

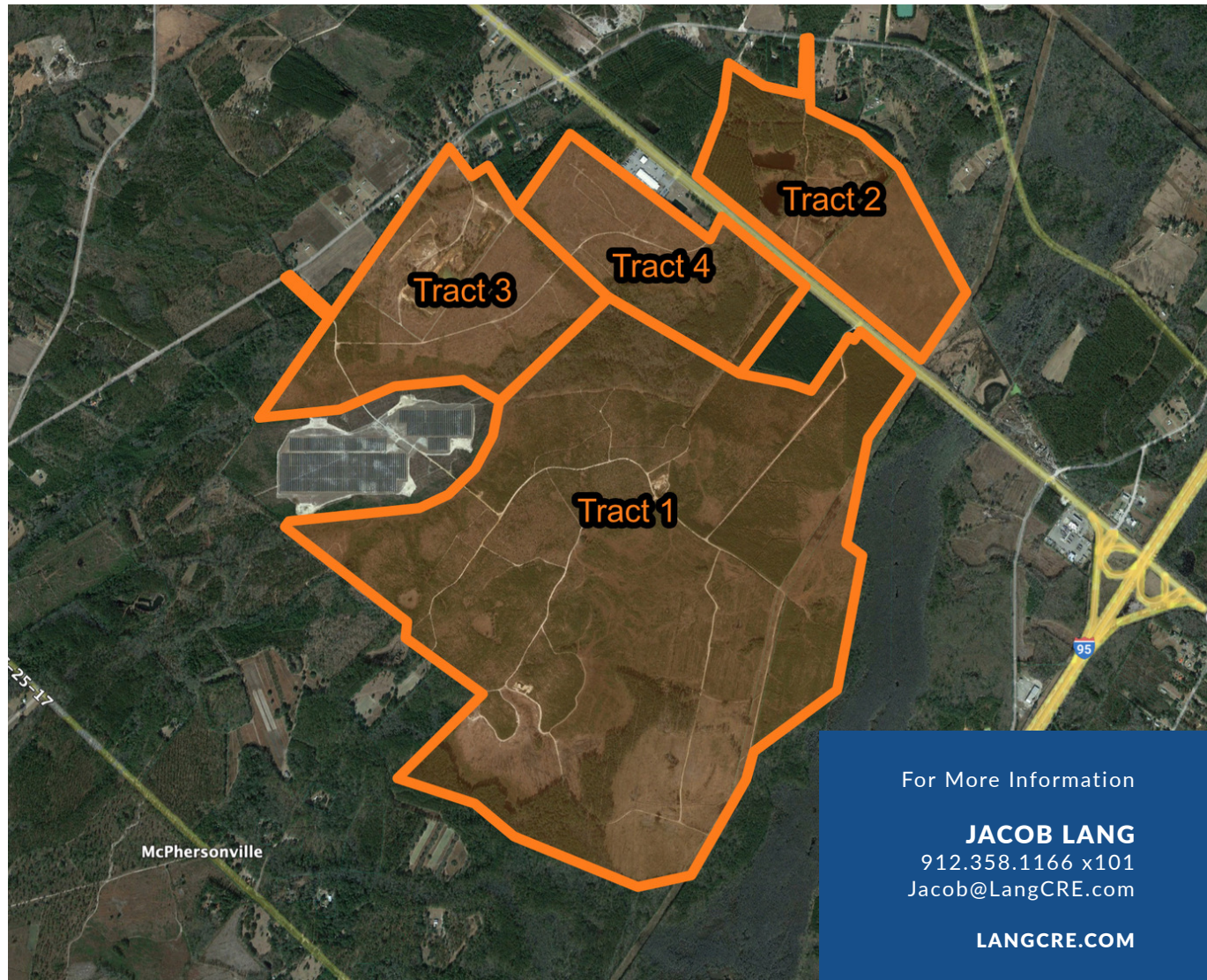
# ANGEL TRACT

13930 HIGHWAY 68, YEMASSEE, SC 29945

## PROPERTY HIGHLIGHTS

- +/- 1,625 Acres Total
- +/- 1,100 Upland Acres
- Industrial Zoning (Development-Friendly Hampton County)
- Located in a Federal Opportunity Zone
- Strongly Positioned and Fully Entitled for Data Center Development
- Utilities Available (Power, Gas, Electric, Sewer, Water)

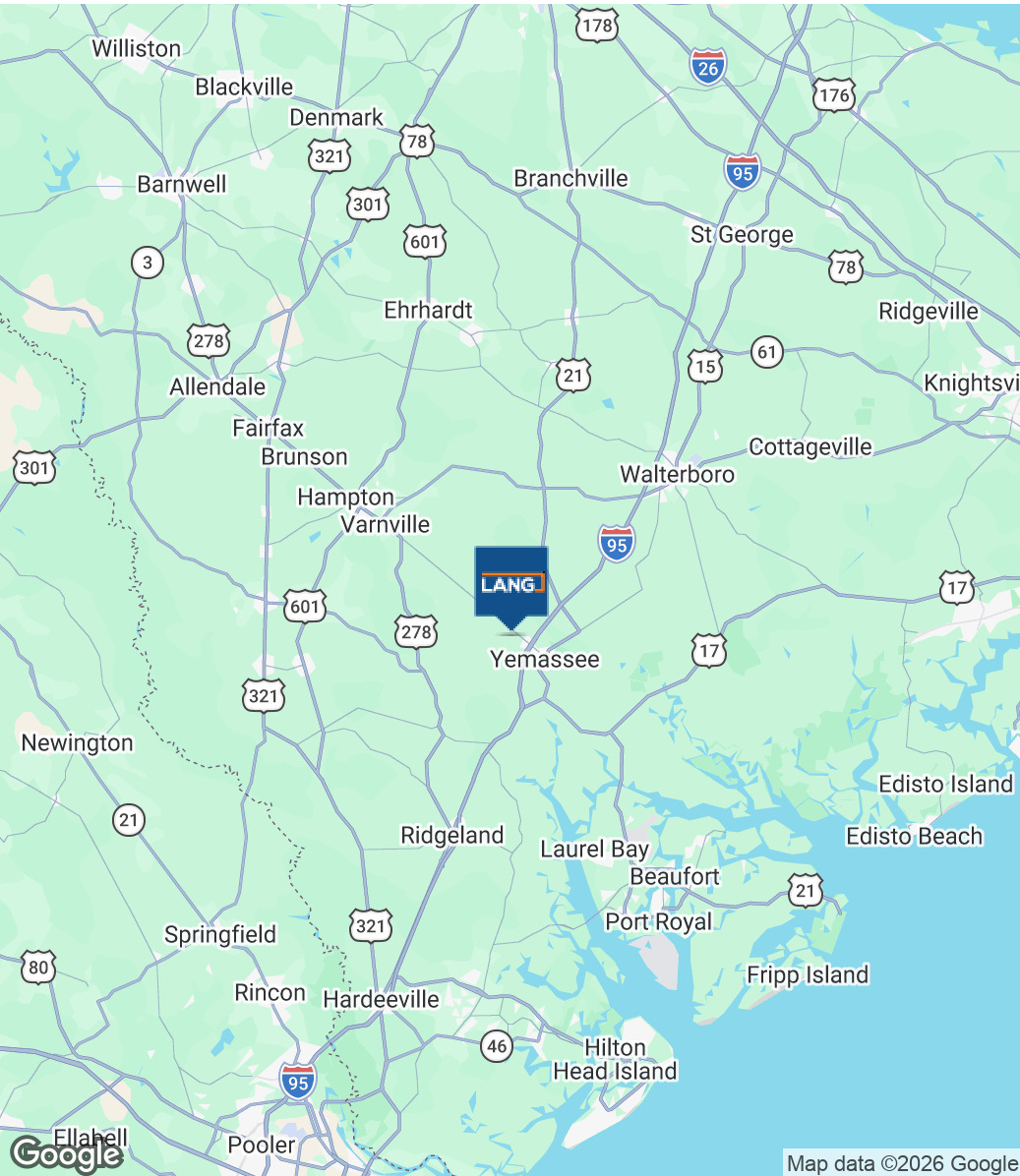
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	29	890	3,052
Total Population	74	2,185	7,242
Average HH Income	\$53,012	\$57,602	\$67,286



For More Information

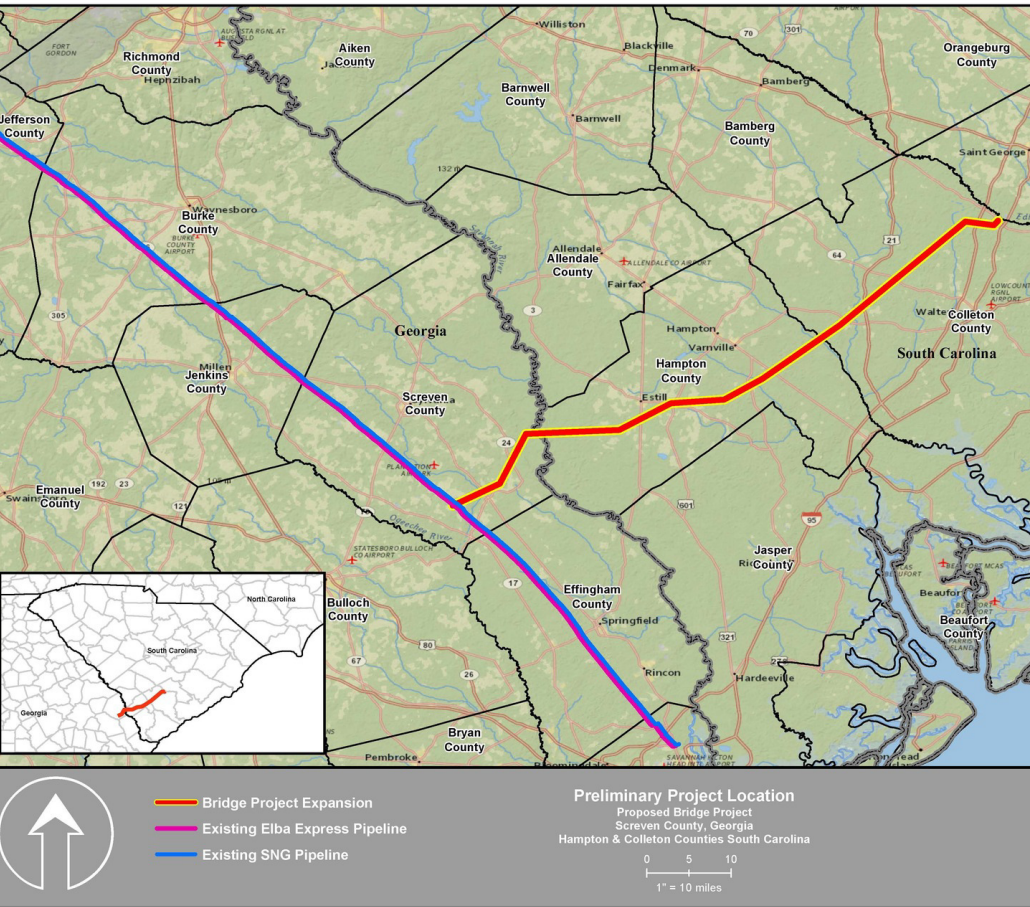
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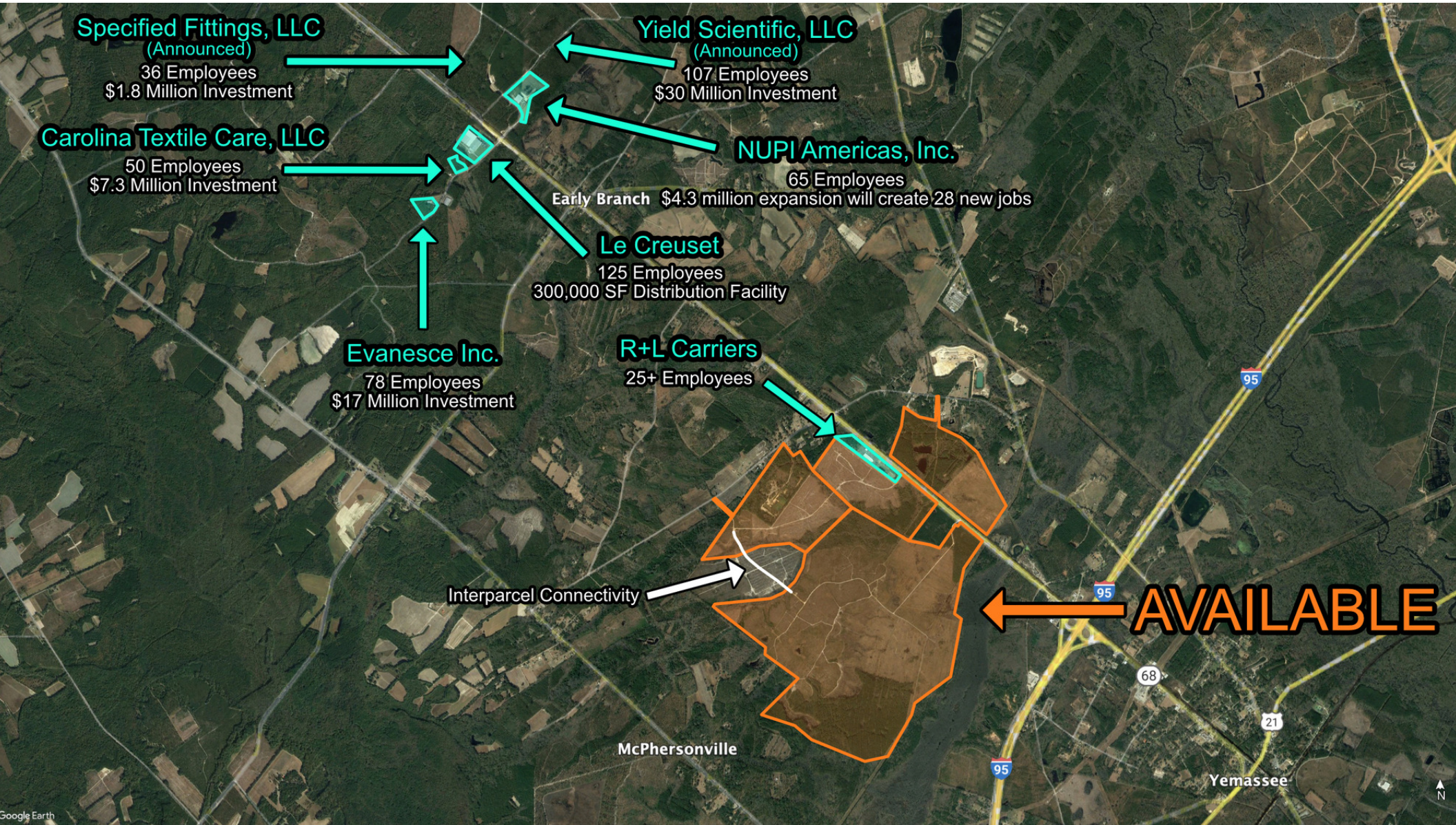
## PROPERTY DESCRIPTION

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.



## South Carolina Planned Infrastructure Improvements

- Significant natural gas pipeline expansion underway, increasing regional energy capacity
- Commitment Letters for Gas Service coming in October 2026
- Elba Bridge Project will provide 71 miles of 30-inch pipeline that will be within 10 miles of the site, allowing Lateral connection to the tract
- Pipeline to add over 1 million Dekatherms, with full service planned for 2030.
- Incremental power delivery expected prior to full rollout.
- Dual-Serviced Site with support from Kinder Morgan and Carolina Gas Transmission
- 2,180 MW power generation expansion (Canadys Station) targeted for full-scale operation by 2033
- Dominion Energy investing \$65 billion through 2030 to expand grid reliability and capacity
- Planned capacity expansions are designed to support high-load users, including advanced manufacturing and data center operations.
- **Elba Bridge Project Timeline Dates:**
- FERC Pre-Filing in Q3 2026
- File with FERC in Q2 2027
- Begin Construction in Q2 2028
- Proposed In-Service Date by Q2 2030



### Powerful Incentives. Lower Operating Costs. Scalable Growth.

South Carolina offers a highly competitive business environment and provides a powerful incentive platform for industrial users designed to reduce costs and accelerate returns. From a low corporate tax burden to aggressive job creation incentives, capital investment credits, and extensive sales tax exemptions, the state is structured to support faster growth, stronger margins, and long-term operational efficiency.



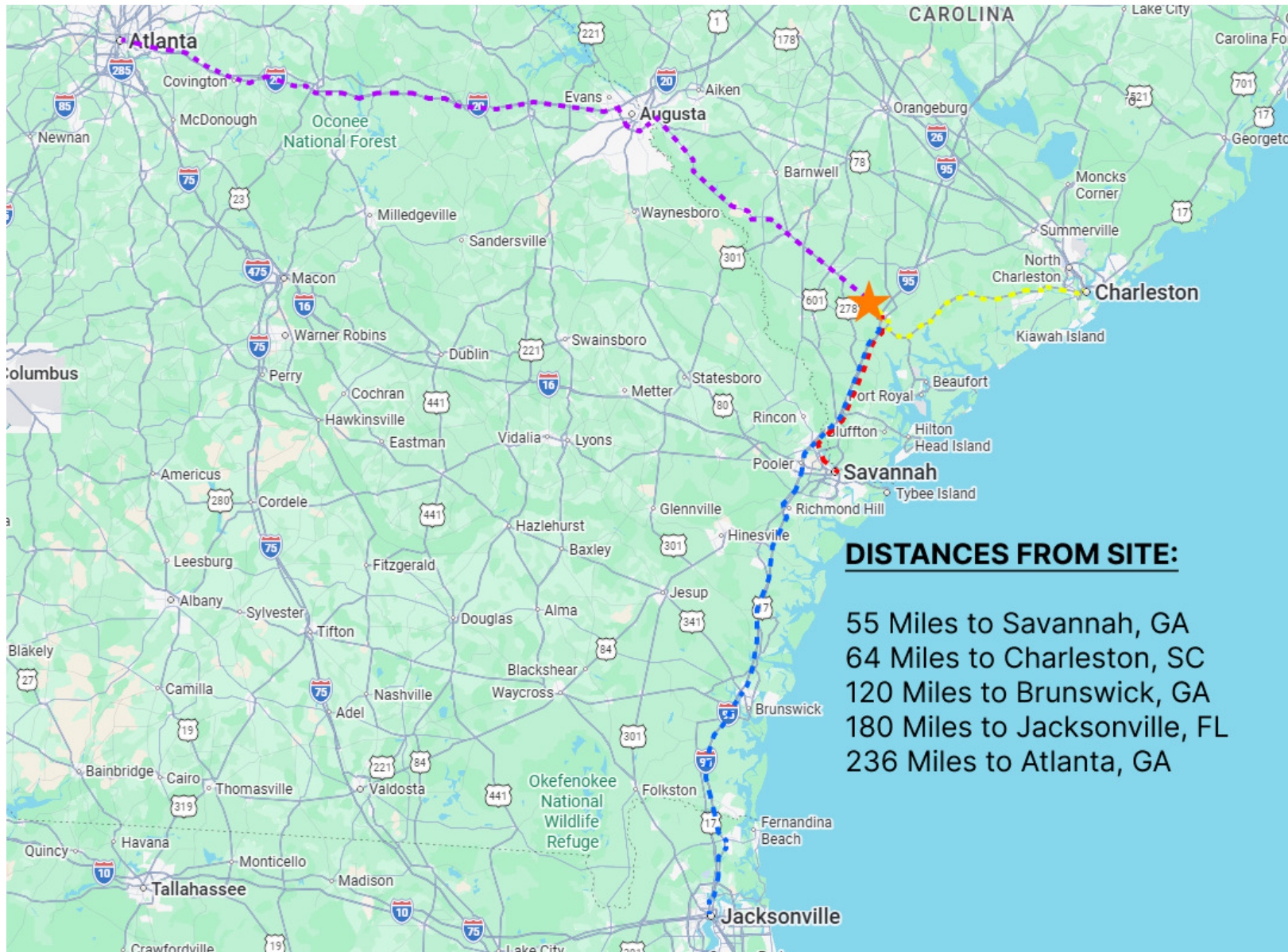
### By The Numbers

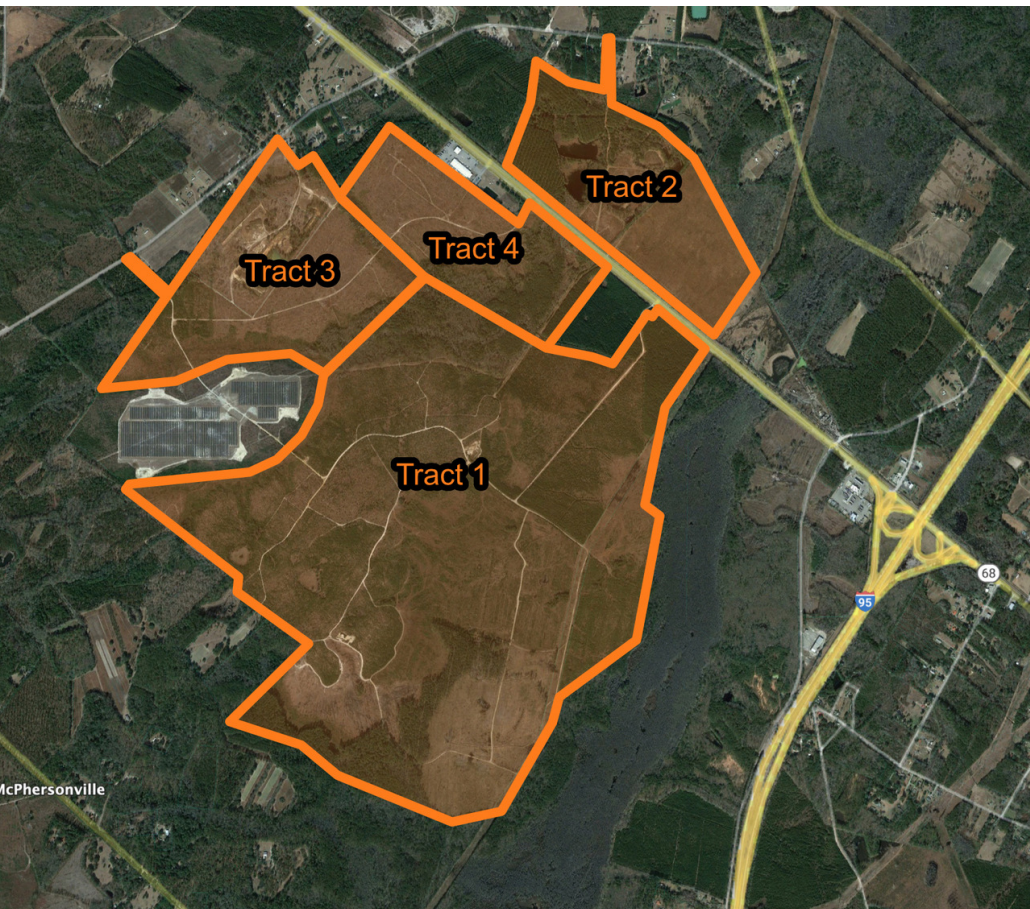
- Up to **\$20,250 per job** in New Job Tax Credits.
- Investment Tax Credit up to **2.5% of capital investment**.
- R&D Credit equal to **5% of qualified expenses**.
- Credits can offset up to 50% of annual tax liability.
- Potential 0% corporate income tax for up to 15 years on qualifying projects.
- Sales tax exemptions on Machinery, Materials, and Electricity or Industrial Fuels.
- Potential Five-Year Property Tax Abatement on applicable projects.

### Data Center Incentives

Datacenters located or expanding in South Carolina may be exempt from some sales and use taxes when the new or expanding facility meets certain investment and job creation requirements. These include:

- Certified by the South Carolina Department of Commerce as a qualifying Datacenter.
- Invest at least \$50 Million in real or personal property at a single facility over a five-year period.
- Create at least 25 new jobs with an average wage at least 150% of the state or county per capita wage, whichever of the two is lower.
- Maintain these 25 jobs for at least three years.

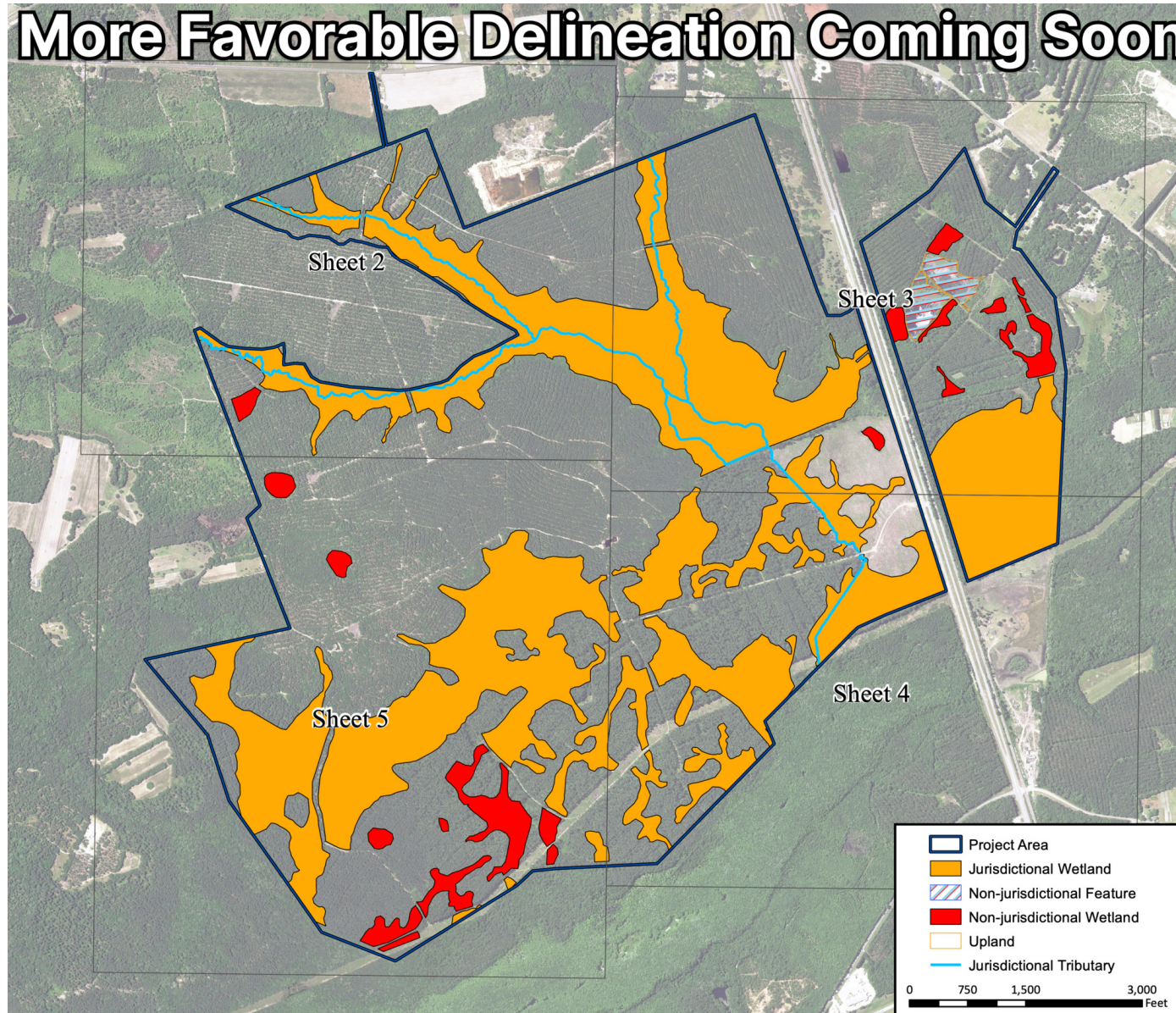




### PERMITTED USES

- Zoned Industrial (IND) under the jurisdiction of Hampton County, SC.
- Permitted Uses include:
  - Data Centers
  - Wholesale, warehouse, and distribution uses
  - Industrial and Processing Plants
  - Laboratories and Research Facilities
  - Utilities production and distribution facilities, i.e. gas, electric, and telephone
  - Sanitary landfills and incinerators
  - Mining and extraction operations
  - Resource recovery and recycling facilities
  - Prisons, water plants and sewerage treatment facilities, and substations
  - Hazardous waste and nuclear waste transfer, storage, treatment and/or disposal facilities
  - Bulk and outdoor storage lots
  - Automotive and wrecking, salvage and junk yards

# More Favorable Delineation Coming Soon



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	74	2,185	7,242
Average Age	43.4	43.1	45.2
Average Age (Male)	42.5	41.4	43.5
Average Age (Female)	44.0	43.9	45.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	29	890	3,052
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$53,012	\$57,602	\$67,286
Average House Value	\$107,029	\$138,650	\$169,633

\* Demographic data derived from 2020 ACS - US Census

