



## *Raw Land: Development Opportunity*

NORTH ROAD (US 178), ORANGEBURG, SC

±44.91 AC | Tax Map # 0151-05-05-002.000

**ASKING PRICE: \$3,750,000 | \$83,500/AC**



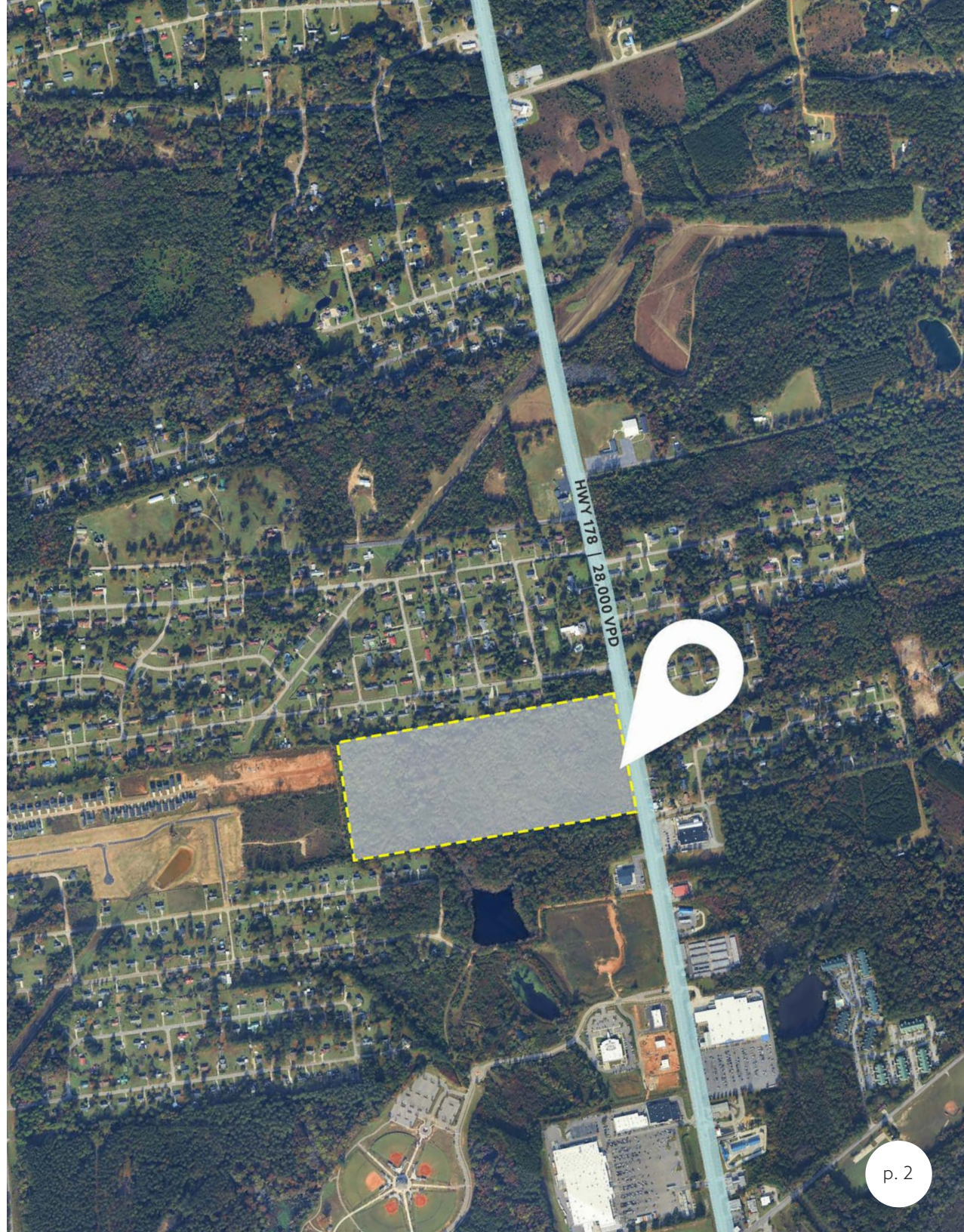
# THE PROPERTY

*North Road (US 178), Orangeburg, SC*

<i>Acreage</i>	±44.91 Acres
<i>County</i>	Orangeburg
<i>Current Zoning</i>	Agricultural
<i>Utilities</i>	Power, water, sewer, gas available
<i>Frontage</i>	900' on North Rd.
<i>Traffic Count</i>	28,000 VPD (North Rd.)
<i>Topography</i>	Level
<i>Wetlands</i>	±10 Acres

## *Location Highlights*

Located along North Road (US 178) less than 4 miles Northwest of Downtown Orangeburg, the Subject Property is well positioned for prime development opportunities. It is surrounded by both residential developments as well as commercial projects including Wal-Mart, Lowe's, T.J. Maxx, Tractor Supply, Magnolia Village and the Orangeburg Recreational Complex.





# PROPERTY LOCATION: *Orangeburg, SC*

## Key Distances

Downtown Orangeburg 3.7 miles  
 Orangeburg Country Club 1.9 miles  
 Orangeburg Municipal Airport 5.8 miles  
 SC State University 3.6 miles  
 Lake Marion 28.5 miles

Columbia, SC 38.7 miles  
 Augusta, GA 47.1 miles  
 Charleston, SC 80.7 miles  
 Edisto Island, SC 89.4 miles





# UTILITY INFORMATION\*

*Key*

- Power (overhead) ————
- Power (buried) ······
- Water ————
- Gas ————
- Sewer ————



**NORTH ROAD (US 178)**

**±44.91 AC**



# CONCEPTUAL LAYOUT





# MARKET OVERVIEW:

## *Orangeburg, SC*

In the heart of central SC, Orangeburg is strategically located between Columbia and Charleston. Orangeburg supports an array of economic activity including manufacturing, agriculture, the Regional Medical Center, and many logistics centers conveniently located off I-26.

Orangeburg boasts an excellent quality of life and an overall cost of living index lower than state and national averages. Additionally, the Orangeburg community supports two institutions of higher learning, elevating the quality of the labor pool.

With it's modern and diverse economic base and proximity to two major interstates, Orangeburg serves as a hub for manufacturing and industrial developments supported by a thriving workforce and community.

### DEMOGRAPHICS

Total Population	83,129
Total Households	32,880
Owner Occupied HH	65.9%
AVG HHI	\$43,214
Median Age	38

### MAJOR EMPLOYERS

Allied Air Enterprises  
Claflin University  
GKN Aerospace  
GPM Investments  
Husqvarna  
Medical University of South Carolina  
The Okonite Company  
South Carolina State University  
Walmart  
Zeus Industrial Products





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