

FOR SALE

22+/- ACRES

Buff Boulevard
Summerton, SC 29148

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



Executive Summary



Sale Price	\$3,200,000
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OFFERING SUMMARY

Lot Size:	22.24 Acres
Price / Acre:	\$143,885
Zoning:	GC
Traffic Count:	37,000

PROPERTY OVERVIEW

Introducing 22+/- prime acres of commercial land, perfectly positioned for maximum exposure right off the highway with excellent visibility from the exit. This level and mostly cleared property is development-ready, with water and sewer services already available, making it ideal for a variety of uses. Whether you're planning retail, industrial, or mixed-use, this location offers unbeatable convenience and accessibility for both local and out-of-town traffic. A rare opportunity to secure a high-traffic, highly visible site with all the utilities in place.

PROPERTY HIGHLIGHTS

- Zoned GC for versatile commercial and light industrial opportunities
- Prime location in the bustling Summerton area
- Ample acreage for potential expansion or development
- Strategically positioned for excellent visibility and accessibility
- Proximity to major transportation arteries for convenient logistics
- Ideal for a wide range of land and industrial investment ventures
- Surrounded by a growing community with diverse economic potential



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Photos



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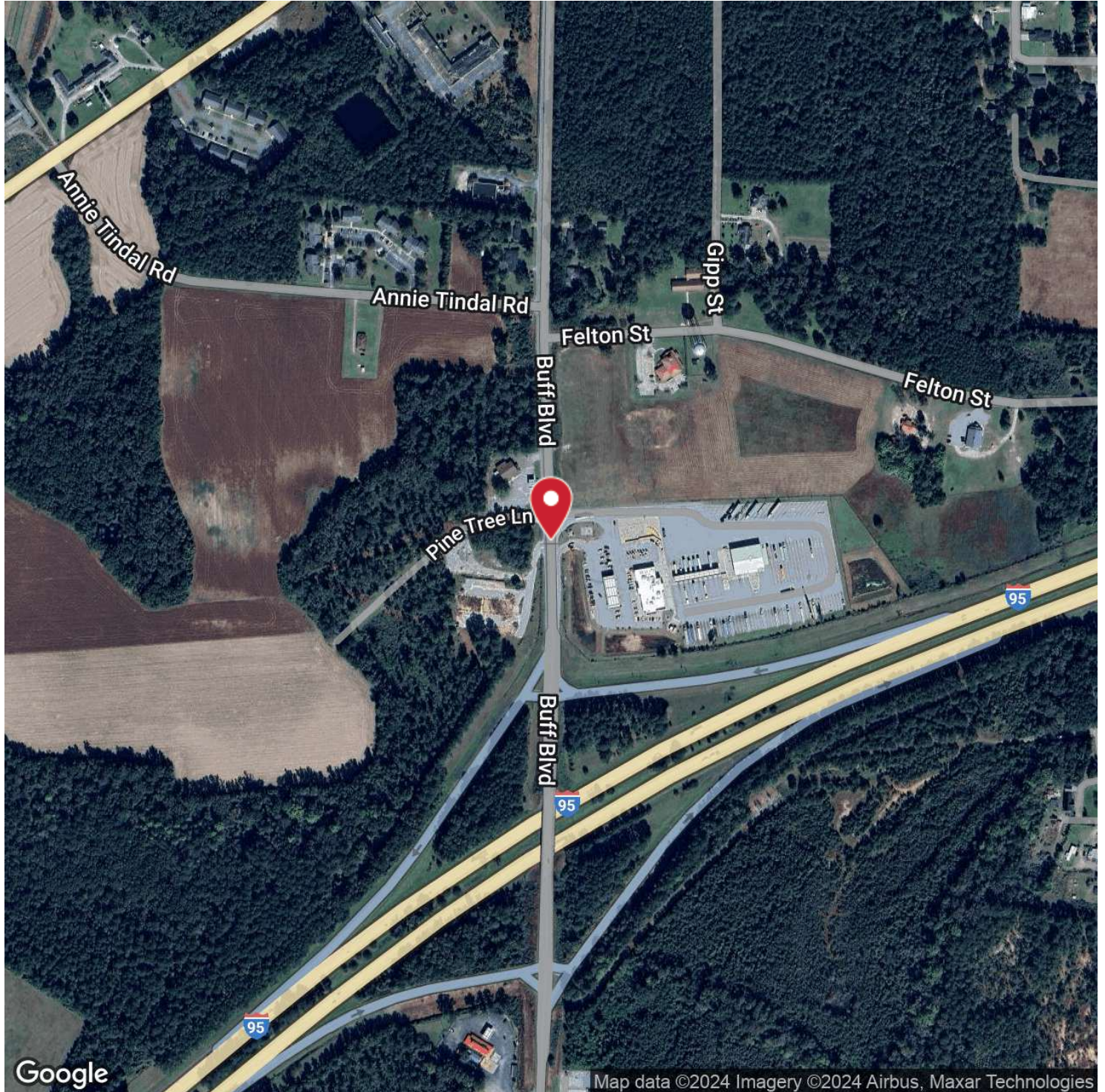


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Location Map



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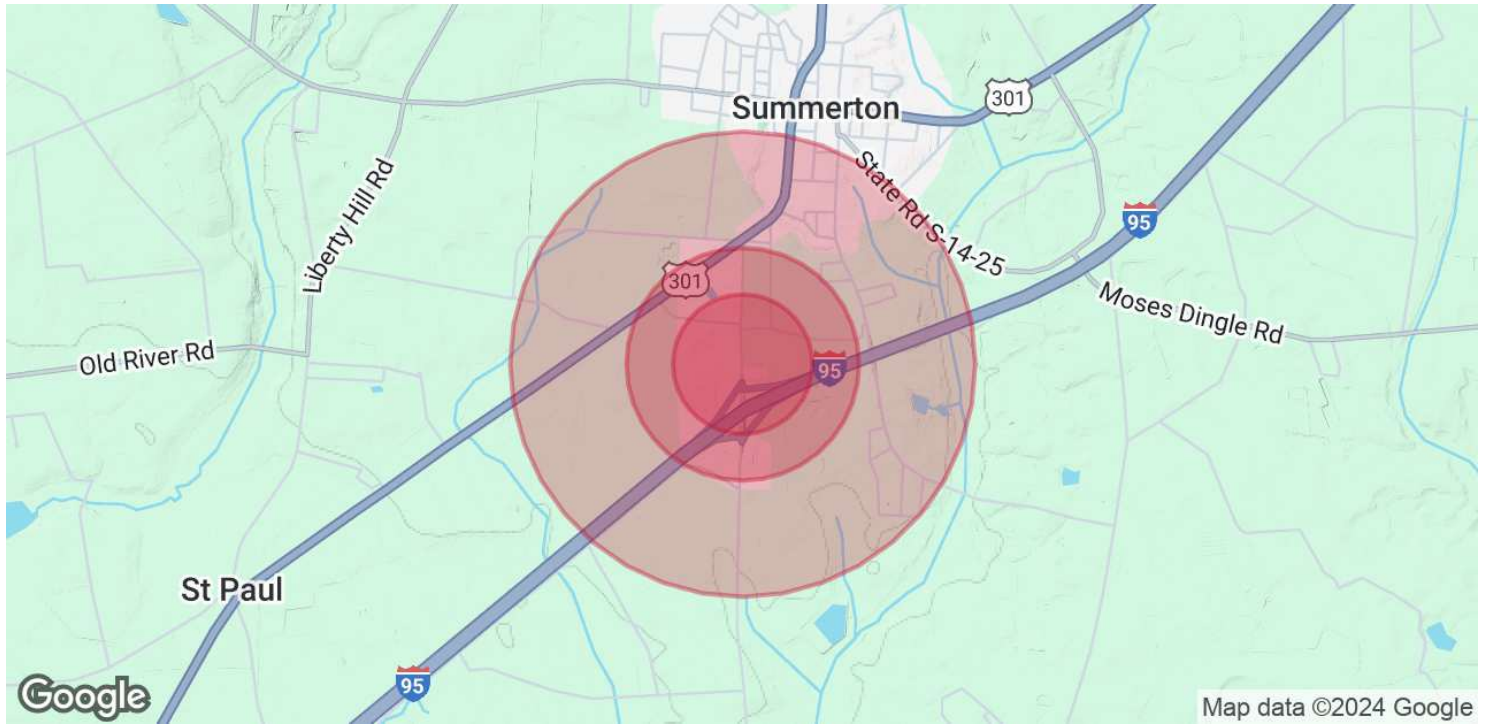


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	27	181	543
Average Age	48	49	49
Average Age (Male)	46	46	47
Average Age (Female)	50	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	81	244
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$62,524	\$63,404	\$63,562
Average House Value	\$153,818	\$160,783	\$166,004

Demographics data derived from AlphaMap



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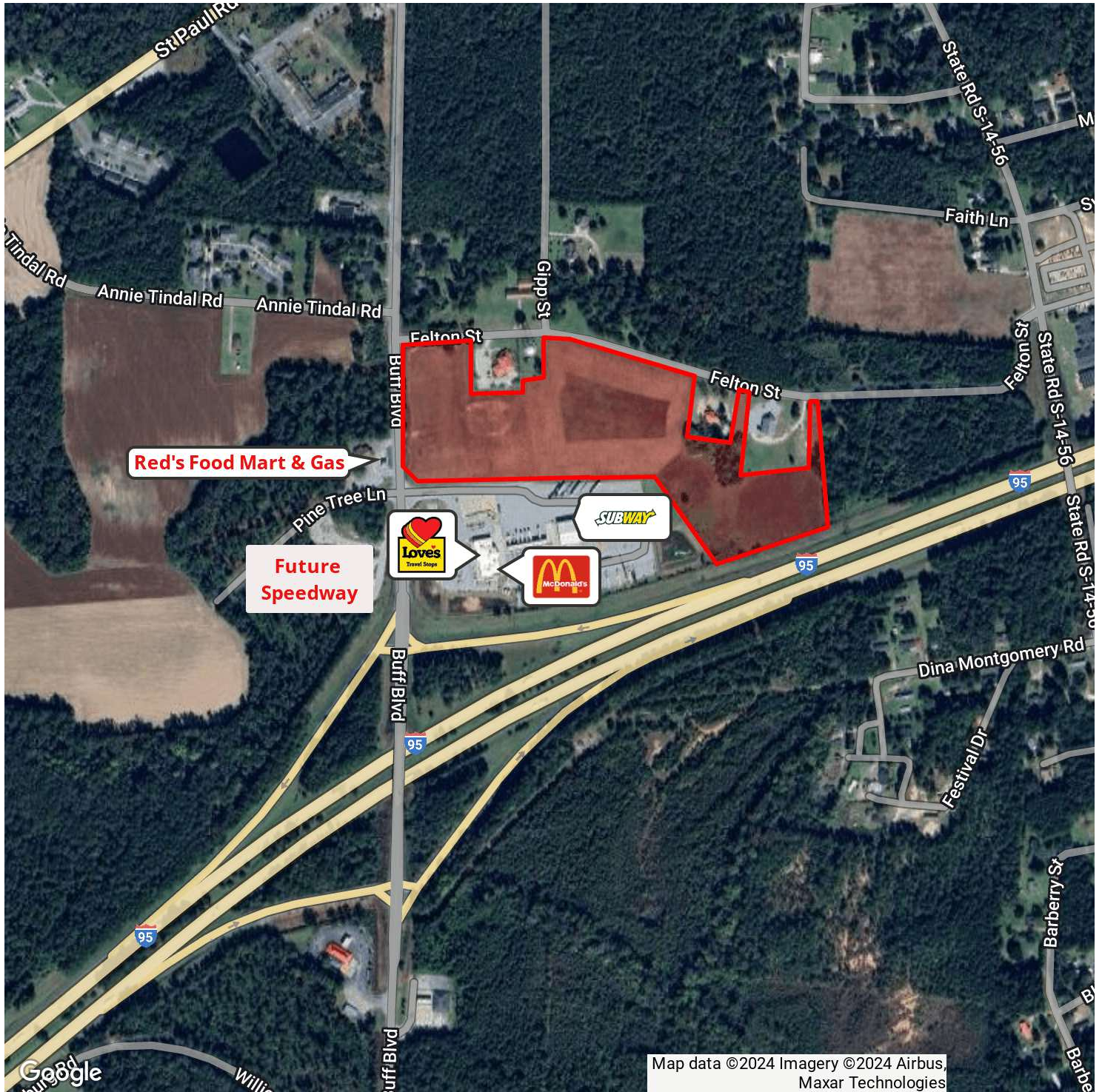


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Retailer Map



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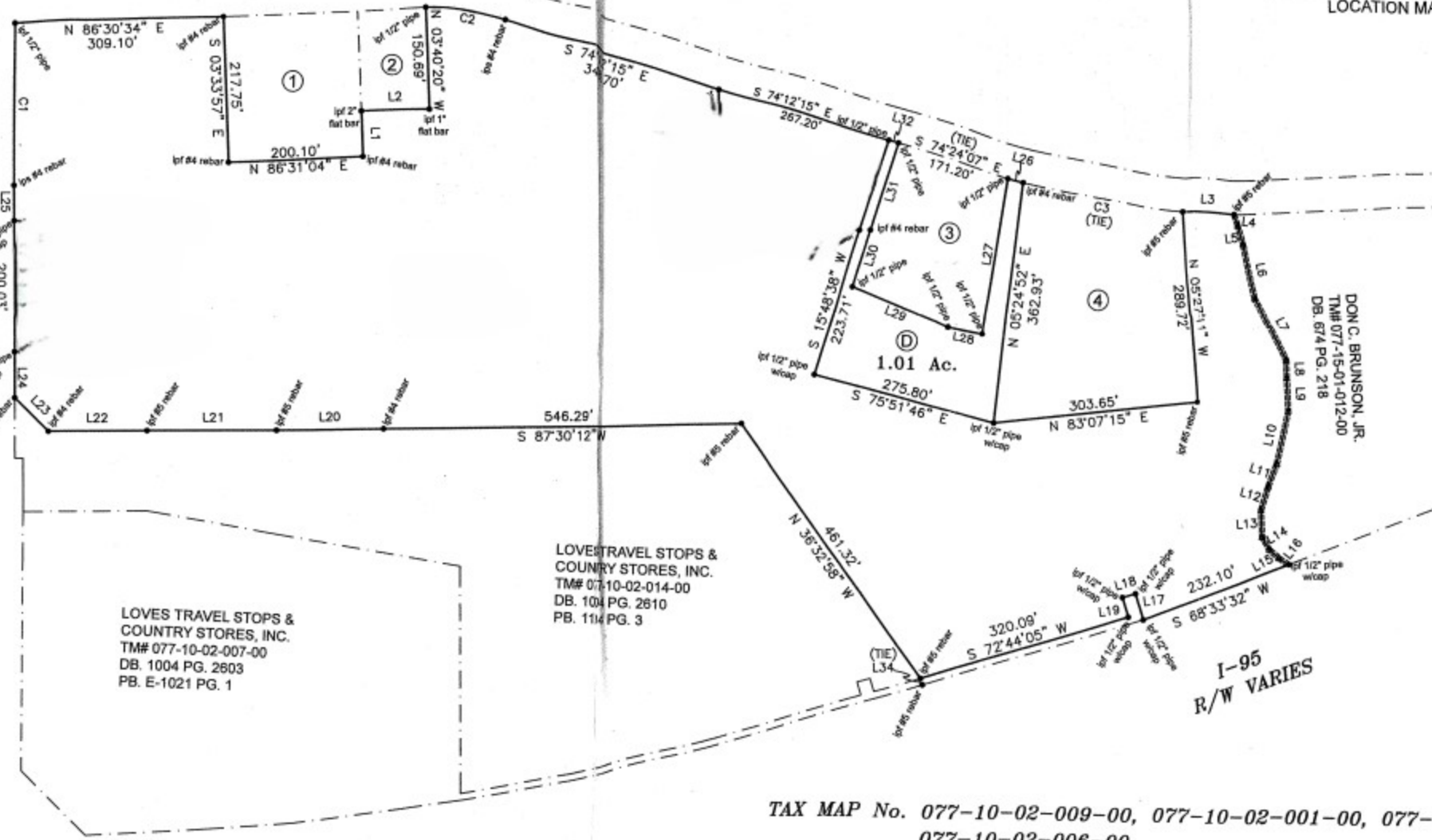
LOCATION MAP - NOT TO SCALE

PARCEL D - 1.01 ACRES
TOTAL ACREAGE - 22.24 ACRES

BUFF BOULEVARD
S-14-102 75' R/W

FELTON ROAD
S-14-540 50' R/W

LANE
36' R/W



LOVES TRAVEL STOPS & COUNTRY STORES, INC.
TM# 077-10-02-007-00
DB. 1004 PG. 2603
PB. E-1021 PG. 1

LOVES TRAVEL STOPS & COUNTRY STORES, INC.
TM# 077-10-02-014-00
DB. 1004 PG. 2610
PB. 1114 PG. 3

DON C. BRUNSON, JR.
TM# 077-15-01-012-00
DB. 674 PG. 218

TAX MAP No. 077-10-02-009-00, 077-10-02-001-00, 077-10-02-077-10-02-006-00

SOUTH CAROLINA CLARENDON COUNTY SCHOOL DISTRICT

SURVEYED FOR:
DMDW LLC.

PLAT OF A RESURVEY OF MULTIPLE PARCELS SHOWN AS PARCELS A, B, C, AND D AND BEING DESCRIBED IN DEED BOOK 677 PAGE 184, 633 PAGE 48, 707 PAGE 96, AND DEED BOOK 677 PAGE 184.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	242.40	11047.87'	1°15'26"	S 01°53'27" E	242.40
C2	120.50	358.47'	19°15'34"	N 88°00'00" W	117.82'