

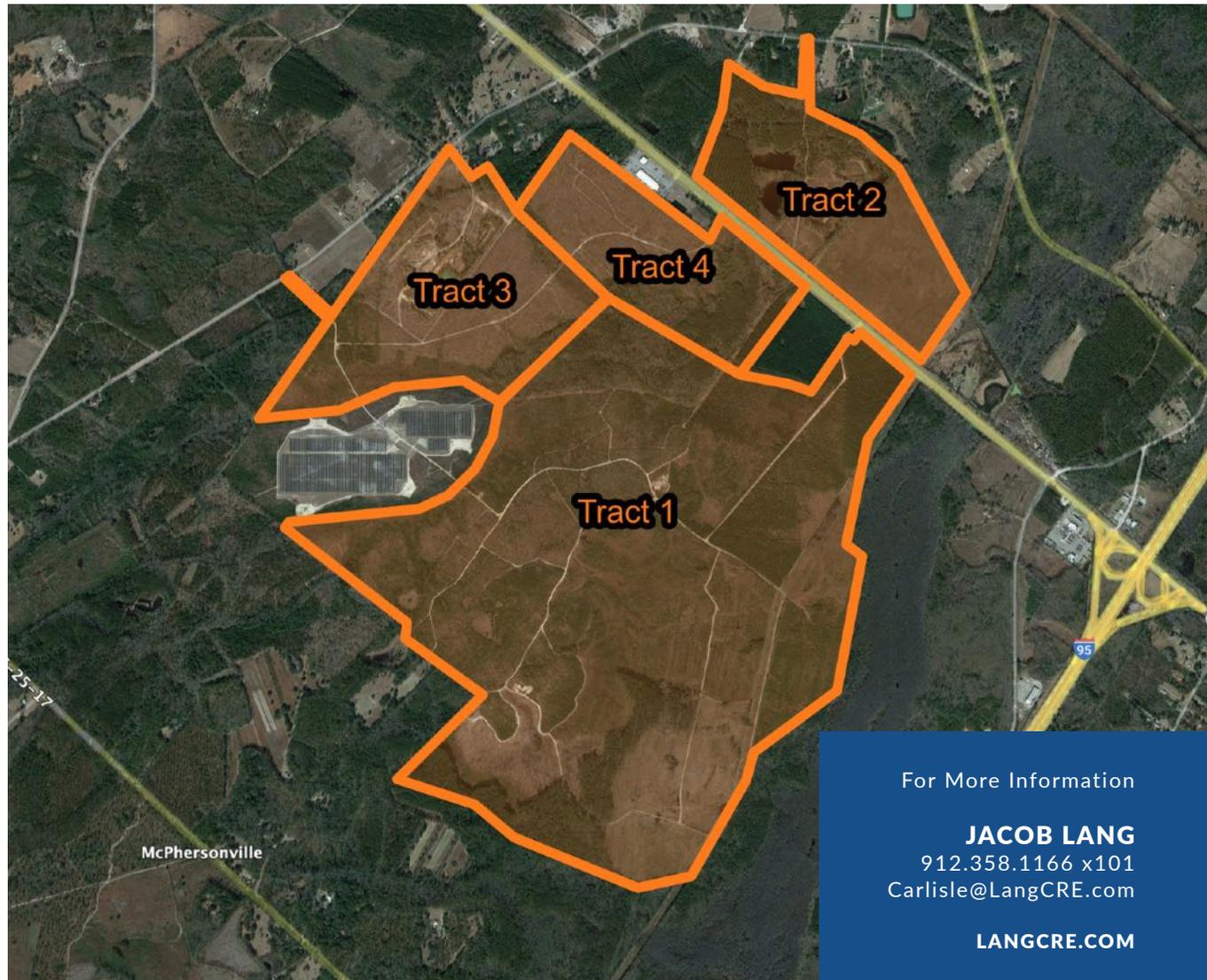
# ANGEL TRACT

13930 HIGHWAY 68, YEMASSEE, SC 29945

## PROPERTY HIGHLIGHTS

- +/- 1,625 Acres Total
- +/- 1,100 Upland Acres
- Industrial Zoning (Development-Friendly Hampton County)
- Utilities Available (Power, Gas, Electric, Sewer, Water Nearby)
- Incentives Available
- Price Negotiable

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	36	906	4,274
Total Population	101	2,512	12,077
Average HH Income	\$43,913	\$44,003	\$44,929

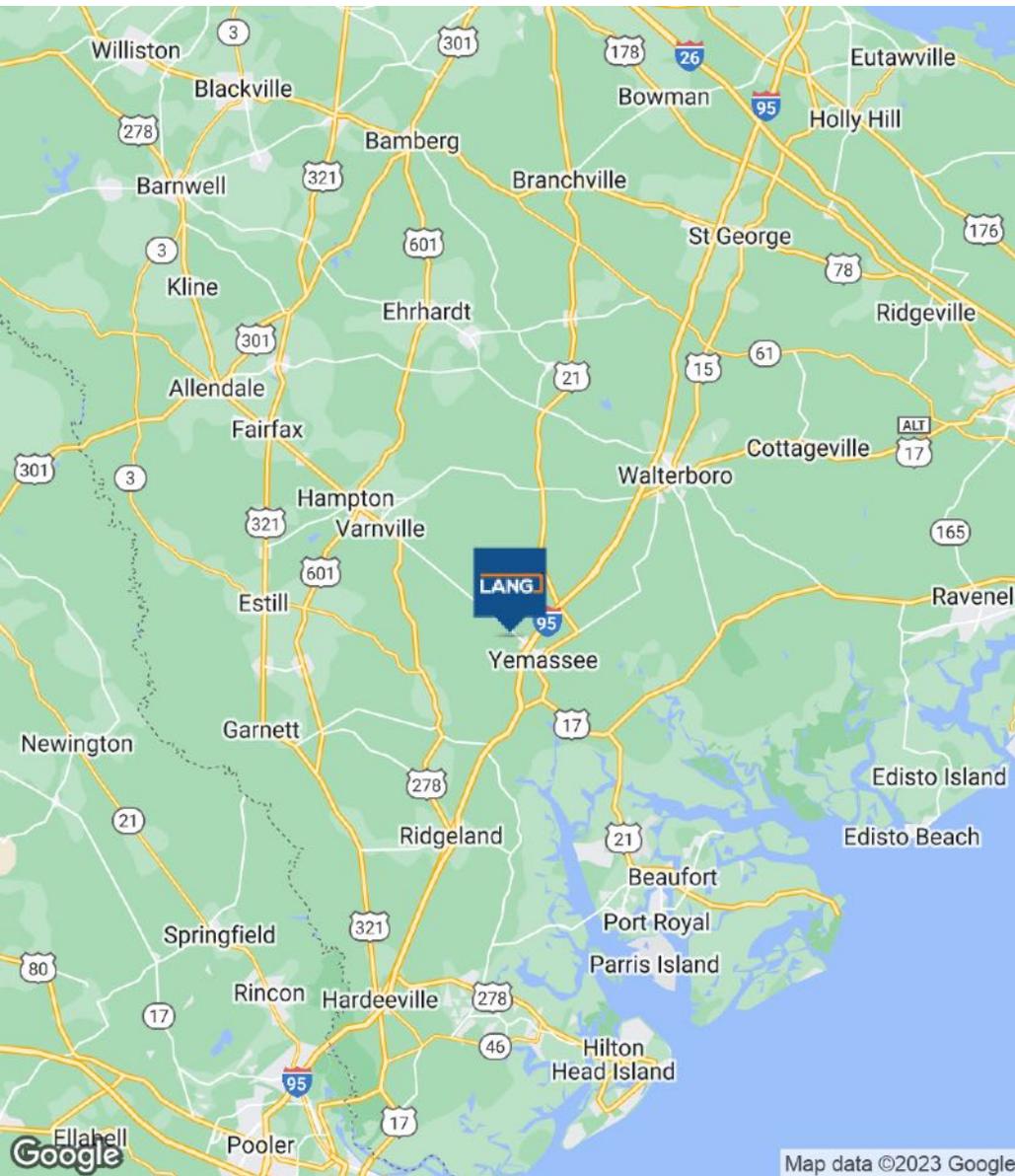


For More Information

**JACOB LANG**

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 Carlisle@LangCRE.com

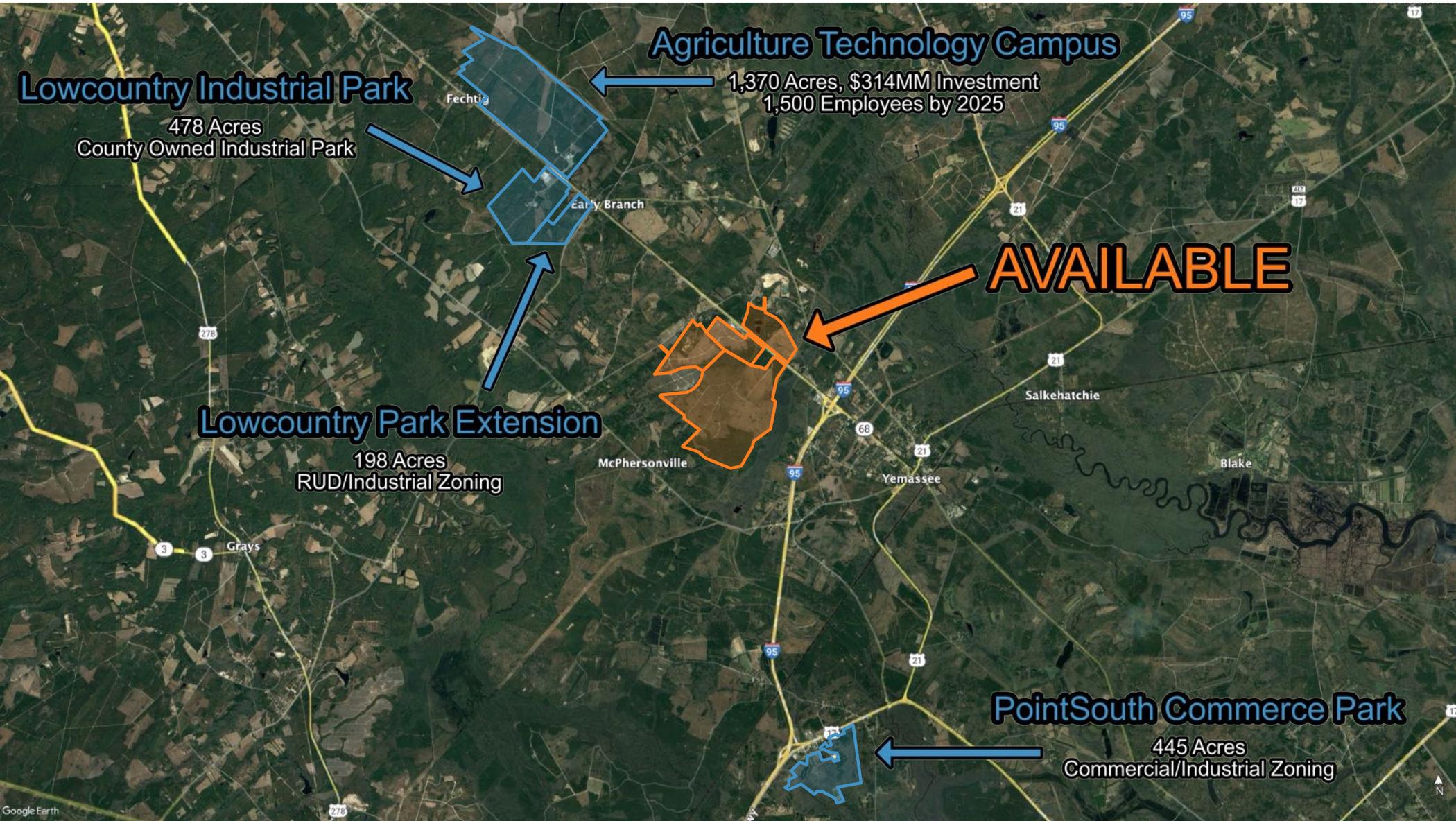
LANGCRE.COM



## PROPERTY DESCRIPTION

Located in an Opportunity Zone within development-friendly Hampton County, South Carolina, this +/- 1,625 acre tract is prime for development. Hampton County is a Tier III County offering \$20,000+ in Tax Incentives per employee for hiring. The Workforce Profile is exceptional and provides qualified employees within close proximity to the site. Currently zoned industrial, this opportunity is strategically positioned near the Port of Savannah (less than 50 miles) and the Port of Charleston (less than 65 miles). Exit 38 of I-95 is less than a mile from the site. CSX Rail parallels Highway 68. Existing uses immediately surrounding the property include R+L Carriers, NUPI Americas, Inc. Yield Scientific, LLC, Le Creuset, and the \$314MM Southern Carolina Industrial Campus. With nearly 1,100 upland acres this property represents a unique opportunity in the marketplace. Please download the brochure for additional information.

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**Lowcountry Industrial Park**

478 Acres  
County Owned Industrial Park

**Agriculture Technology Campus**

1,370 Acres, \$314MM Investment  
1,500 Employees by 2025

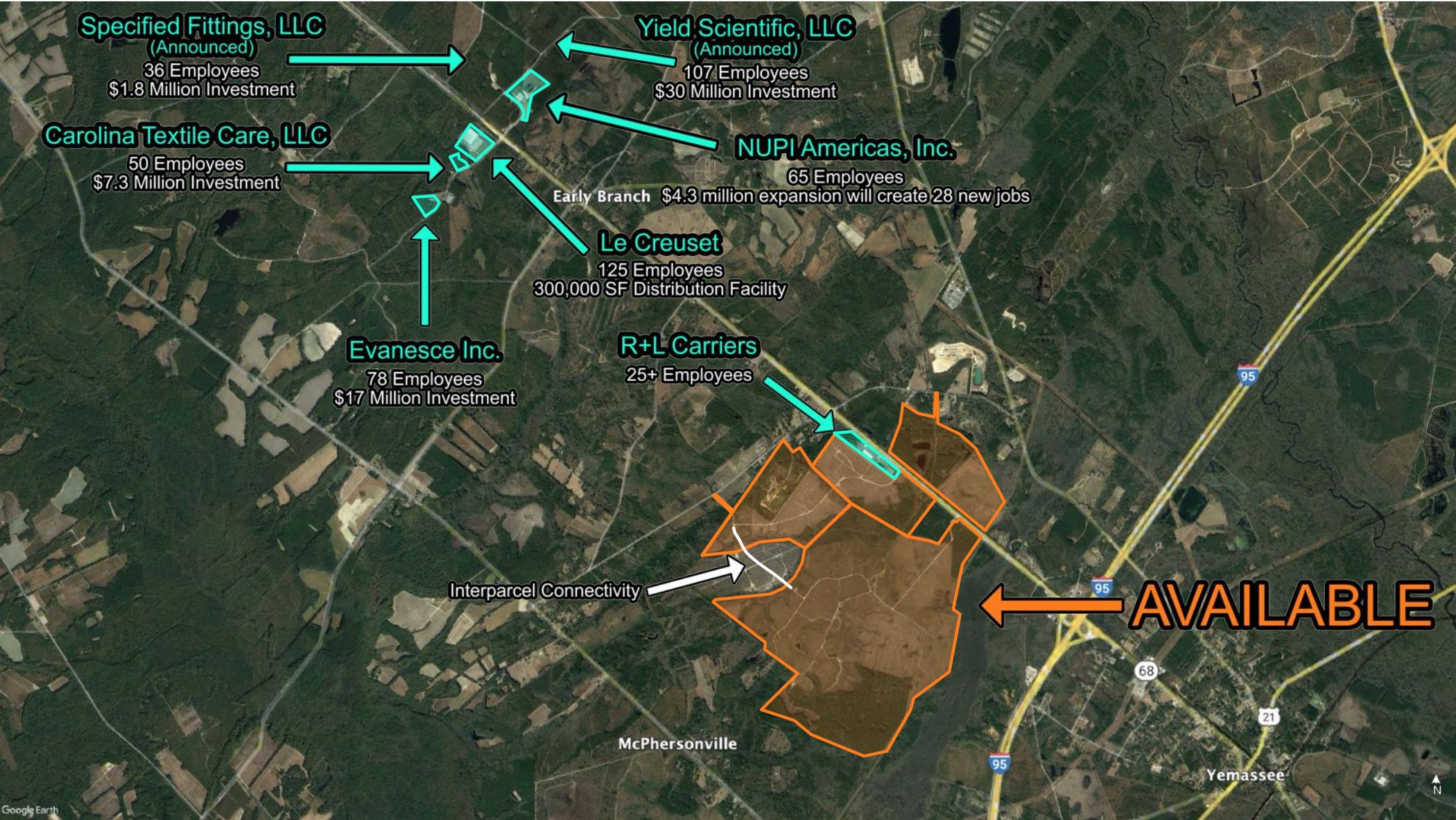
**Lowcountry Park Extension**

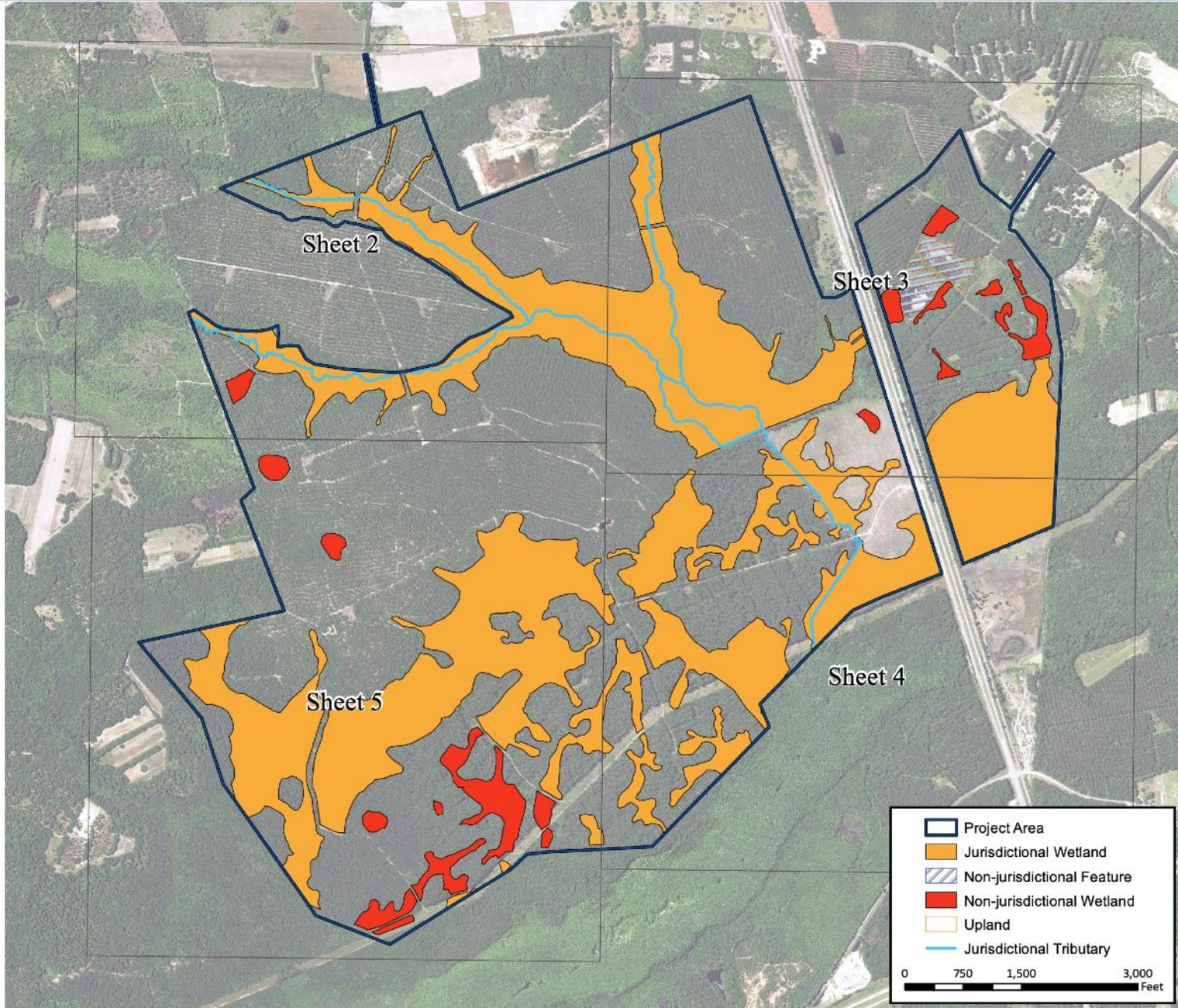
198 Acres  
RUD/Industrial Zoning

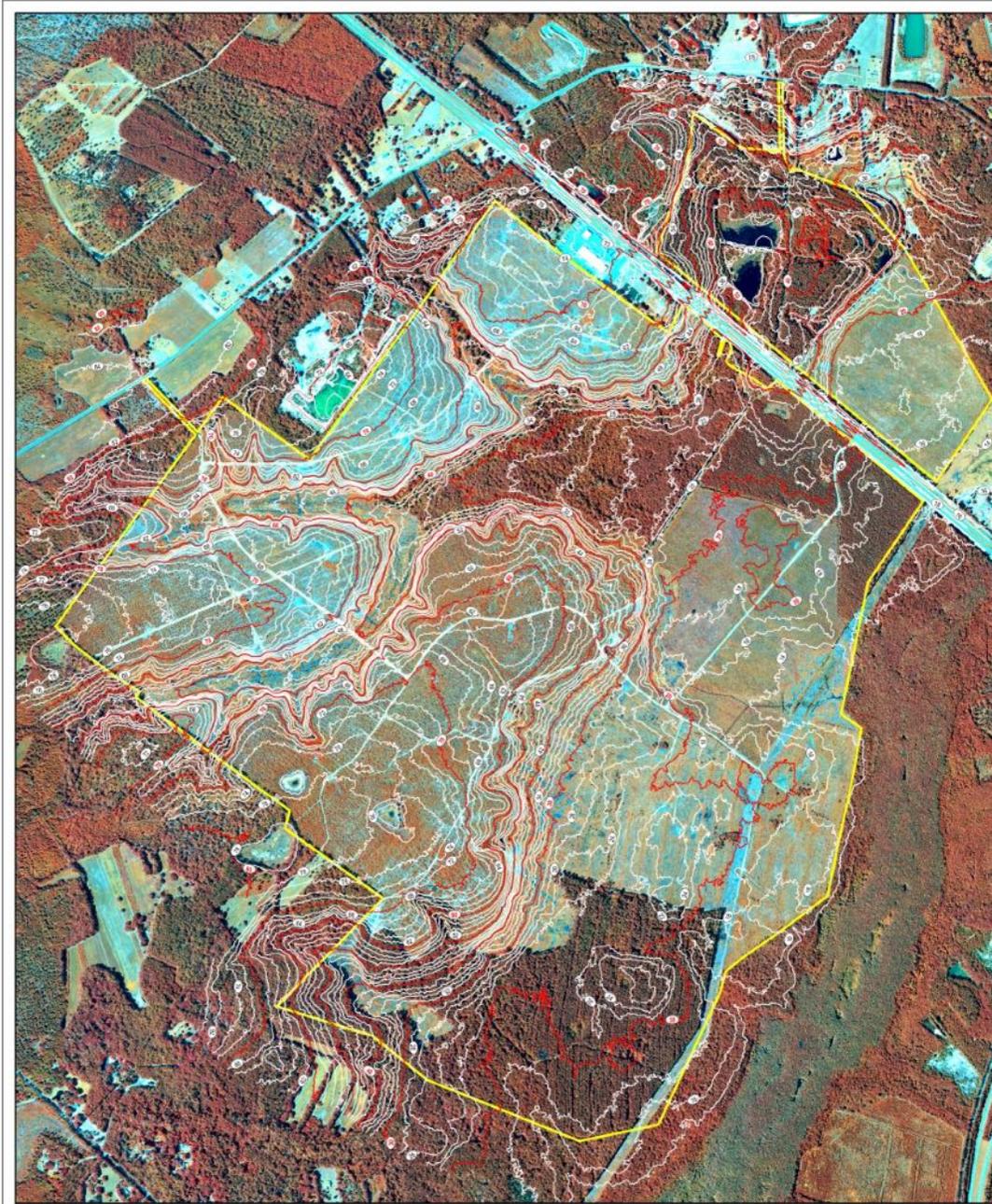
**AVAILABLE**

**PointSouth Commerce Park**

445 Acres  
Commercial/Industrial Zoning







2010 Aerial Contour Map

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	101	2,512	12,077
Average Age	43.4	42.7	38.7
Average Age (Male)	42.2	41.6	37.7
Average Age (Female)	44.2	43.7	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	36	906	4,274
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$43,913	\$44,003	\$44,929
Average House Value		\$162,732	\$134,027

\* Demographic data derived from 2020 ACS - US Census

