



WILLINGTON DRIVE

208 Willington Dr. | Orangeburg, SC 29118

OFFERING MEMORANDUM

FURMAN

CAPITAL ADVISORS

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INVESTMENT

HIGHLIGHTS

Willington Drive
Orangeburg, SC

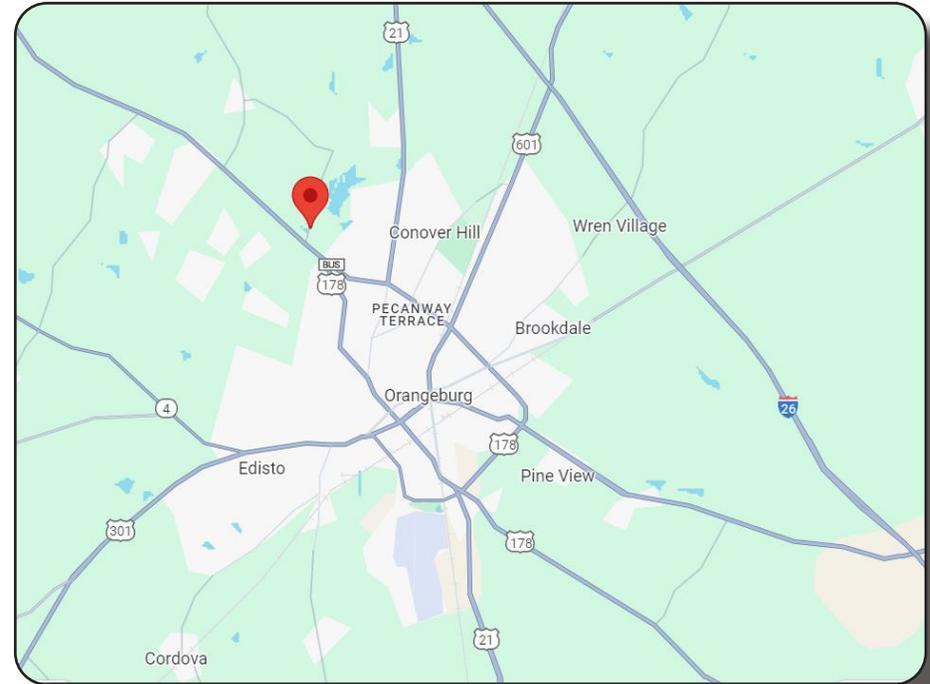
INVESTMENT HIGHLIGHTS

Executive Summary

PROPERTY SUMMARY

Address	NPA Willington Road
Parcel Number	0151-07-04-009.000
Acres	12.95
Zoning	CN & RS

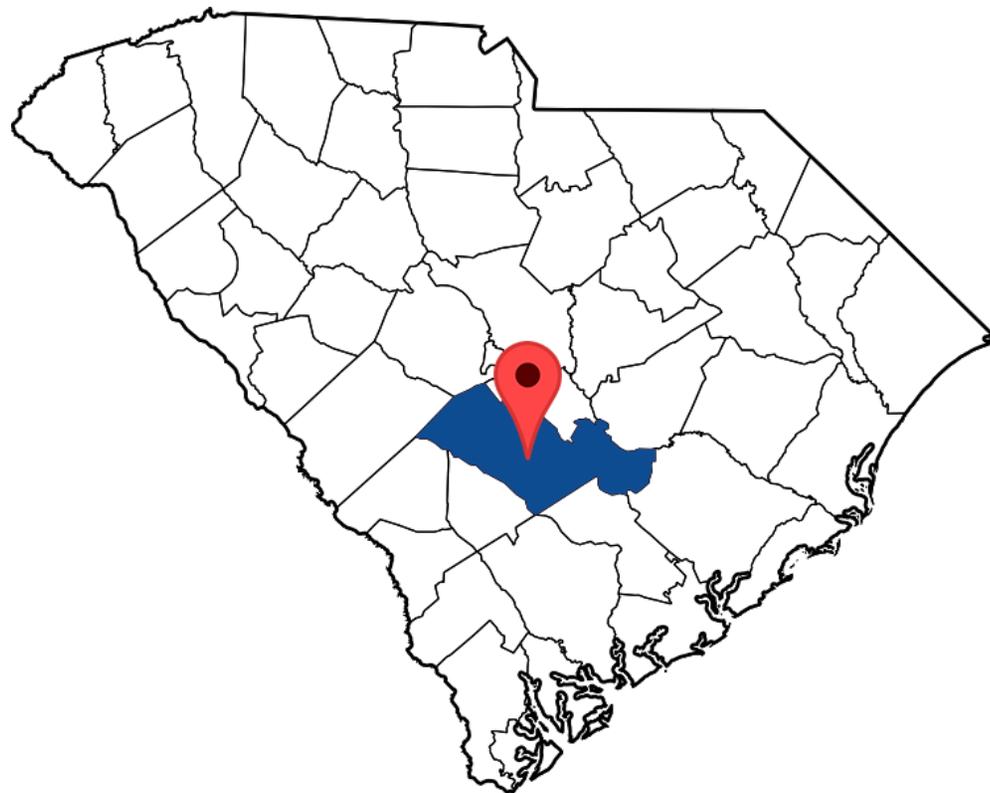
Address	208 Willington Road
Parcel Numbers	0151-10-02-001.000
Acres	26.69
Zoning	CG



INVESTMENT HIGHLIGHTS

Property Overview

- **Exceptional Transportation Access:** Immediate access to U.S. Highway 601, close proximity to I-26, and convenient drives to the Port of Charleston and Port of Savannah, supporting industrial, logistics, and distribution users.
- **Major Nearby Employers:** Surrounded by key employers like Husqvarna, GKN Aerospace, and Zeus Industrial, driving strong local demand for workforce housing and commercial services.
- **Proximity to Educational Institutions:** Minutes from Orangeburg-Wilkinson High School, South Carolina State University, and Claflin University, creating opportunities for residential, mixed-use, and student-oriented development.
- **Utility Availability and Site Readiness:** ±39.64 acres of mostly flat land with nearby access to water, sewer, and power infrastructure, reducing development costs and timelines.
- **Affordable Entry with Growth Potential:** Positioned in an emerging corridor where land costs remain significantly lower than Columbia and Charleston, offering strong upside as Orangeburg continues to attract new investment.



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MARKET

OVERVIEW

Willington Drive
Orangeburg, SC

MARKET OVERVIEW

Orangeburg County



Ports

Port of Charleston

- Accessible in as little as a 60 minute drive
- Located midway along South Carolina's coastal shore in Charleston
- Deepest port in the Southeast and fastest growing in the US and deepening to 52' to accommodate larger post-Panamax ships

Port of Savannah

- Accessible in as little as a 90 minute drive
- Located on the Savannah River 18 miles from the Atlantic Ocean
- The largest single container terminal in North America and the second-busiest US contain exporter

Port of Georgetown

- Accessible in as little as a two hour drive
- Located along the upper portion of South Carolina's coast shore in Georgetown
- Provides nearly 28 acres of open storage and over 100,000 SF of warehouse space

Foreign Trade Zone

- Located in Orangeburg County



Rail

CSX/Norfolk Southern

- Rail system served by Norfolk Southern and CSX mainlines
- More than 2,500 miles of track statewide
- Intermodal facility located at the Port of Charleston and Dillon, SC



Airports

Columbia Metropolitan Airport

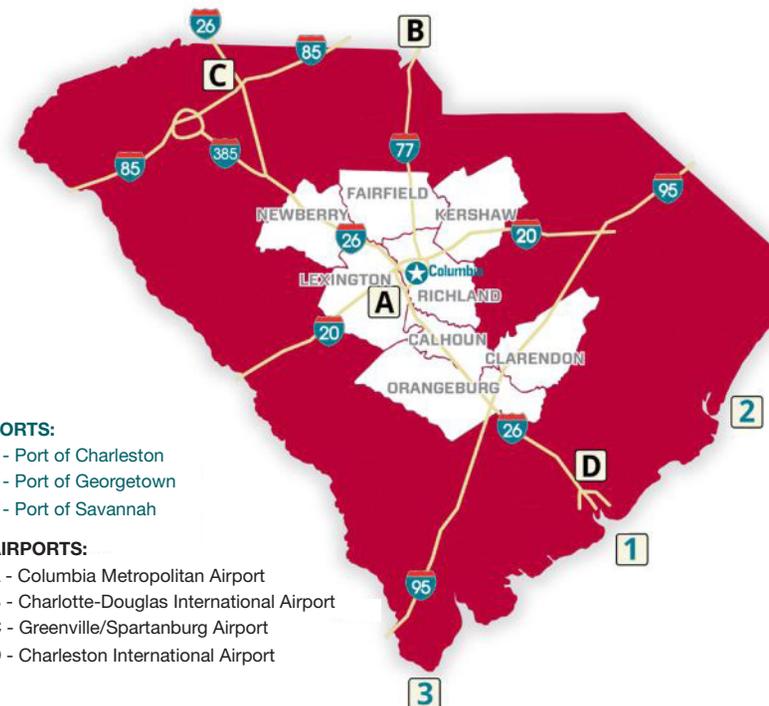
- ± 40 minutes from Orangeburg County
- Sole Southeast Regional UPS air hub and features Foreign Trade Zone 127

Charlotte-Douglas International Airport

- Within a two hours drive
- Closest international airport with flights to 159 destinations

Charleston International Airport

- Located in North Charleston, just under an hours drive from the site
- South Carolina's largest and busiest airport
- 4 Million passengers served in 2017

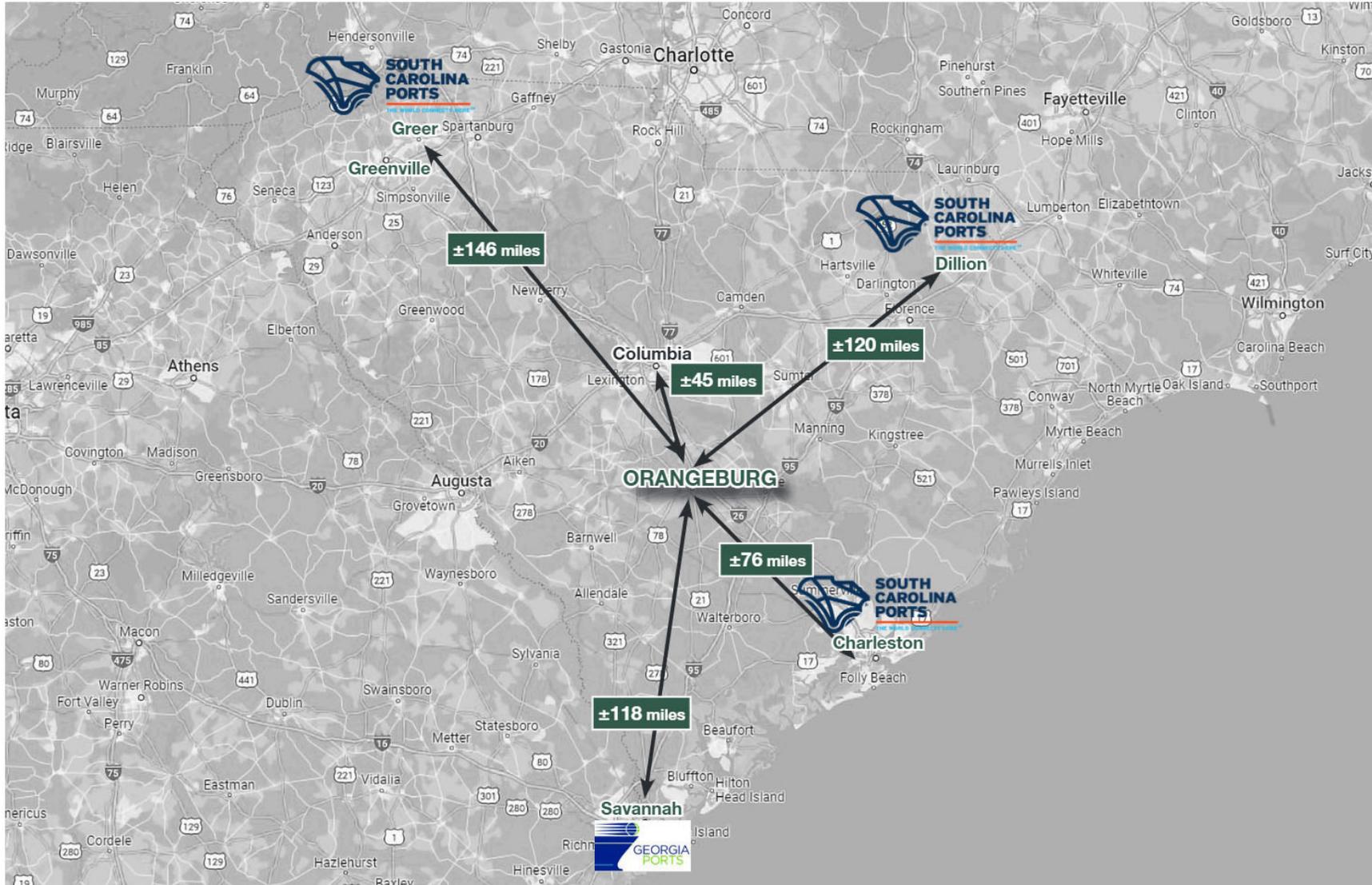


PORTS:
1 - Port of Charleston
2 - Port of Georgetown
3 - Port of Savannah

AIRPORTS:
A - Columbia Metropolitan Airport
B - Charlotte-Douglas International Airport
C - Greenville/Spartanburg Airport
D - Charleston International Airport

MARKET OVERVIEW

Orangeburg County



MARKET OVERVIEW

Orangeburg County



South Carolina Ports invested significantly in capacity in fiscal year 2021 to efficiently handle growing cargo volumes and rising retail imports, ensuring our global competitiveness for years to come.

In March 2021, SC Ports launched operations at the state-of-the-art Hugh K. Leatherman Terminal. The container terminal adds 700,000 twenty-foot equivalent units (TEUs) of capacity to the East Coast port market and enables the Port of Charleston to seamlessly handle a 20,000-TEU ship.

Leatherman Terminal is the only greenfield container terminal to open in the country since 2009 and the only new container terminal capacity planned in the U.S. until 2030.

SC Ports is also investing in existing infrastructure, including modernizing Wando Welch Terminal, expanding Inland Port Greer, and deploying new cargo-handling equipment to enhance efficiency and capabilities. The Charleston Harbor Deepening Project achieved a significant milestone in May 2021 by reaching 52' in the Wando River in front of Wando Welch Terminal.

SC Ports handled more containers than ever before in fiscal year 2021, moving 2.55 million TEUs, which is a 9.6% increase year-over-year. SC Ports saw 253,983 vehicles roll across the docks, while rail-served Inland Port Greer and Inland Port Dillon set cargo records with a combined 192,829 rail moves.

Amid great challenges in the supply chain, business is booming at SC Ports. We continue to move cargo for world-class companies, and we look forward to handling more goods for global retailers.

JIM NEWSOME
PRESIDENT & CEO



SC Ports is South Carolina's connection to the world.

- » \$2 Billion in investment in port infrastructure over the past few years (New Hugh Leatherman Terminal is the only greenfield container terminal to open in the county since 2009, adding 700,000 TEU capacity to the SC Port*)
- » Deepest port on the East Coast with a depth of 52 feet (not tide dependent)
- » On track for 3 million TEU moves for 2022 (2.55 million on 2021)
- » SCPA recently launched their own chassis pool with upwards of 14,000 chassis

MARKET OVERVIEW

Orangeburg County



Located between the state's capital, Columbia, and the state's largest port city, Charleston, companies in Orangeburg County have a decisive logistical advantage. Interstate access via I-95 and I-26 keeps products moving while the nearby top-ranked Port of Charleston connects Orangeburg to the world. A robust technical college fostering young talent and a labor force of nearly half a million within 60-minutes ensures success for global brands like Husqvarna and GKN Aerospace. With Volvo's vehicle manufacturing facility less than 20 miles away and thousands of skilled craftspeople within its borders, suppliers are already taking notice, while an abundance of development ready industrial land proves Orangeburg County is ready to welcome new business.

Positioned in the heart of South Carolina, and the rapidly growing Southeast, the Central SC Region's natural geographic advantage translates into efficient connections to customers and suppliers. Combining a desirable location with smart investments in infrastructure, competitive industrial utility rates, and a cost of living well below the national average, Central SC delivers a globally connected, world-class home.

Orangeburg County is also home to South Carolina's **Global Logistics Triangle (GLT)** located at the intersection of U.S. Highway 301, Interstate Highways I-26 and I-95. Early projections show this triangular area will become a regional intermodal transportation center over the next decade. The GLT is truly an innovative development for distribution and light manufacturing that will create an ideal location for distribution centers and other transportation-related businesses, while sparking other economic development and job growth. The GLT is also an important component in the future of the Port of Charleston and the Port of Savannah as both class I rail lines traverse the more than 4000 acres of level four certified sights.

POPULATION DRIVE TIME

30 MIN 38,483

45 MIN 88,402

60 MIN 412,667

LABOR FORCE

2/3

of the U.S. population
accessible within
a day's drive



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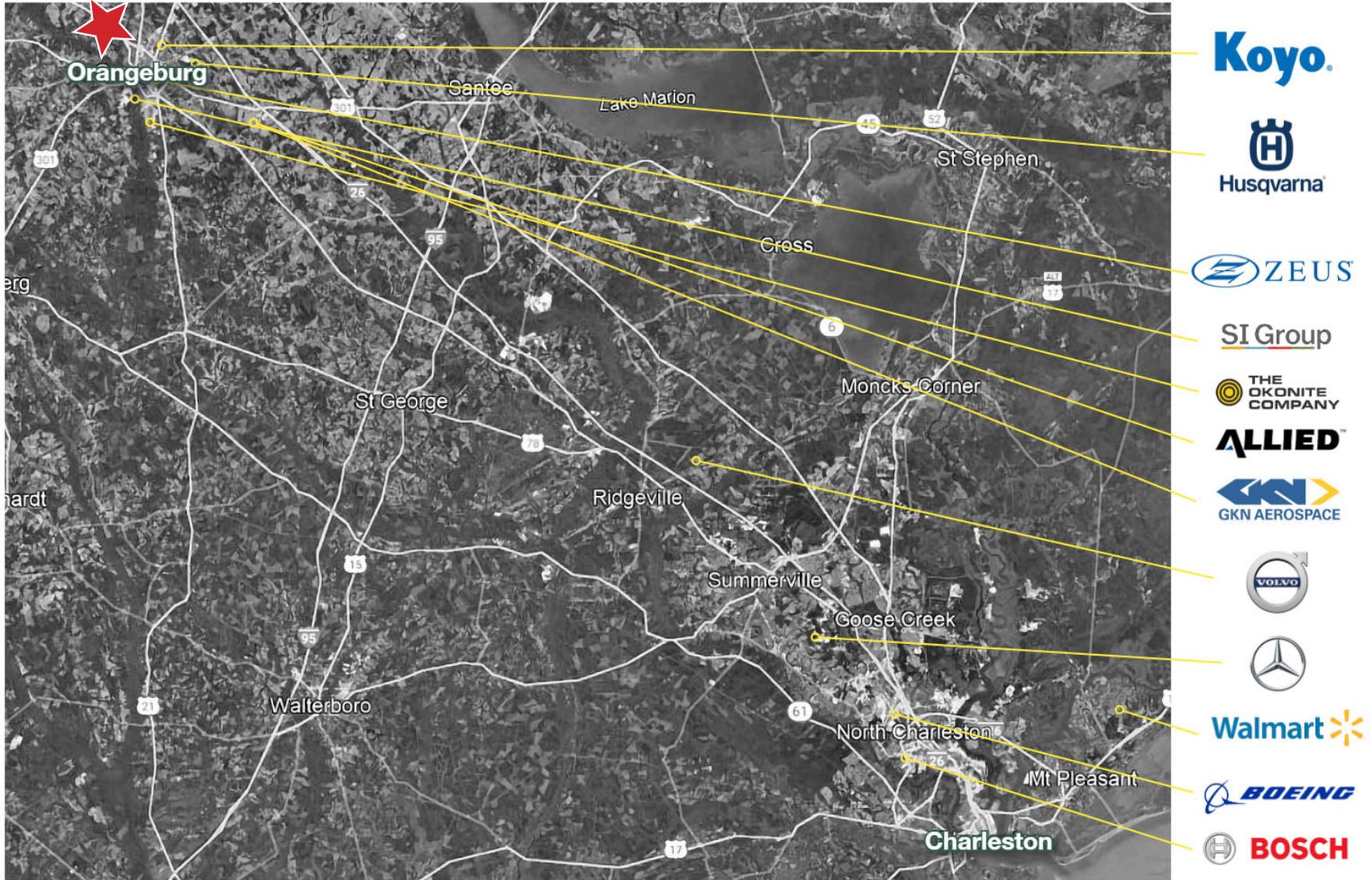
LOCATION

OVERVIEW

Willington Drive
Orangeburg, SC

LOCATION OVERVIEW

Major Employers Map



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PROPERTY

GALLERY

Willington Drive
Orangeburg, SC

PROPERTY GALLERY

Aerial



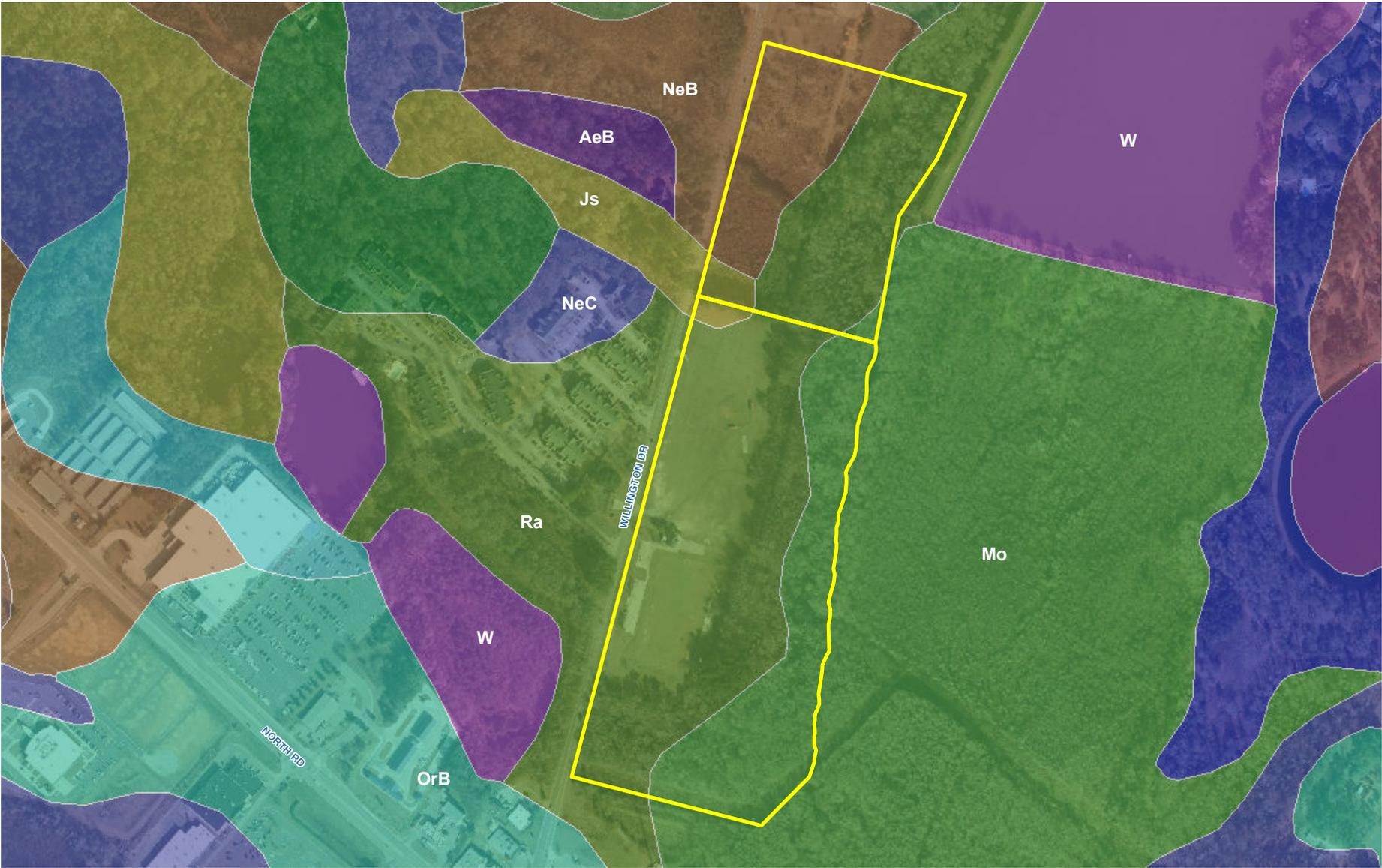
PROPERTY GALLERY

National Wetlands Inventory



PROPERTY GALLERY

Soil Survey



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DEMOGRAPHIC

TRENDS

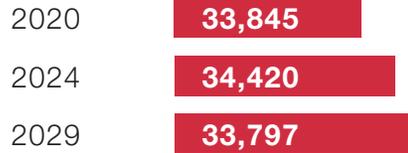
Wilmington Drive
Orangeburg, SC

DEMOGRAPHIC TRENDS

Willington Drive | Orangeburg, SC

POPULATION TRENDS

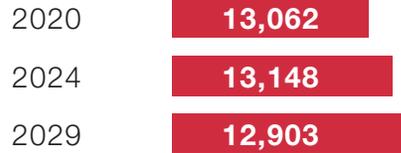
5-Mile



2024 Population

HOUSEHOLD TRENDS

5-Mile



2024 Households

AVERAGE HOUSEHOLD INCOME

2024



DAYTIME EMPLOYEES

2024



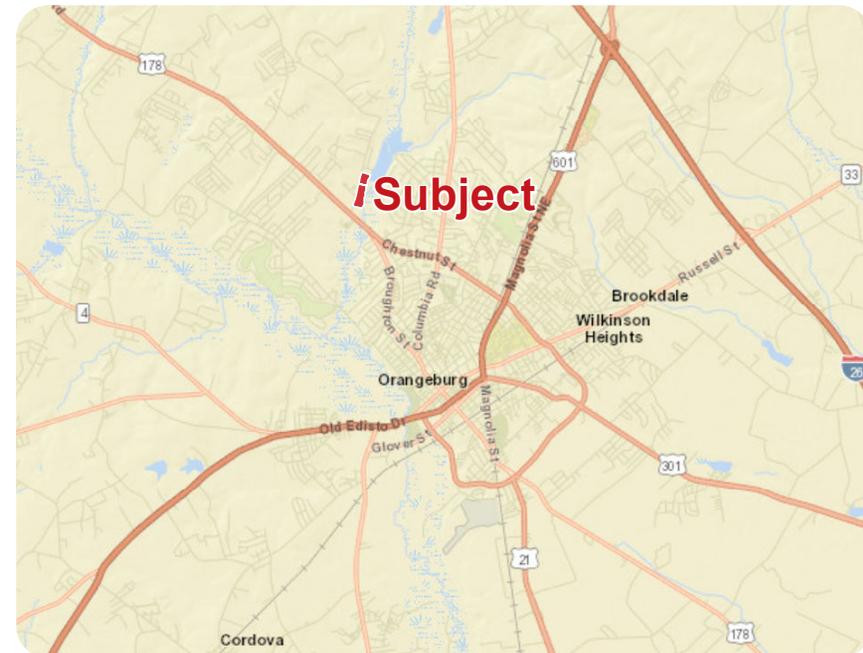
5-Mile Daytime Employees

MEDIAN AGE TRENDS

2024



5-Miles Median Age



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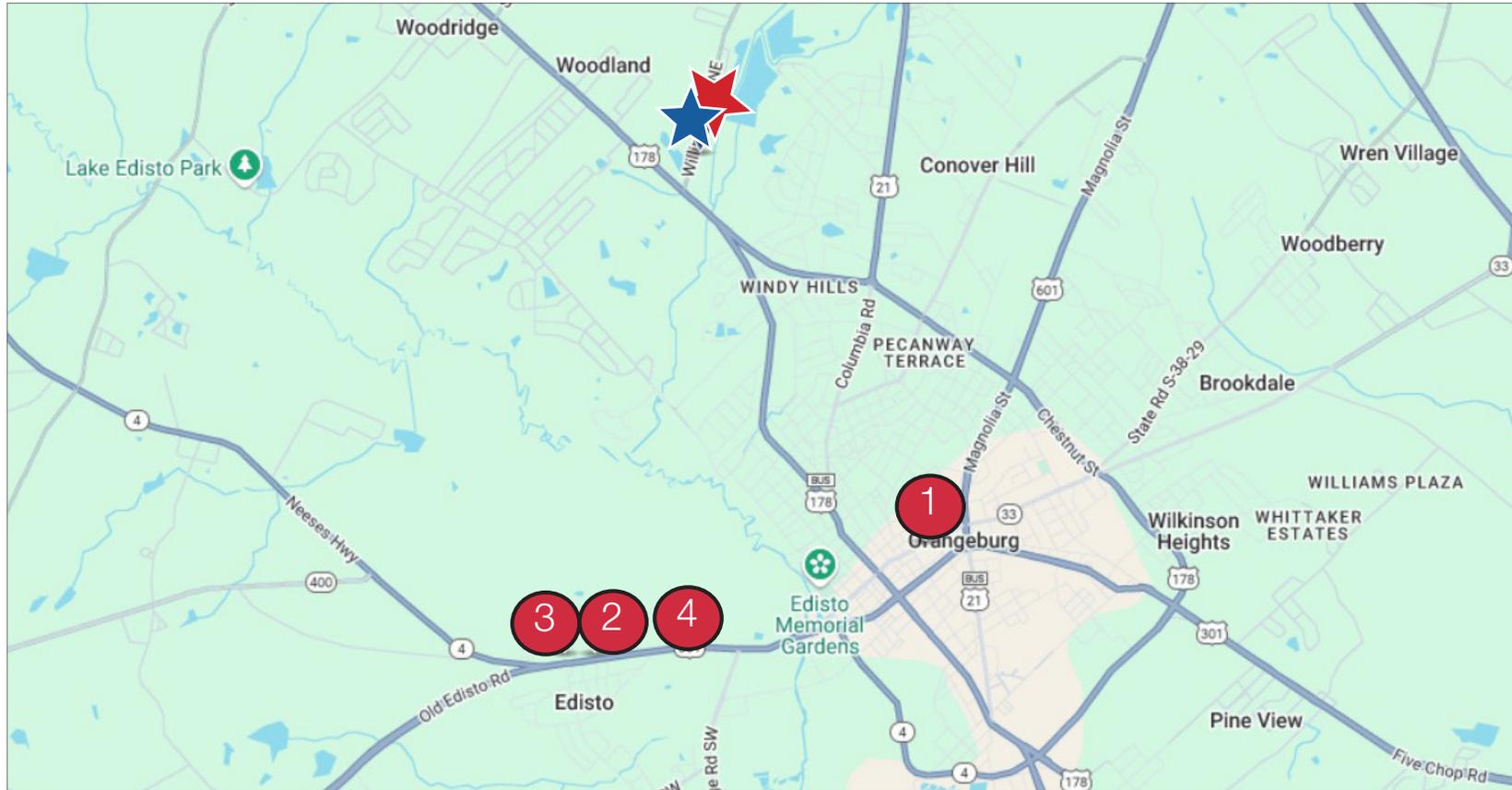
PROPERTY

COMPARABLE

Willington Drive
Orangeburg, SC

COMPARABLE

Land Sale Properties



	PROPERTY	ACRES	SALE PRICE	PRICE/ACRE
	NPA Willington Drive	12.95	TBD	TBD
	208 Willington Drive	26.69	TBD	TBD
1	Off Highway 74	1.46	\$55,845	\$ 38,250
2	2415 Old Edisto Drive	1.70	\$50,000	\$ 29,412
3	2704 Old Edisto Drive	1.72	\$50,000	\$ 29,070
4	Highway 301 & 70	5.10	\$90,000	\$ 17,647

COMPARABLE

Land Sale Comps

1 Off Highway 74



Off Highway 74
Orangeburg, SC 29115
Property Type: Land
Total Acres: 1.46
Sale Price: \$38,250
Price/Acre: \$38,250

2 2415 Old Edisto Drive



2415 Old Edisto Drive
Orangeburg, SC 29115
Property Type: Land
Total Acres: 1.70
Sale Price: \$50,000
Price/Unit: \$29,412

3 2704 Old Edisto Drive



2704 Old Edisto Drive
Orangeburg, SC 29115
Property Type: Land
Total Acres: 1.72
Sale Price: \$50,000
Price/Unit: \$29,070

4 Highway 301 & 70



Highway 301 & 70
Orangeburg, SC 29118
Property Type: Land
Total Acres: 5.10
Sale Price: \$90,000
Price/Unit: \$17,647

DISCLAIMER

Furman Capital Advisors

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at Willington Drive, Orangeburg, SC ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

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