancaster County, SC. Located off SC-521 (Charlotte Highway) with easy access to numerous submarkets of Charlotte, this is an excellent opportunity for a developer to engage in a thriving community that has recently witnessed a flurry of investment. Adjacent to over 2,100 homes with more planned, there is a demand for additional retail and commercial activity. With zoning in place for commercial development today and excellent corner frontage, this site is ripe for activity.

ONE OF THE LAST REMAINING ENTITLED COMMERCIAL SITES IN THIS CORRIDOR

**ENTITLEMENTS
IN PLACE FOR
COMMERCIAL
DEVELOPMENT**

**FULLY GRADED
SITE**

**BOOMING
DEVELOPMENT
CORRIDOR**

**2,100+ HOMES
WITHIN WALNUT
CREEK**

PROPERTY DETAILS

MUNICIPALITY	Indian Land
ADDRESS	10209 Walnut Creek Pkwy Lancaster, SC 29720
ACREAGE (APPROX.)	±10.1 acres
NOTABLE FRONTAGE	600' SC-521 (Charlotte Highway) 985' Walnut Creek Parkway
CURRENT USE	Vacant
LANCASTER COUNTY PIN	0020-00-002.02
ZONING	Planned Development District
TRAFFIC COUNTS	20,000 VPD Highway-521 6,000 VPD Walnut Creek Parkway
BY – RIGHT USES	Medical Office, Small Retail, Commercial
PRICING	\$2,750,000 (\$275,000 per acre)

LOCATION HIGHLIGHTS

UPTOWN CHARLOTTE
40 MIN DRIVE

BALLANTYNE
20 MIN DRIVE

MILLBRIDGE
\$2,000+ HOMES

WALNUT CREEK MASTER PLANNED COMMUNITY
2,100+ HOMES FROM \$270,000 - \$425,000+

HOMES BY:
LENNAR EASTWOOD HOMES
TRUE HOMES MI HOMES
DR HORTON SMITH DOUGLAS HOMES

PHASE 4 PROPOSED CURRENTLY

WALNUT CREEK PARK

521
20,000 VPD

WALNUT CREEK PARKWAY
6,000 VPD

SITE LOCATION

PROMENADE AT CAROLINA RESERVE
300,000 SF SHOPPING CENTER
HOBBY LOBBY
BURLINGTON
TJ MAXX
HOMEGOODS
ULTA
KIRKLANDS
PETCO
DOLLAR TREE

NEARBY RETAIL SUCCESSES INCLUDE:

- **PROMENADE AT CAROLINA RESERVE**
300,000 SF RETAIL SPACE
- **CROSS CREEK CENTER**
70,000 SF RETAIL CENTER
- **CAROLINA COMMONS**
100,000 SF NEIGHBORHOOD CENTER

BAILES RIDGE
1,700+ EMPLOYEES
CONTINENTAL TIRE
HONEYWELL
CARDINAL
HEALTHCARE
MOVEMENT MORTGAGE

BOJANGLES SHOWMANS

LOWES
BUFFALO
WILD WINGS
JIM'N
NICK'S BBQ

EDGEWATER
350+ EMPLOYEES
MAVERICK FUNDING
URS

521 CORPORATE CENTER
2,500+ EMPLOYEES FROM COMPANIES:
RED VENTURES
CONTINENTAL TIRE
DIMENSIONAL DATA
SHARONVIEW CREDIT UNION
REPUBLIC SERVICES
MESA

SIX MILE COMMONS
WALMART
CHICFILA
KRISPY KREME
MCDONALDS



CROSS CREEK
PUBLIX
DUNKIN DONUTS
HICKORY TAVERN
BOJANGLES
SALSARITAS

INDIAN LAND HIGH SCHOOL
830 STUDENTS

INDIAN LAND MIDDLE SCHOOL
660 STUDENTS

CATAWBA COMMONS
FOOD LION

PROMENADE AT CAROLINA RESERVE
ALDI
HOBBY LOBBY
PETCO
BURLINGTON
LE PEEP
STARBUCKS
CHILI'S
FIVE BELOW

CAROLINA COMMONS
HARRIS TEETER
WENDYS
ZAXBYS
CVS
BB&T

MILLBRIDGE
\$2,000+ HOMES

CAROLINA LAKES AT SUN CITY
3,300+ HOMES

WALNUT CREEK
\$2,100+ HOMES

CMC MEDICAL
CAROLINA LAKES
WALGREENS

BOOMING RETAIL DEVELOPMENT CORRIDOR

SITE LOCATION
ENTITLED SITE
FULLY GRADED



PROPERTY FEATURES

ZONING DISTRICT	PDD - Planned Development District
BY – RIGHT USES	Medical Office, Small Retail, Commercial, Church
FULLY GRADED	Yes
UTILITIES	Water and sewer at site today
DENSITY	Up to 12,000 sf/acre allowed
MINIMUM FRONT YARD	0
MINIMUM SIDE YARDS	0
MINIMUM REAR YARDS	15'
MAXIMUM HEIGHT	50'
MINIMUM LOT SIZE	5,000 SF
MINIMUM LOT WIDTH	25'

For more information, please see the JLL Document Center for detailed zoning ordinance
 Source: PDD 8 Zoning Ordinance

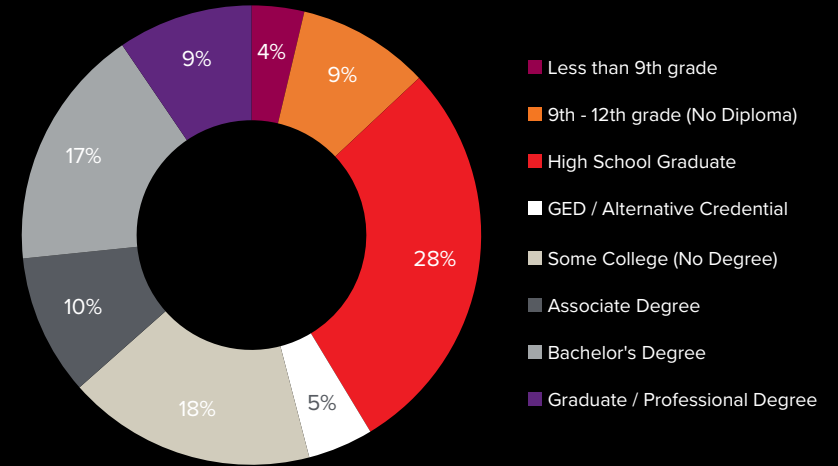
LANCASTER COUNTY IS PART OF THE OVERALL CHARLOTTE MSA

3RD FASTEST GROWING METROPOLITAN AREA IN THE U.S.

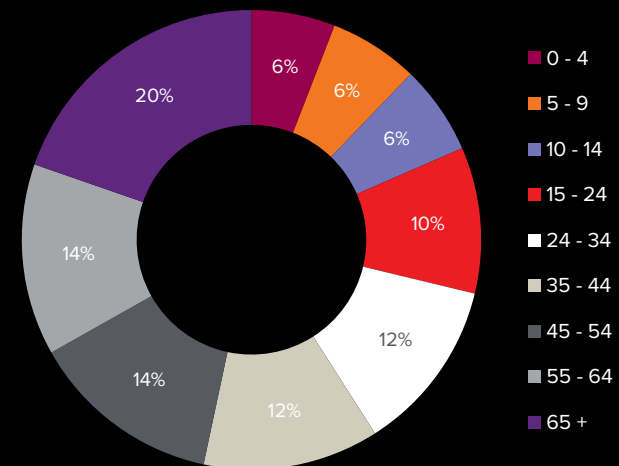
The Charlotte region is home to over 2.5 million people and is the 15th largest city in the United States. Since 2010, the Charlotte region has added over 350,000 people or almost 44,000 a year and is expected to reach over 3 million people by 2030. Coupled with its surging population, the Charlotte region has also experienced unprecedented job growth currently seeing a 23% increase in jobs over the past seven years, averaging 50,000 jobs per year. The Charlotte region is positioned as one of the most sought-after locations to live, work, and play.

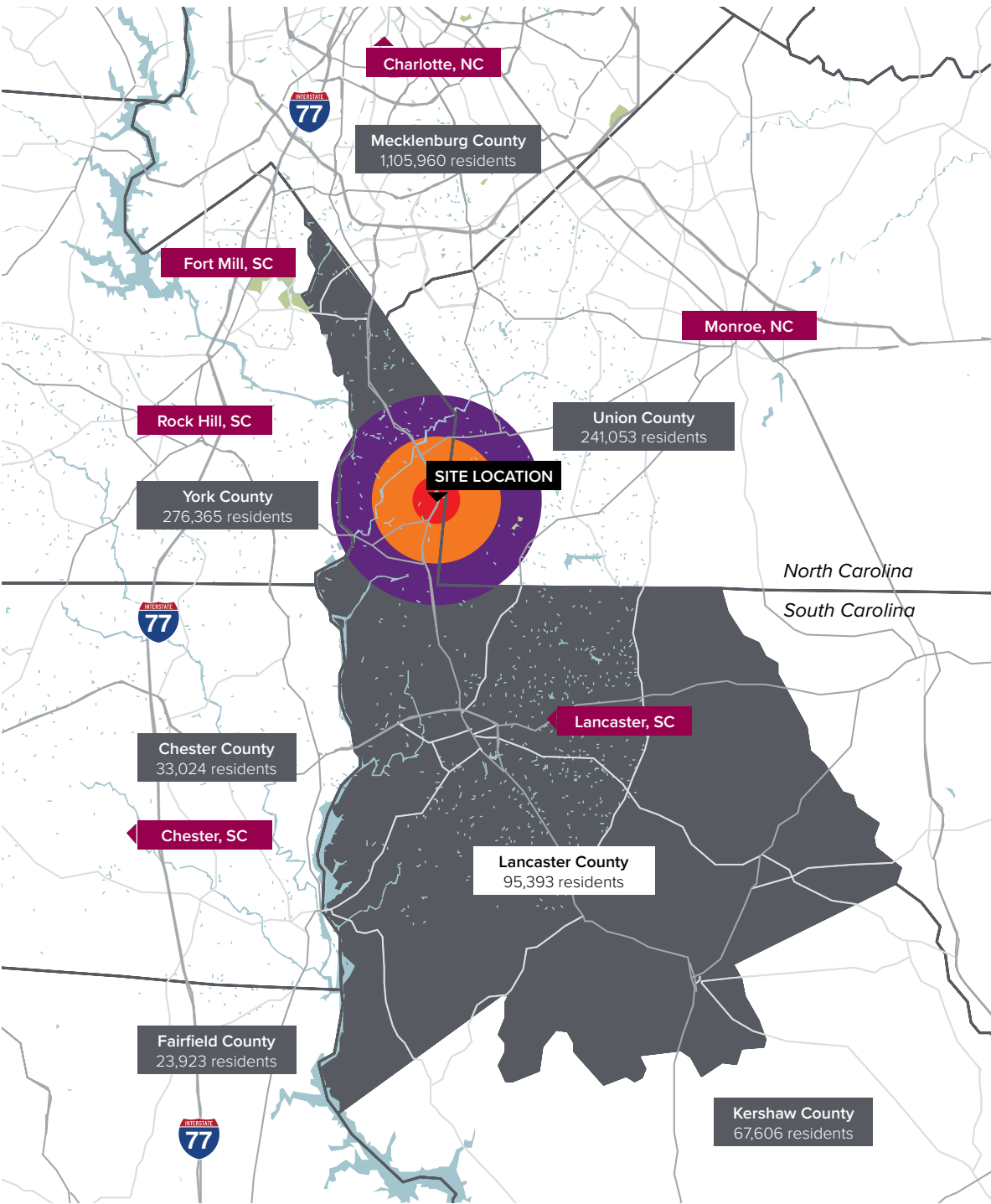


EDUCATIONAL ATTAINMENT (25 YEARS OF AGE)



POPULATION BY AGE (YEARS)





DEMOGRAPHIC PROFILES

Lancaster County

95,393 2019 POPULATION	37,288 2019 TOTAL HOUSEHOLDS
\$78,233 2019 AVERAGE HOUSEHOLD INCOME	\$250,367 2019 AVERAGE HOME VALUE
42.3 YEARS MEDIAN AGE	26.6% HOLD A BACHELORS DEGREE OR HIGHER

1-3-5 Mile Radius From Site

Population	1-Mile	3-Mile	5-Mile
2019 Total	2,461	17,538	27,556
2024 Projection	2,565	17,996	28,456
2019 - 2024 Growth	4.23%	2.61%	3.27%
Bachelors Degree or Higher	37.1%	17.0%	14.9%
Households	1-Mile	3-Mile	5-Mile
2019 Total	1,074	6,923	10,702
2019 - 2024 Growth	4.28%	2.51%	3.20%
Household Income	1-Mile	3-Mile	5-Mile
2019 Average	\$96,905	\$56,424	\$56,091
2019 - 2024 Annual Rate	10.3%	13.6%	14.0%

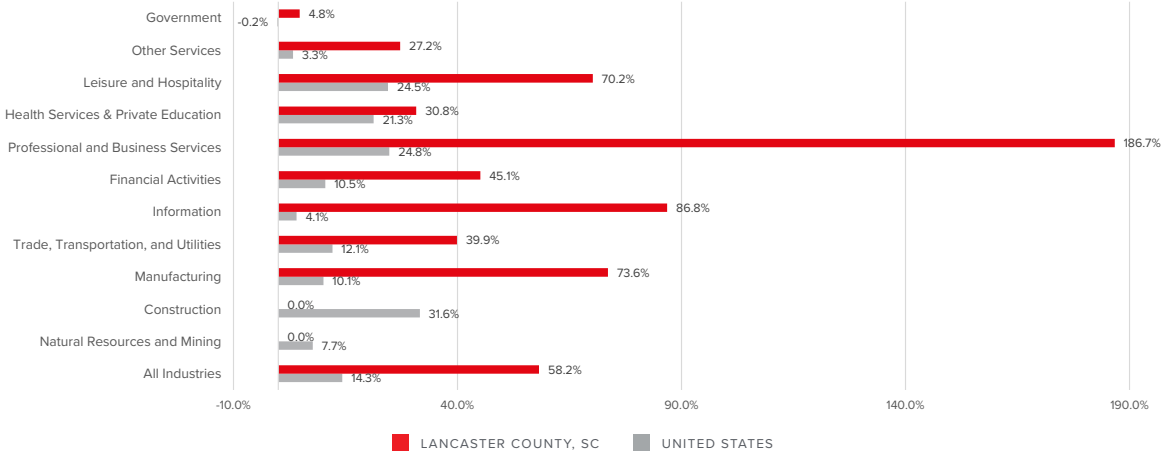


RED VENTURES 1,925 EMPLOYEES
MM MOVEMENT MORTGAGE 725 EMPLOYEES
Continental 609 EMPLOYEES
NUTRAMAX LABORATORIES 438 EMPLOYEES
KEER KEER AMERICA CORPORATION 401 EMPLOYEES
FOUNDERS FEDERAL CREDIT UNION 348 EMPLOYEES
CompuCom. 300 EMPLOYEES
pci GROUP 260 EMPLOYEES
insp 260 EMPLOYEES
SHARONVIEW FEDERAL CREDIT UNION 200 EMPLOYEES

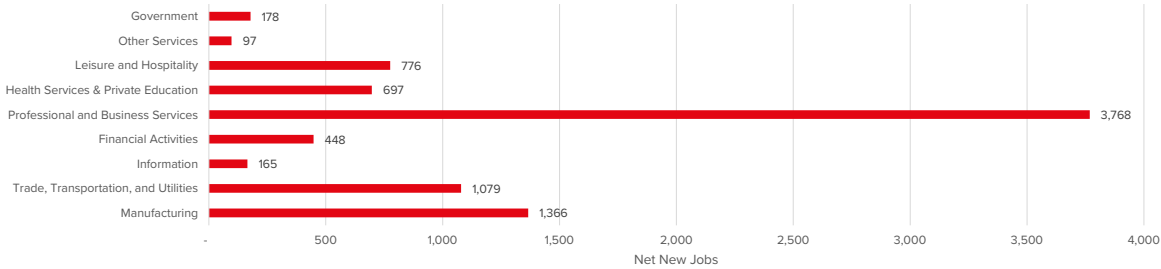
LANCASTER COUNTY IS A STRONGHOLD FOR EMPLOYMENT GROWTH

SOURCE: LANCASTER COUNTY ECONOMIC DEVELOPMENT

% GROWTH, EMPLOYMENT BY INDUSTRY 2010-2020



NET NEW JOBS LANCASTER COUNTY 2010-2020

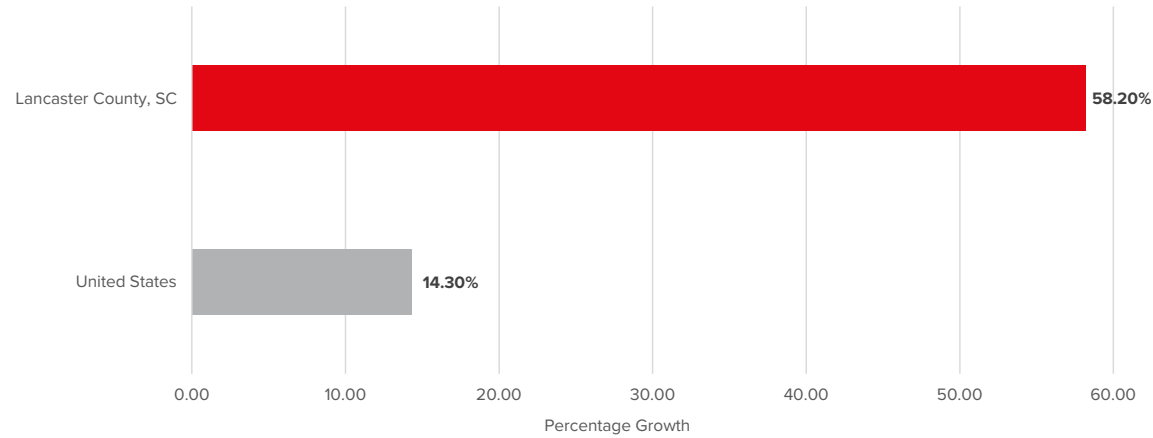


“Our continued investment in the Charlotte region centers around attracting and retaining the best talent”

-Ric Elias, CEO and Co-Founder
Red Ventures

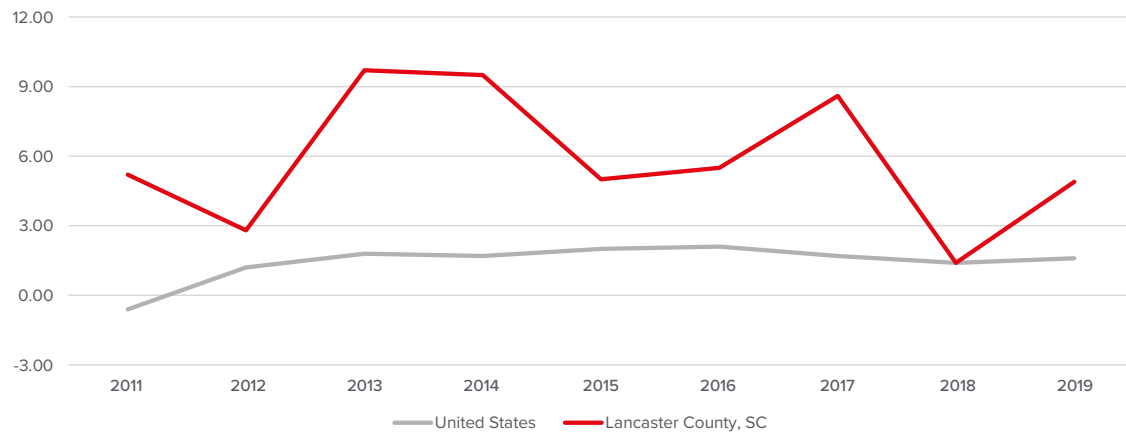
LANCASTER COUNTY EMPLOYMENT GROWTH OUTPACES THE UNITED STATES 2X

TOTAL EMPLOYMENT GROWTH, ALL INDUSTRIES
2010-2020



SOURCE: LANCASTER COUNTY ECONOMIC DEVELOPMENT

ANNUAL GROWTH RATE, ALL INDUSTRIES
2010-2019



SOURCE: LANCASTER COUNTY ECONOMIC DEVELOPMENT

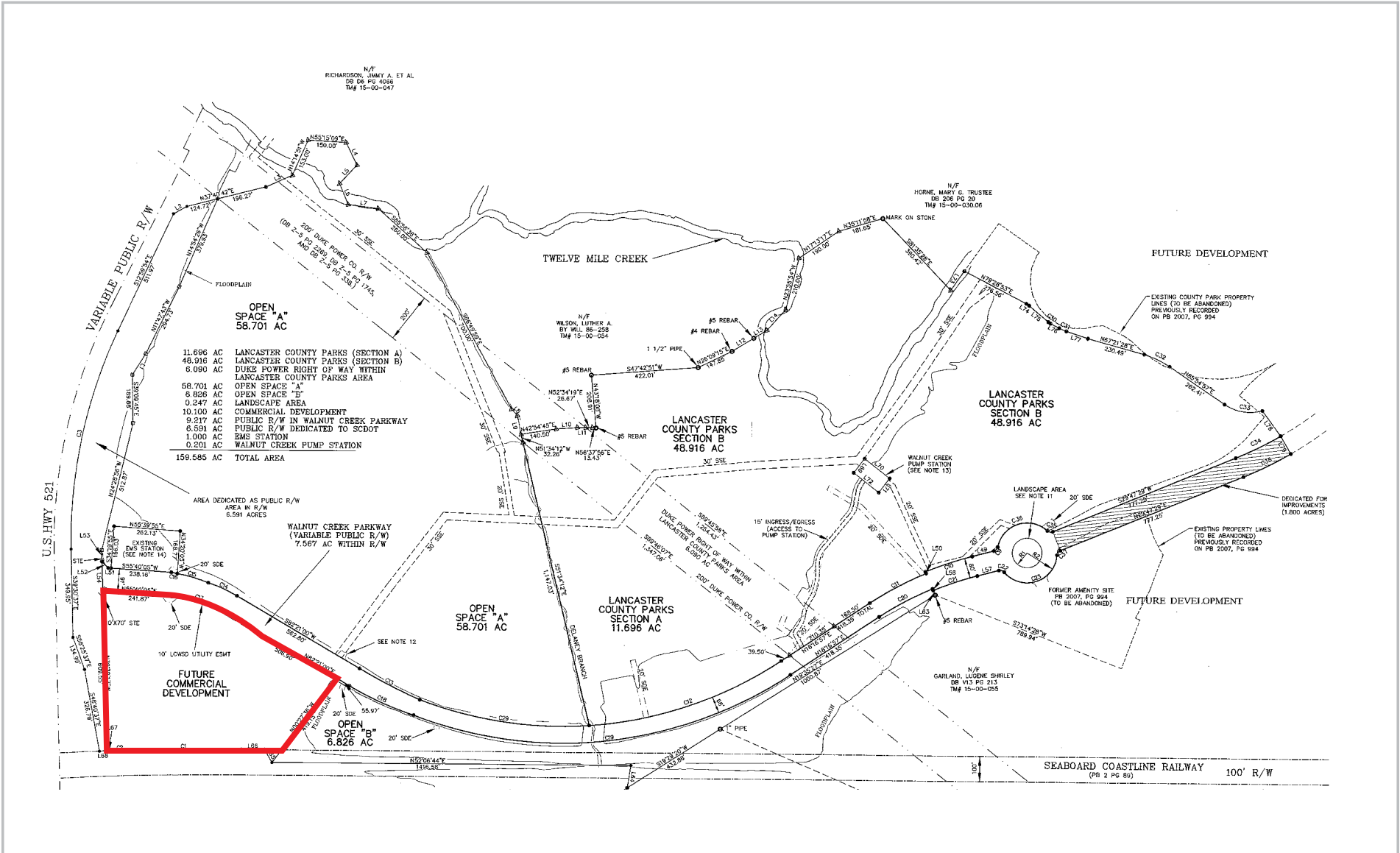


WALNUT CREEK MASTER PLAN

2,100+ HOMES



WALNUT CREEK RECORDED PLAT



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