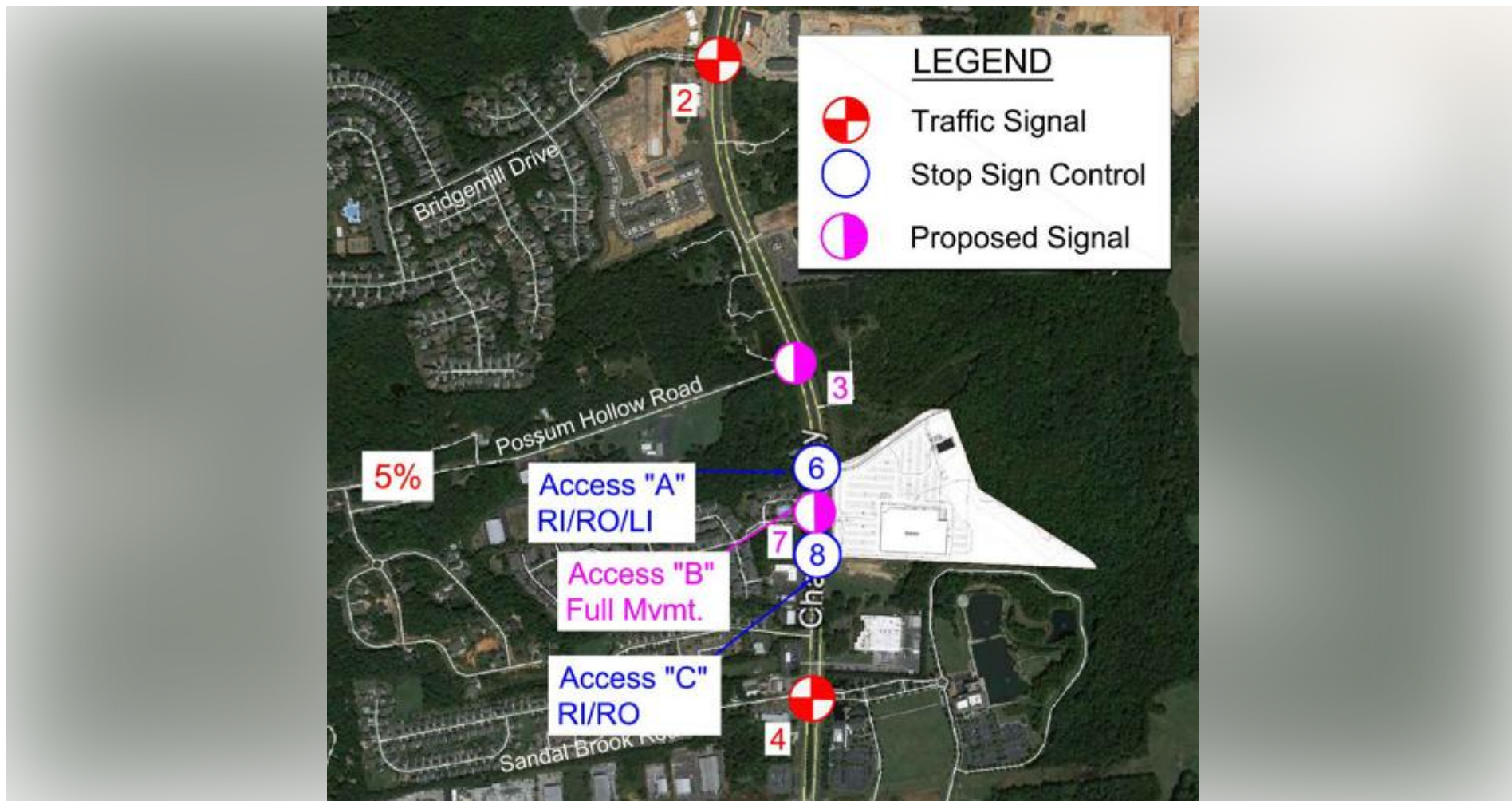


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## Costco looking at IL site

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This map shows the proposed location for Costco (white triangular shape) on a vacant 28-acre parcel of land on the east side of U.S. 521 near Possum Hollow

The rumors are true — Costco is looking at coming to Indian Land, according to preliminary scoping documents filed with the S.C. Department of Transportation and Lancaster County.

According to the documents, which list Crosland Southeast as the developer, the proposed Costco would be 151,000 square feet with a 24-pump gas station and nearly 800 parking spaces.

The 28-acre site is on the east side of U.S. 521 between Possum Hollow Road and Sandal Brook Road. It is just south of The Exchange, a 130-acre mixed-use development with more than 700 housing units and 35,000 square feet of retail, including a Lowes Food grocery store. It is also being developed by Crosland Southeast.

In Crosland's original plans for The Exchange announced in 2021, the 28-acre parcel was set aside for a business/industrial technical park.

No opening date or other details about Costco in Indian Land have been announced.

"At this time, we cannot comment about any potential users or tenants, other than the grocer, Lowes Foods, which has previously been announced," said Yates Dunaway, senior vice president of Crosland Southeast, in response to questions about Costco coming to Indian Land. "No other tenants have been confirmed at this time."

## Expected traffic impact

A Nov. 11, 2022, report conducted by the Institute of Transportation Engineers (ITE) details estimated customer entrances and exits to the Costco property during peak evening (4-6 p.m.) and Saturday hours (noon-4 p.m.).

ITE estimates peak evening hours would generate 633 daily trips and Saturday peak hours would bring 962 visits to Costco.

ITE predicts 334 daily trips to the onsite gas station during the peak evening hours and 306 trips during the Saturday peak hours.

ITE estimates that the total number of daily trips to Costco would be 9,632.

Design Resource Group produced a Traffic Impact Analysis for Crosland Southeast in November, showing the projected traffic distribution for different roads and side streets along U.S. 521 around the Costco site. It shows proposed traffic signals at Possum Hollow Road and at the Costco entrance at Hanover Drive.

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Haley