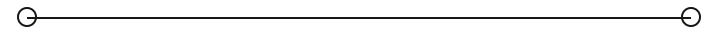


SALE

Residential Land

51.46 ACRES

Ridgeland, SC 29936



PRESENTED BY:

TOM DEMINT, CCIM

Partner

C: 843.816.7191

tdemint@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$495,000
AVAILABLE SF:	
LOT SIZE:	51.46 Acres
PRICE / ACRE:	\$9,619
ZONING:	RP (Rural Preservation)
MARKET:	Ridgeland
APN:	062-00-10-074

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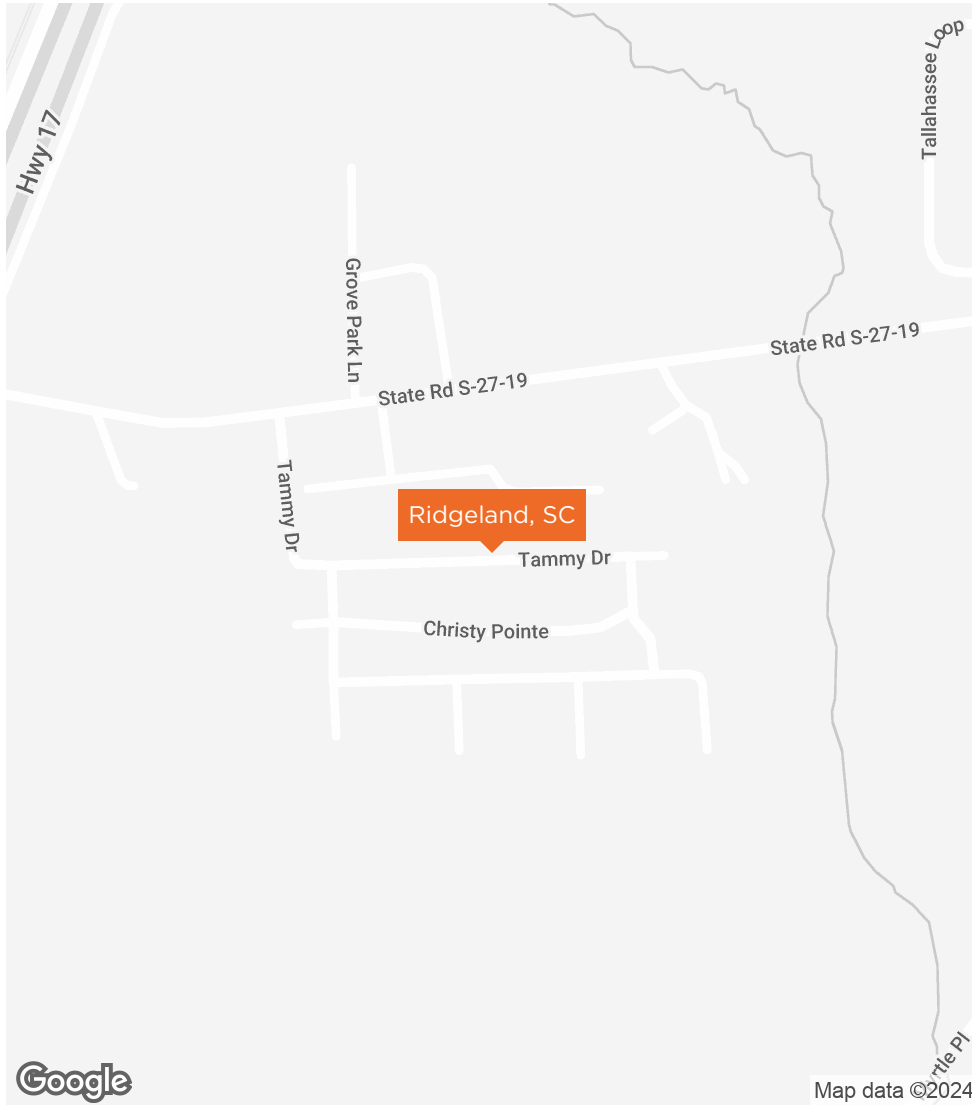
PROPERTY OVERVIEW

51.46 acre tract that can be developed into one or two acre residential lots. The property is bordered by smaller residential lots/homes to the north and south. There is an existing drive (Tammy Ln) that provides access to the property.

PROPERTY HIGHLIGHTS

- 51.46 Acre Residential Tract In Ridgeland, SC
- Close to I-95
- Opportunity To Development One - Two Acre Lots

CITY INFORMATION



LOCATION DESCRIPTION

The subject property is located in The incorporated area of Ridgeland, SC just off Exit 22 of I-95. Jasper County has historically been a rural area but in recent years has begun to experience significant growth with projects like Riverport, a 5,136 acre development which is master planned for over 15 million square feet of industrial and distribution space. Hilton Head Lakes, East Argent, Margaritaville, and South Point are very large mixed use developments that are also significantly changing the demographics of Jasper County.

LOCATION DETAILS

MARKET	Ridgeland
COUNTY	Jasper

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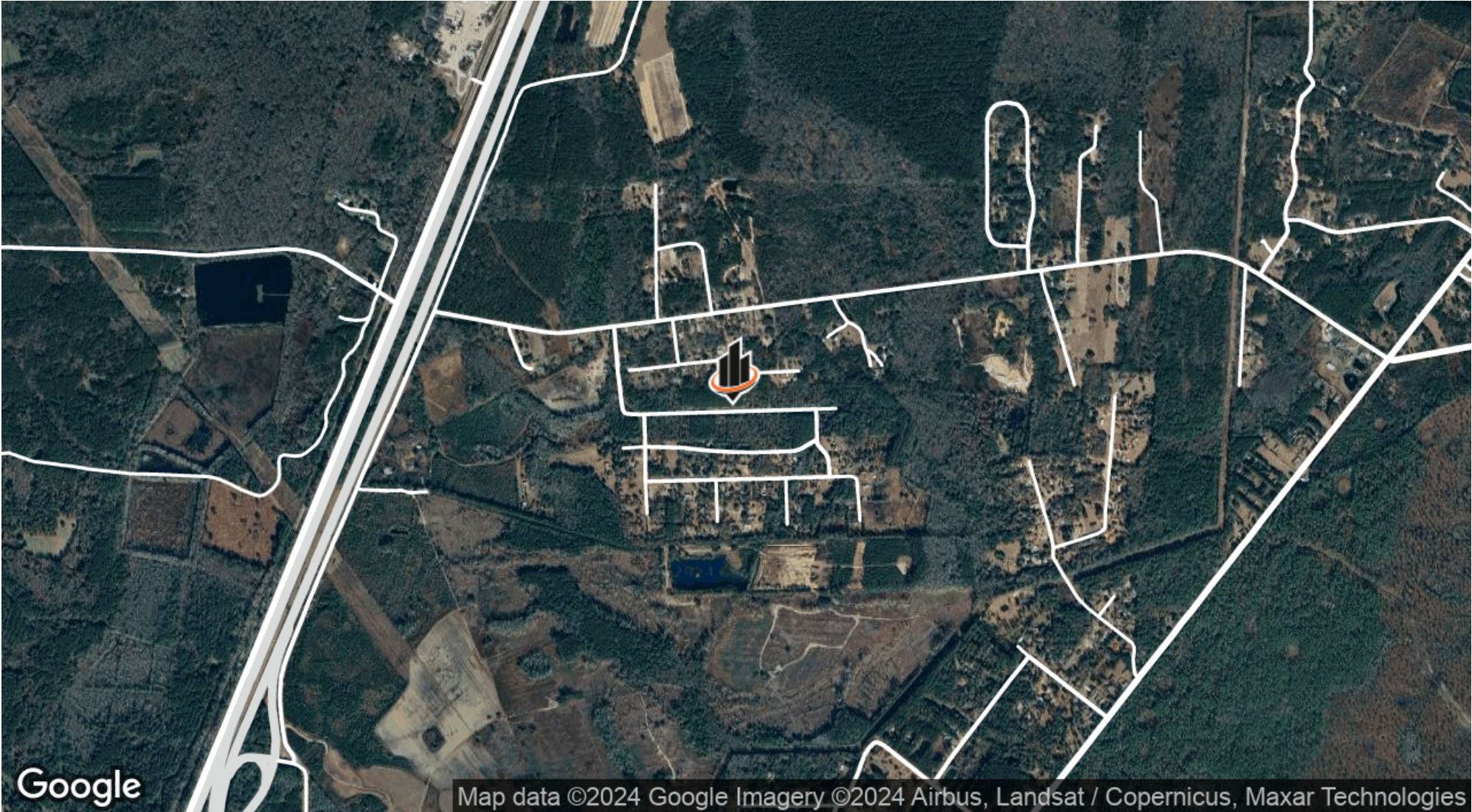
tdemint@svn.com

ADDITIONAL PHOTOS



TOM DEMINT, CCIM
Partner
C: 843.816.7191
tdemint@svn.com

LOCATION MAP



TOM DEMINT, CCIM
Partner
C: 843.816.7191
tdemint@svn.com

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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