

0.53+/- Acre ~ Orangeburg, SC
Corner of John C Calhoun & Windsor Street



Available for Prime Office/Retail/ Development

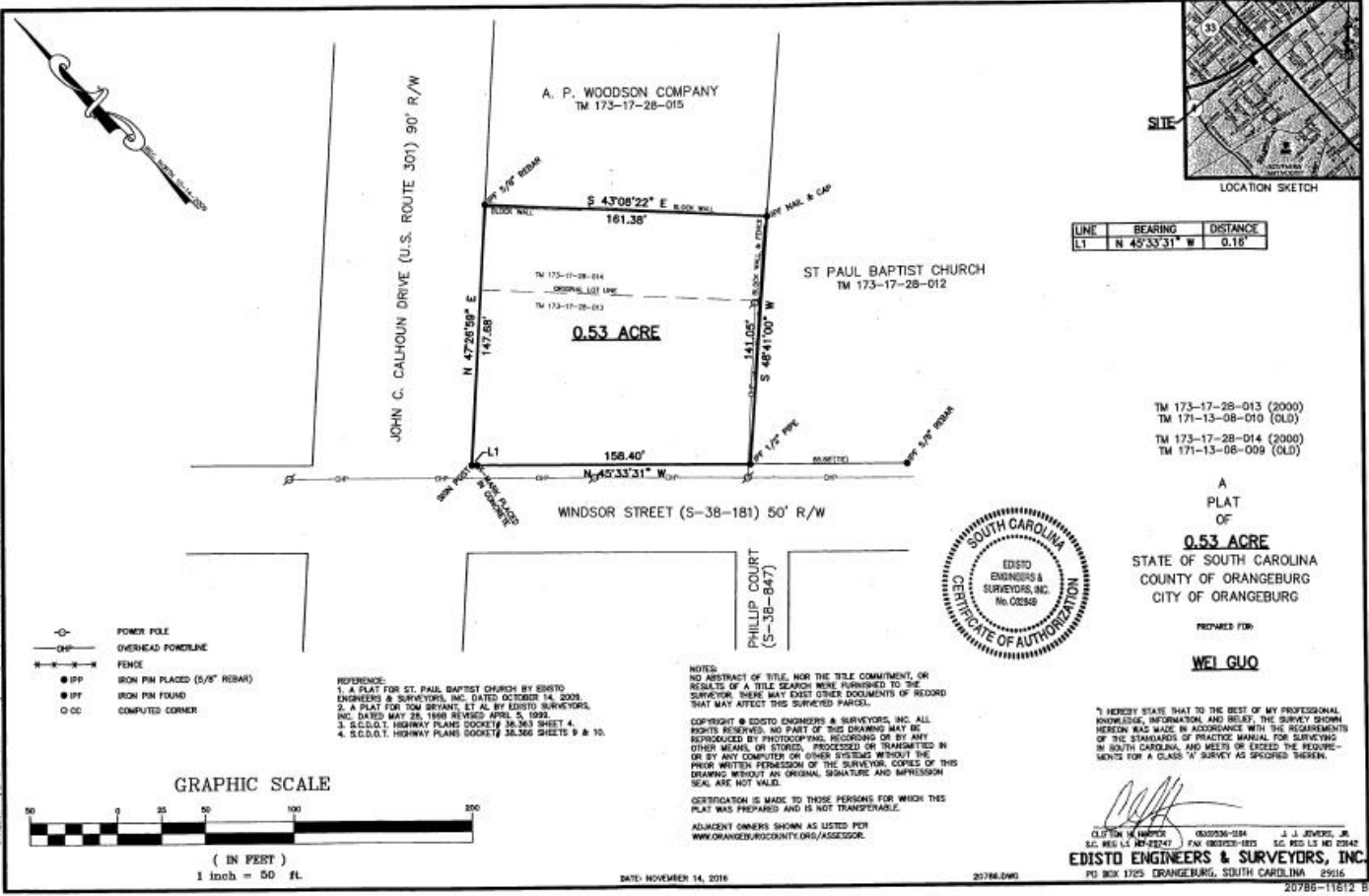
- ❖ **Corner Lot Located on John C Calhoun in Orangeburg, SC near Hardees and Walgreens**
- ❖ **Features:** City Utilities Available – Over 148' of Frontage on John C Calhoun – Plat Available
- ❖ **Central Location w/Proximity to:** Edisto Rose Garden and Downtown Orangeburg
- ❖ **High Traffic Area:** 2017 SCDOT Traffic Counts: Station 231 – 18,100 VPD; Station 233 – 18,200 VPD; Station 235 - 13,600 VPD
- ❖ **Tax Map #'s:** 173-17-28-013 & 173-17-28-014

Now Available For \$255,000

For Additional Information, Please Contact:

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Libby Bryant
Century 21 The Moore Group
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LINE	BEARING	DISTANCE
LT	N 45°33'31" W	0.18'

- TM 173-17-28-013 (2000)
- TM 171-13-08-010 (OLD)
- TM 173-17-28-014 (2000)
- TM 171-13-08-009 (OLD)



A
 PLAT
 OF
0.53 ACRE
 STATE OF SOUTH CAROLINA
 COUNTY OF ORANGEBURG
 CITY OF ORANGEBURG

PREPARED FOR
WEL GUO

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND DOES NOT EXCEED THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN.

[Signature]
 CLIFTON W. WATERS 0602036-284 J. J. JEWERS, JR.
 S.C. REG. L.S. 28-28247-1 PAW 0802038-185 S.C. REG. L.S. 161-02842
EDISTO ENGINEERS & SURVEYORS, INC.
 PO BOX 1725 ORANGEBURG, SOUTH CAROLINA 29116

- REFERENCE:**
1. A PLAT FOR ST. PAUL BAPTIST CHURCH BY EDISTO ENGINEERS & SURVEYORS, INC. DATED OCTOBER 14, 2008.
 2. A PLAT FOR SON BRYANT, ET AL BY EDISTO SURVEYORS, INC. DATED MAY 28, 1999 REVISED APRIL 5, 1993.
 3. S.C.D.O.T. HIGHWAY PLANS DOCKET# 36-363 SHEET 4.
 4. S.C.D.O.T. HIGHWAY PLANS DOCKET# 36-366 SHEETS 9 & 10.

NOTES:
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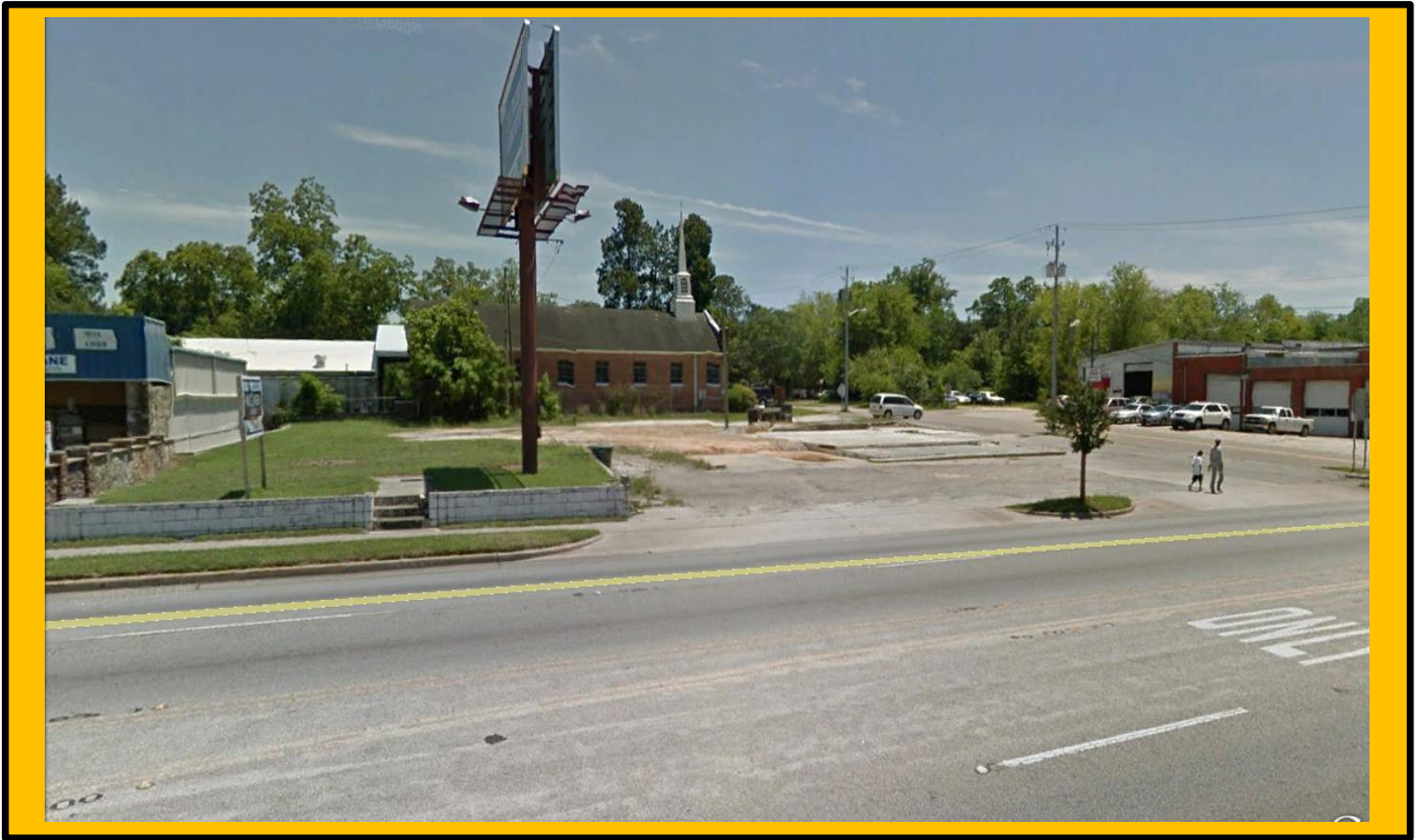
CERTIFICATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
 ADJACENT OWNERS SHOWN AS LISTED PER WWW.ORANGEBURG.COUNTY.ORG/ASSESSOR.

DATE: NOVEMBER 14, 2016

20786.DWG

20786-11612 B

CARLSON P. LAND PROJECTS 3004/2016/07/02/07/07/11-14-2016 (DWG)



Area Highlights

- The Regional Medical Center: 313 Bed Facility with 1,200 Employees. 11,600 Admissions in 2015
- Orangeburg Calhoun Technical College: In 2014, 220 Employees & 3,060 Students
- 3 Convenience Stores/Travel Centers
- 10 Franchise Restaurants
- 3 Car Dealerships
- Orangeburg Family YMCA & Aquatic Park
- Edisto gardens
- Downtown Business Area
- 3 Financial Institutes
- Wal-Mart Neighborhood Store
- 3 Auto Stores

Two (2) Universities:

South Carolina State University: 760 Employees & 3,054 Students

Clafin University: 225 Employees & 2,000 Students

Nearby Industry:

SI Group	Chemical Intermediates, Specialty Resins & Solutions	270 Employees
Zeus Industrial Products:	Polymer Tubing	450 Employees
Bimbo Bakeries:	Sunbeam/Colonial Breads	500 Employees

Recent Expansions:

The Regional Medical Center: New \$6.8 Million, 16,000 square foot Dialysis Access Institute

OC Technical College: New \$12 Million Health Science Facility

Husqvarna: New \$29 Million, 513,000 square foot Distribution Center

Okonite: New \$19.5 Million Expansion to its Rewind Bldg by 12,600 SF & its Manufacturing building by 49,000 SF

GKN Aerospace: \$20 Million Additional Manufacturing Facility Adjacent to Current 150,000 sq. ft. Facility

Bimbo Bakeries: \$9.3 Million Renovation/Expansion with Equipment Upgrade

Koyo Bearing: \$10 Million New Equipment & Machinery Upgrade

Other Major Developments are in Various Stages and will be announced in the Upcoming Months including the Addition of:

New Department of Social Services Facility: 29,000 Sq Ft Facility w/250 + Employees

New Charter School for Health Professions: 16,500 Sq Ft Facility w/450 + Students and Staff

New Felton Lab Charter School: 50,000 Sq Ft Facility w/450 + Students and Staff

Two New Major Flag Hotels: Tru by Hilton & SpringHill Inn & Suites