



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

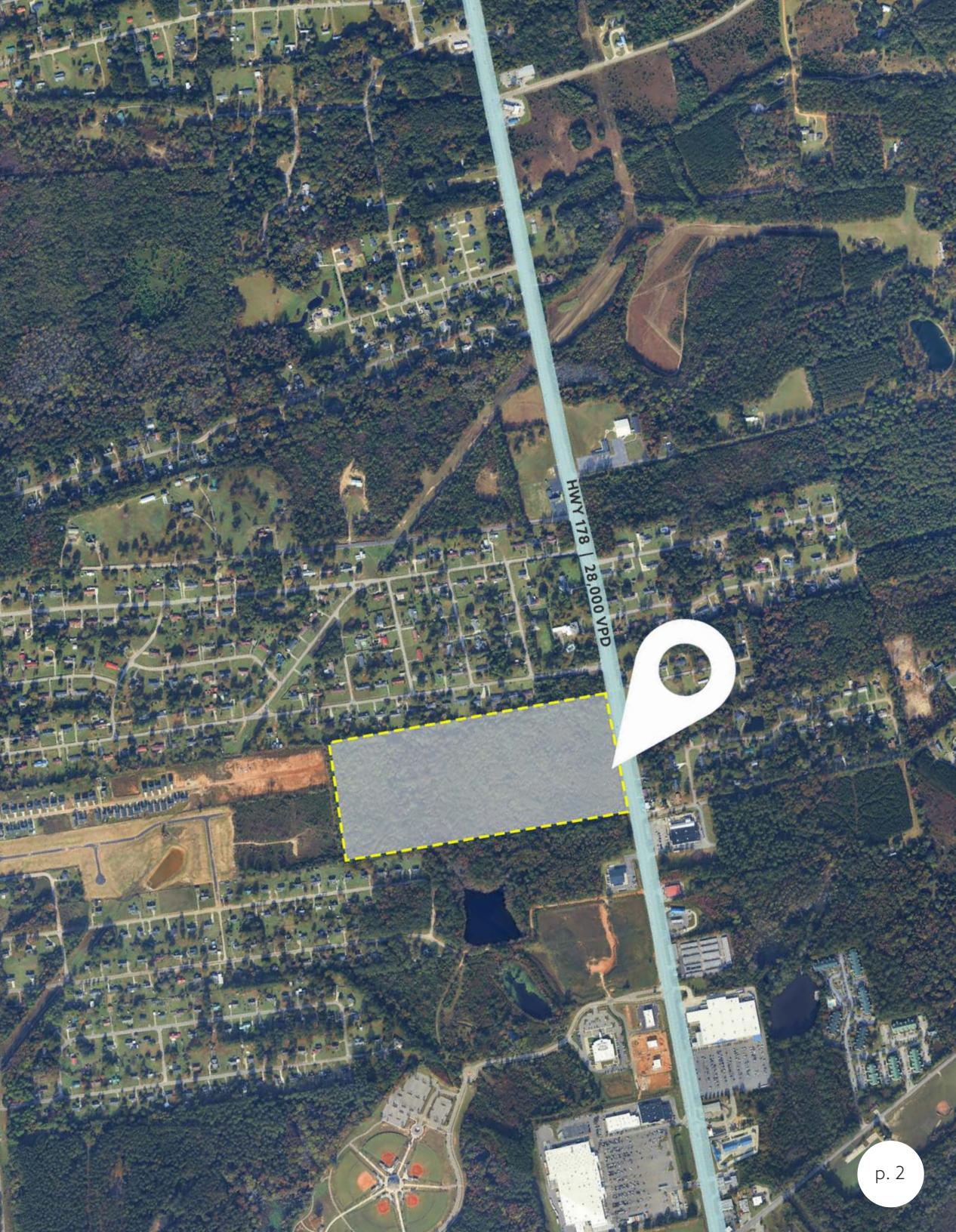
THE PROPERTY

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	Columbia, SC	38.7 miles
Orangeburg Country Club	1.9 miles	Augusta, GA	47.1 miles
Orangeburg Municipal Airport	5.8 miles	Charleston, SC	80.7 miles
SC State University	3.6 miles	Edisto Island, SC	89.4 miles
Lake Marion	28.5 miles		



UTILITY INFORMATION*

Key

Power (overhead)	
Power (buried)	
Water	
Gas	
Sewer	



CONCEPTUAL LAYOUT

NORTH ROAD (US 178)



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 its 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



For more information, please contact;

David Sigmon, CCIM, SIOR
PARTNER, BROKER
david@pintailcre.com
864.430.8060

Matt Vanvick, CCIM, SIOR
PARTNER, BROKER
matt@pintailcre.com
864.414.7005

Tom McMeekin
BROKERAGE ASSOCIATE
tom@pintailcre.com
864.921.7924

The logo for Pintail, featuring a stylized green feather or wing graphic above the word "PINTAIL" in a serif font.