

FOR SALE

Five Chop Rd & Whittaker Pkwy, Orangeburg, SC 29201
±6.48 AC Redevelopment Site



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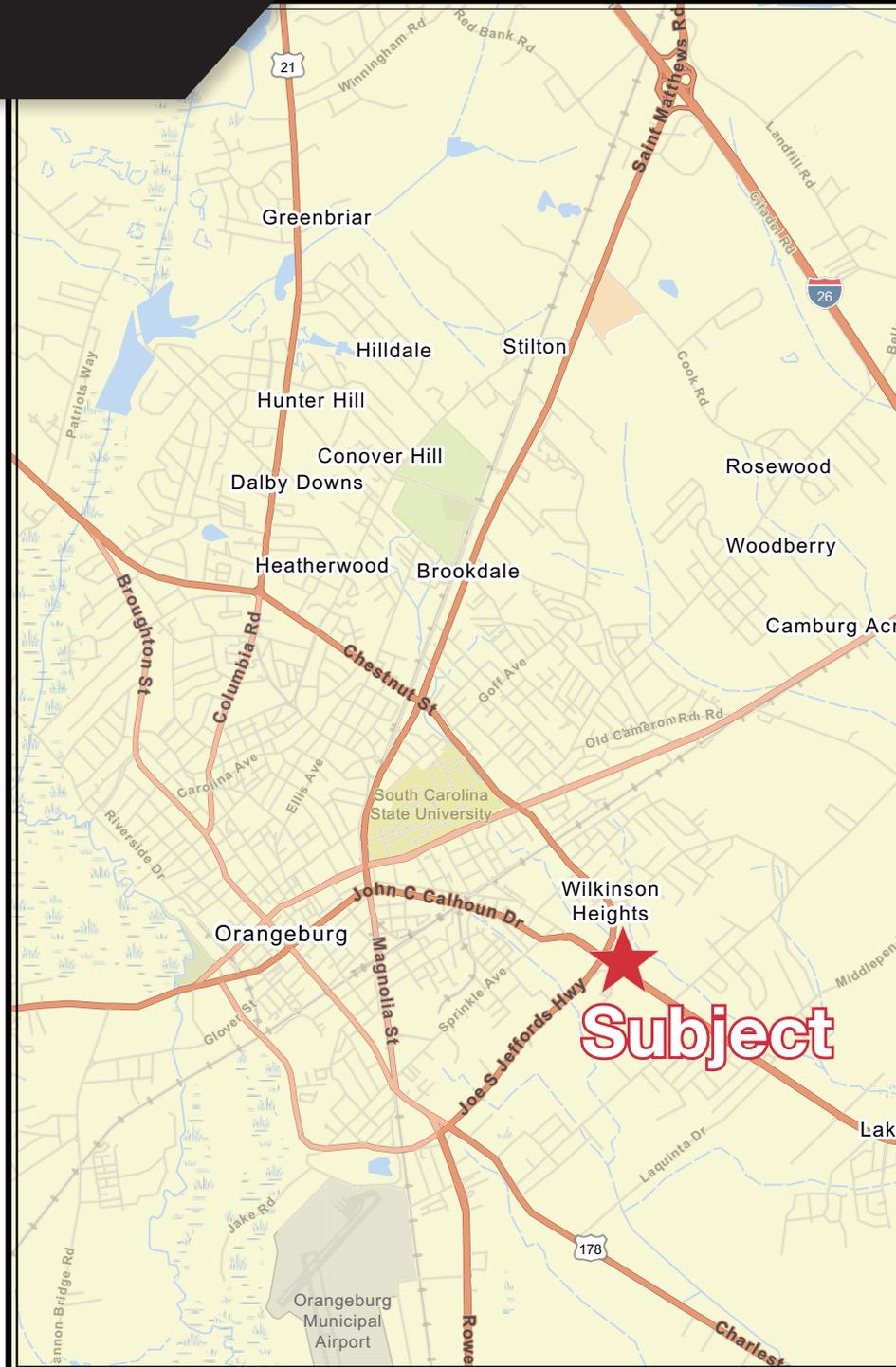
PROPERTY INFORMATION

Property Information

- +/- 6.48 acre redevelopment site in Orangeburg's path of progress
- Traffic Count: 17,000 VPD (Five Chop Rd)
- Utility Providers: Department of Public Utilities (Water and Electric)
- Sewer and Gas Available
- Zoning: General Commercial
- **Sale Price:** \$1,300,000

Location Advantages

- 6.1 Miles from I-26 Exit 154
- 4.3 Miles from I-26 Exit 149.
- 1.5 Miles from South Carolina State University.



PROPERTY PHOTOS



POINTS OF INTEREST

Orangeburg Municipal Airport
~2.4 Miles



Downtown Orangeburg



Five Chop Rd.



Whittaker Pkwy.



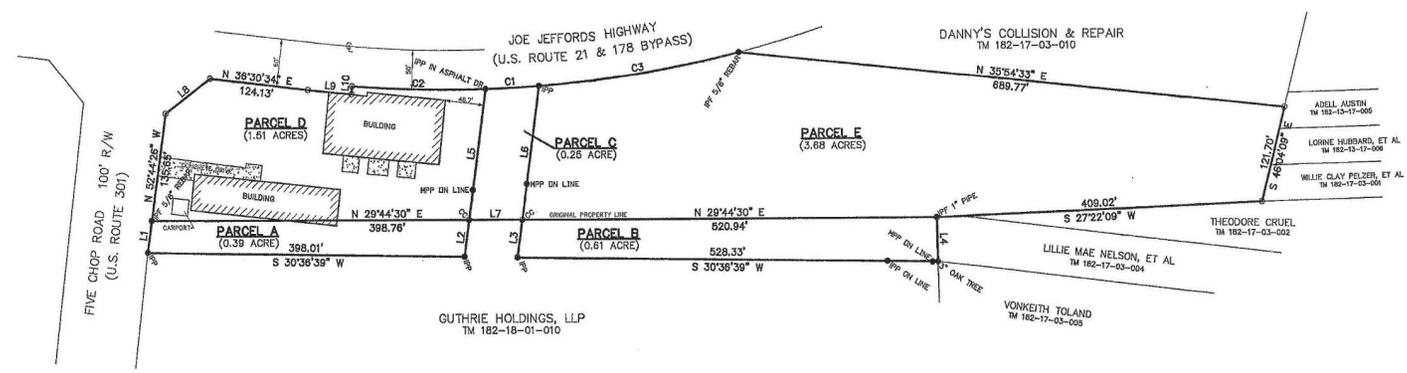
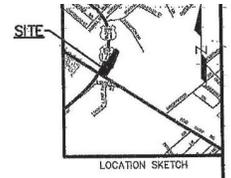
Subject

PLAT INCLUDING EASEMENT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	ARC	CHORD BEARING
C1	67.16	1482.37	2°35'45"	67.16	N 28°36'49" E
C2	187.35	1482.37	6°28'19"	187.44	N 31°08'51" E
C3	254.92	1482.37	9°51'55"	255.23	N 20°22'44" E

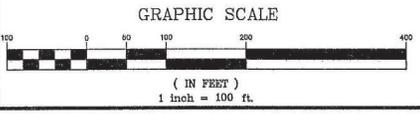
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 52°44'28" W	40.27
L2	S 52°44'01" E	46.36
L3	N 52°44'01" W	47.38
L4	S 51°28'54" E	55.00
L5	N 52°44'01" W	165.31
L6	S 52°44'01" E	169.01
L7	S 29°44'30" W	66.57
L8	N 08°08'58" W	71.17
L9	N 35°25'47" E	55.37
L10	N 55°36'59" W	10.00



NOTES:
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 ADJACENT OWNERS SHOWN AS LISTED PER WWW.ORANGEBURGCOUNTY.ORG/ASSESSOR.
 BOUNDARY DATA COMPILED FROM REFERENCE PLATS 2 & 3. NO FIELD WORK PERFORMED THIS DATE.

REFERENCE:
 1. A PLAT FOR GUTHRIE HOLDINGS, LLP & KINGDOM LIFE INVESTMENTS, INC. BY EDISTO SURVEYORS, INC. DATED DECEMBER 2, 2003 LAST REVISED SEPTEMBER 14, 2004.
 2. AN ACRES LAND TITLE SURVEY FOR JELLA GLEATON BY B. P. BARBER & ASSOCIATES, INC. DATED AUGUST 23, 1988.
 3. A PLAT FOR GUTHRIE HOLDINGS, LLP BY EDISTO ENGINEERS & SURVEYORS, INC. DATED AUGUST 17, 2005.

- MPP METAL POST PLACED
- IPP IRON PIN PLACED (5/8" REBAR)
- IFP IRON PIN FOUND
- COMPUTED CORNER



TM 182-17-03-009 (2000)
 TM 182-10-07-018 (OLD)

A
 COMPILED SKETCH
 OF
6.44 ACRES
 STATE OF SOUTH CAROLINA
 COUNTY OF ORANGEBURG
 ORANGE TOWNSHIP

PREPARED FOR:
BARRY GLEATON
BUD GLEATON

EDISTO ENGINEERS & SURVEYORS, INC.
 PO BOX 1725 ORANGEBURG, SOUTH CAROLINA 29118
 20265-DIVD 20265-3599-C

DATE: FEBRUARY 24, 2016

DEMOGRAPHIC PROFILE

1 MILE RADIUS

Summary	2024	2029
Population	2,169	2,067
Households	909	887
Families	530	515
Average Household Size	2.22	2.16
Owner Occupied Housing Units	547	568
Renter Occupied Housing Units	362	318
Median Age	38.4	39.4
Average Household Income	\$36,492	\$40,820

3 MILE RADIUS

Summary	2024	2029
Population	20,260	19,729
Households	7,356	7,270
Families	4,066	4,003
Average Household Size	2.23	2.19
Owner Occupied Housing Units	3,555	3,775
Renter Occupied Housing Units	3,801	3,495
Median Age	33.7	34.9
Average Household Income	\$47,767	55,183

5 MILE RADIUS

Summary	2024	2029
Population	31,182	30,245
Households	11,990	11,834
Families	7,014	6,900
Average Household Size	2.27	2.22
Owner Occupied Housing Units	6,865	7,193
Renter Occupied Housing Units	5,125	4,641
Median Age	37.5	38.7
Average Household Income	\$57,809	\$66,161

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