



*Industrial Land For Sale*

## **PINE HILL BUSINESS CAMPUS**

0 Research Center Drive  
Ridgeville, SC 29472

**Caine Halter, CCIM | Senior Broker | [chalter@cbcatlantic.com](mailto:chalter@cbcatlantic.com)**  
**John True | Associate | [jwtrue@icloud.com](mailto:jwtrue@icloud.com)**



**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**

# OFFERING SUMMARY

## Prime 30-Acre Industrial Land in Pine Hill Business Campus - Ridgeville, SC

Exceptional opportunity to acquire a 30-acre industrial-zoned parcel within the Pine Hill Business Campus in Ridgeville, SC. This property is uniquely positioned directly across the street from the new half-a-billion-dollar Google Data Center, currently under construction, adding immense value and growth potential to the site.

### Key Features:

**Size & Zoning:** 30 acres (subdividable) of industrial-zoned land, perfect for large-scale industrial developments, manufacturing, cold-storage, or logistics operations.

**Strategic Location:** Located within the Pine Hill Business Campus, with immediate access to I-26 and US-78, offering seamless connectivity to Charleston, Summerville, and key regional markets.

**Infrastructure:** The property is fully equipped with essential utilities, including water, sewer, electricity, and high-speed internet. Ready for immediate development with well-maintained roads and easy access for large vehicles.

**Proximity to Major Development:** Directly across from the cutting-edge Google Data Center, which is poised to be a major economic driver in the area. This proximity offers unparalleled synergy and future business opportunities.

**Skilled Workforce:** Close to a robust labor pool and nearby educational institutions, making it easier to recruit and retain top talent for your operations.

**Economic Incentives:** Take advantage of local and state incentives designed to support industrial growth, including tax abatements and workforce development programs.

Position your business or speculative development at the forefront of innovation and industrial growth in Ridgeville. This prime parcel, adjacent to a major tech investment, is an unmatched opportunity to develop a state-of-the-art facility in a thriving industrial hub.



# INDUSTRIAL LAND FOR SALE



**PRICE**  
\$5,600,000



**ZONING**  
Industrial  
(Dorchester County)



**ACRES**  
+/- 30.2 Acres






**COUNTY**  
Dorchester County

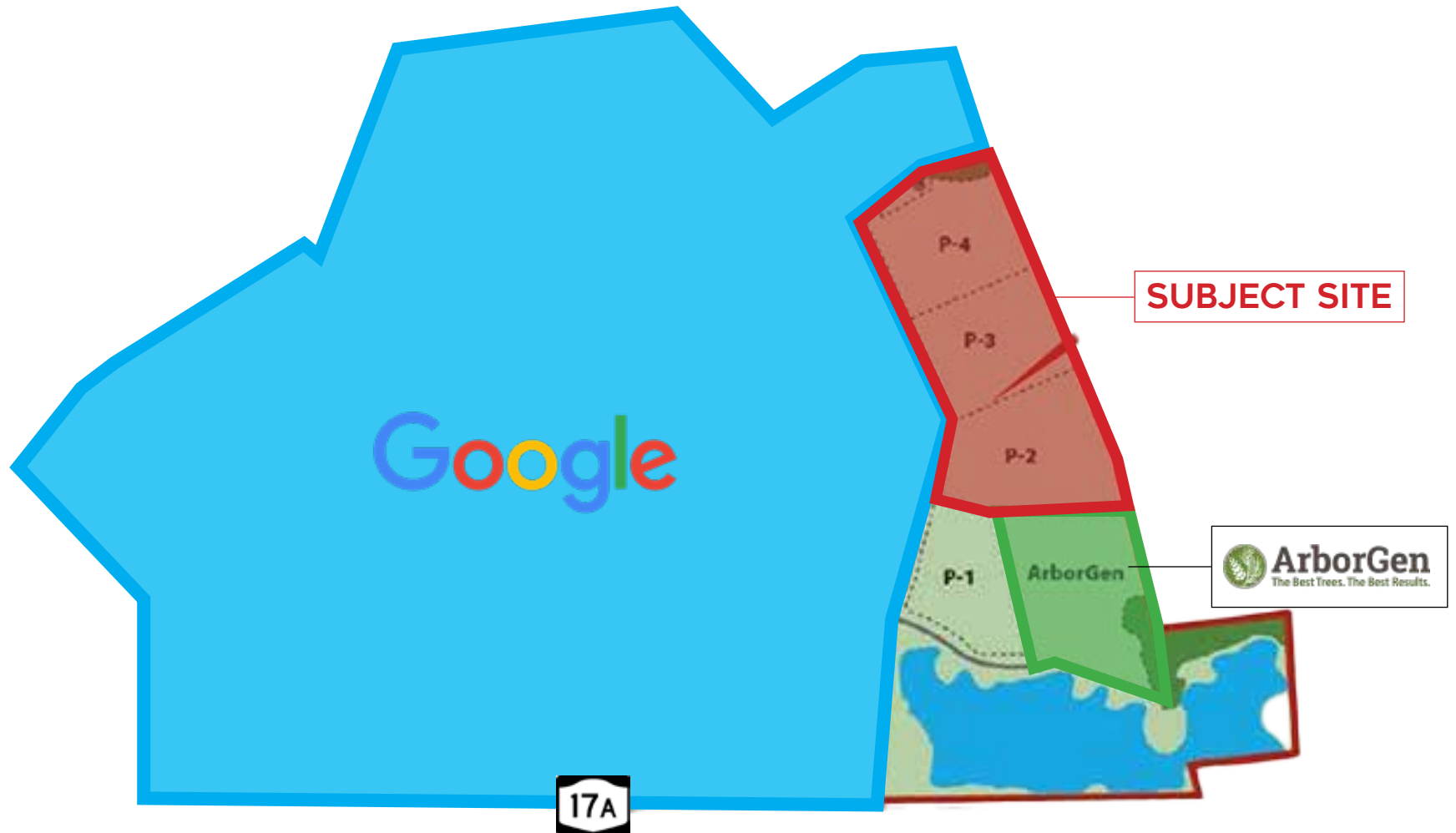


**TAX ID**  
150-00-00-232  
150-00-00-234



# PARK INFO

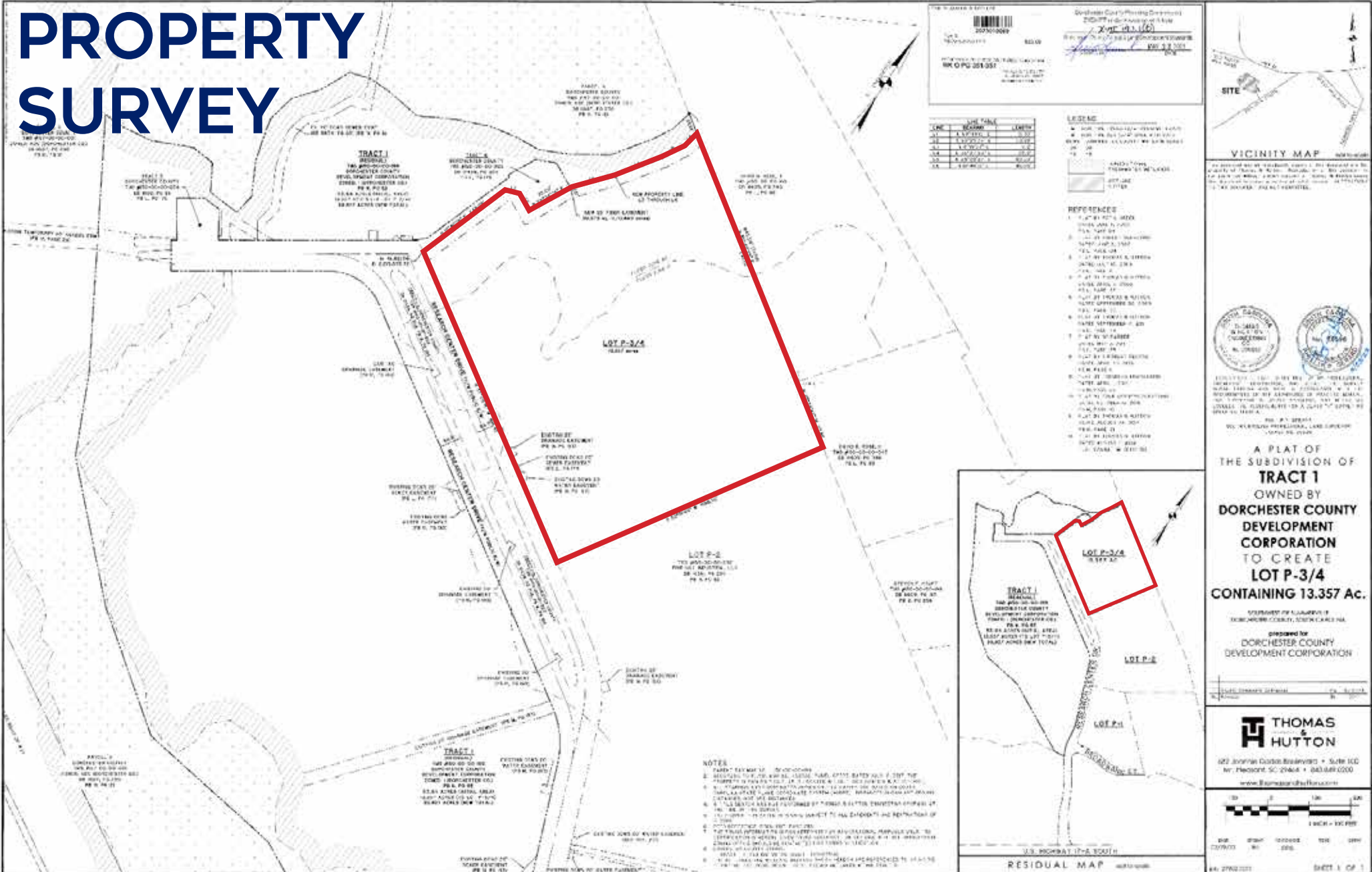
-  GOOGLE DATA CENTER
-  ARBORGEN
-  SUBJECT SITE



**Utilities:**

- **Energy Substation: 230kv Transmission Line (Dominion Energy)**
- **Elevated Water Storage Tank: 500,000 Gallons**
- **12" Water Line (Dorchester County Water Authority)**
- **Pump Station: 1,100 GPM**
- **10" Gravity Sewer Main (Dorchester County Water & Sewer)**
- **14" Forced Sewer Main (Dorchester County Water & Sewer)**

# PROPERTY SURVEY



DORCHESTER COUNTY PLANNING DEPARTMENT  
 2025-01-10-100  
 2025-01-10-100  
 2025-01-10-100  
 2025-01-10-100

LINE	BEARING	DISTANCE
1	N 10° 00' 00" E	100.00
2	S 89° 59' 59" W	100.00
3	N 00° 00' 00" E	100.00
4	S 89° 59' 59" W	100.00
5	N 00° 00' 00" E	100.00
6	S 89° 59' 59" W	100.00
7	N 00° 00' 00" E	100.00
8	S 89° 59' 59" W	100.00
9	N 00° 00' 00" E	100.00
10	S 89° 59' 59" W	100.00



- REFERENCES**
1. PLAT OF TRACT 1, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.
  2. PLAT OF TRACT 2, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.
  3. PLAT OF TRACT 3, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.
  4. PLAT OF TRACT 4, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.
  5. PLAT OF TRACT 5, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.
  6. PLAT OF TRACT 6, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.
  7. PLAT OF TRACT 7, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.
  8. PLAT OF TRACT 8, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.
  9. PLAT OF TRACT 9, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.
  10. PLAT OF TRACT 10, DORCHESTER COUNTY DEVELOPMENT CORPORATION, 2025-01-10-100.

A PLAT OF THE SUBDIVISION OF TRACT 1 OWNED BY DORCHESTER COUNTY DEVELOPMENT CORPORATION TO CREATE LOT P-3/4 CONTAINING 13.357 AC.

PREPARED BY THOMAS & HUTTON FOR DORCHESTER COUNTY DEVELOPMENT CORPORATION

2025-01-10-100



- NOTES**
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION.
  2. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
  3. ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS.
  4. THIS SURVEY WAS CONDUCTED USING THE LATEST TECHNOLOGY AND EQUIPMENT AVAILABLE.
  5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE DORCHESTER COUNTY DEVELOPMENT CORPORATION AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
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**THOMAS & HUTTON**  
 2025-01-10-100  
 www.thomasandhutton.com

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 2025-01-10-100  
 www.thomasandhutton.com

# PROPERTY SURVEY

POINT	BEARING	LENGTH	CURVE TABLE	CH. LENGTH	NO. ST.	LINE	LINE TABLE	LENGTH
1	S 89° 00' 00" W	100.00		100.00	1	1	100.00	100.00
2	S 89° 00' 00" W	100.00		100.00	2	1	100.00	100.00
3	S 89° 00' 00" W	100.00		100.00	3	1	100.00	100.00
4	S 89° 00' 00" W	100.00		100.00	4	1	100.00	100.00
5	S 89° 00' 00" W	100.00		100.00	5	1	100.00	100.00
6	S 89° 00' 00" W	100.00		100.00	6	1	100.00	100.00
7	S 89° 00' 00" W	100.00		100.00	7	1	100.00	100.00
8	S 89° 00' 00" W	100.00		100.00	8	1	100.00	100.00
9	S 89° 00' 00" W	100.00		100.00	9	1	100.00	100.00
10	S 89° 00' 00" W	100.00		100.00	10	1	100.00	100.00

DORCHESTER COUNTY PLANNING COMMISSION  
 Director: James P. ...  
 Planning Commission  
 AUG 1 1 2022  
 BOK N PG 82-82



**VICINITY MAP**

THE SHOWN ARE OF COURTESY OF THE PLANNING COMMISSION OF THE PROPERTY OF THE COUNTY OF DORCHESTER, SOUTH CAROLINA. THE SHOWN ARE OF COURTESY OF THE PLANNING COMMISSION OF THE PROPERTY OF THE COUNTY OF DORCHESTER, SOUTH CAROLINA.

PLANNING COMMISSION  
 DORCHESTER COUNTY, SOUTH CAROLINA  
 AUG 1 1 2022

A PLAT OF THE SUBDIVISION OF **TRACT 1** OWNED BY **DORCHESTER COUNTY DEVELOPMENT CORPORATION** TO CREATE **LOT P-1 (7.746 ACRES) AND LOT P-2 (16.839 ACRES)**

PREPARED BY THOMAS & HUTTON, INC. ENGINEERS, ARCHITECTS, PLANNERS, AND SURVEYORS. 482 JOHNNIA LANE, SUITE 100, MOUNTAIN VIEW, SOUTH CAROLINA 29541-1000. TEL: 803.786.1000. WWW.THOMASANDHUTTON.COM

**THOMAS & HUTTON**

482 JOHNNIA LANE, SUITE 100  
 MOUNTAIN VIEW, SC 29541 • 803.786.1000  
 www.thomasandhutton.com

SCALE: 1" = 40 FEET

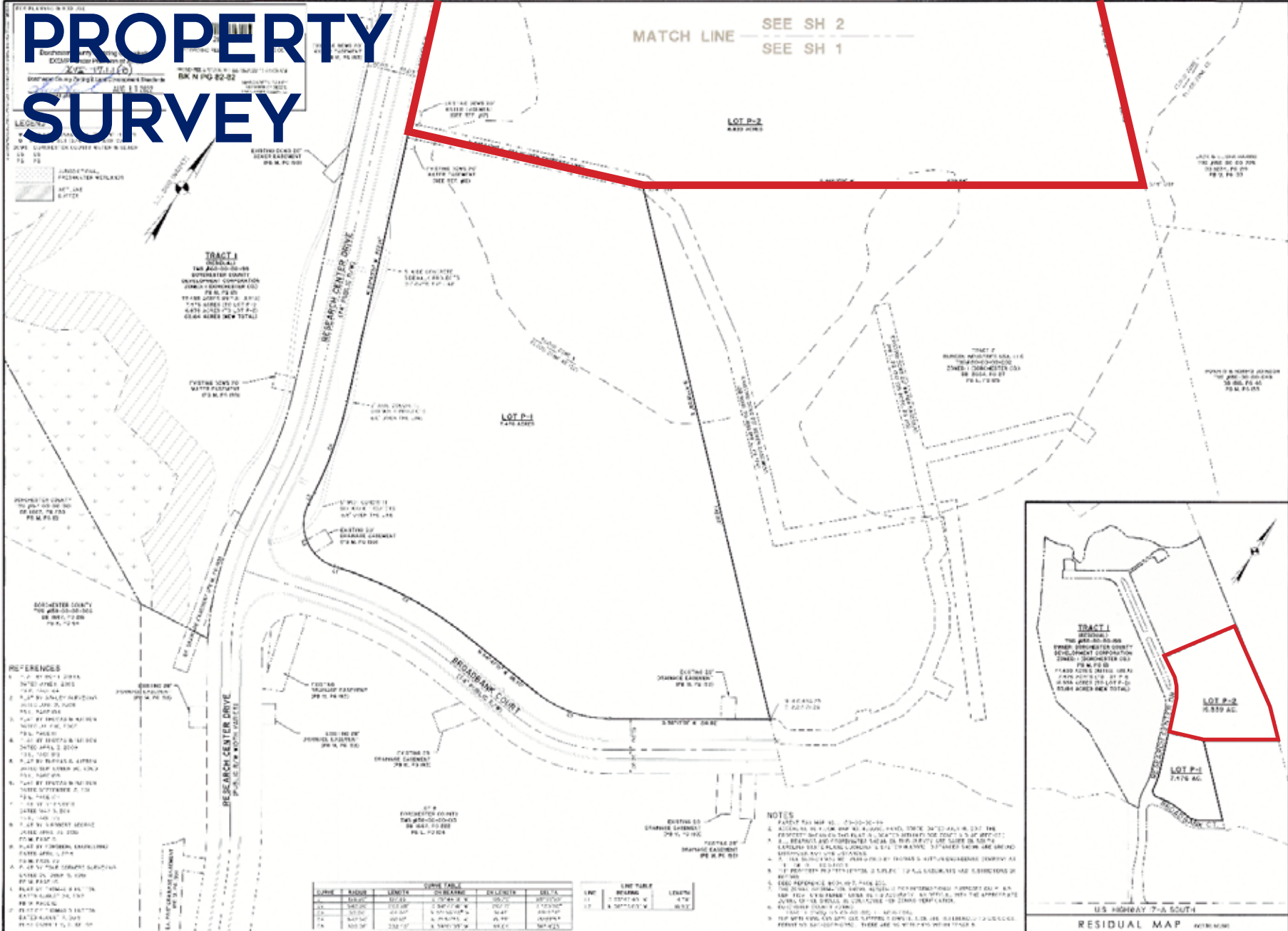
DATE: 08/15/22  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SHEET 2 OF 2



# PROPERTY SURVEY

MATCH LINE — SEE SH 2  
— SEE SH 1



VICINITY MAP

THE LOCATION OF THIS SURVEY UNDER THE SURVEY ACT OF 1903 IS SHOWN BY THE RED LINE. THE LOCATION OF THE SURVEY UNDER THE SURVEY ACT OF 1903 IS SHOWN BY THE RED LINE. THE LOCATION OF THE SURVEY UNDER THE SURVEY ACT OF 1903 IS SHOWN BY THE RED LINE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THIS SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS SURVEY.

A PLAT OF THE SUBDIVISION OF TRACT 1 OWNED BY DORCHESTER COUNTY DEVELOPMENT CORPORATION TO CREATE LOT P-1 (7.476 ACRES) AND LOT P-2 (16.839 ACRES)

SOUTHWEST OF SHANNVILLE, DORCHESTER COUNTY, SOUTH CAROLINA

prepared for DORCHESTER COUNTY DEVELOPMENT CORPORATION

**THOMAS & HUTTON**

662 Johnson Dock Road, Suite 100  
Afton, Pleasant, SC 29464 • 843.889.0202  
www.thomasandhutton.com

Scale: 1" = 40' (GRAPHIC)

DATE: 07/20/2021 SHEET 1 OF 2

LINE	BEARING	LENGTH	DELTA	LINE	BEARING	LENGTH
11	S 70° 14' 45" W	47.00	0° 00' 00"	11	S 70° 14' 45" W	47.00
12	S 70° 14' 45" W	47.00	0° 00' 00"	12	S 70° 14' 45" W	47.00

**NOTES**

1. PROPERTY MAP NO. 21-00-00-00
2. ALL LOTS ARE TO BE ADJACENT TO THE TRACT 1 SURVEY.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR EASEMENTS.
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# AERIAL

+/- 30.2 AC





# SITE DETAILS

THE PONDS NEIGHBORHOOD

PARKERS RESERVE BY EASTWOOD HOMES

**+/- 30.2 AC**



- SUMMERS CORNER**  
www.summerscorner.com
- BUFFALO LAKES**  
1,200+ HOMES
  - COCKEY HOLLOW**  
1,200+ HOMES
  - THE BOWSTEAD**  
1,200+ HOMES
  - POOL HOUSE**  
1,200+ HOMES
  - PERFORMING ARTS CENTER**  
1,200+ HOMES
  - INDUSTRIAL DISTRICT TWO**  
1,200+ HOMES

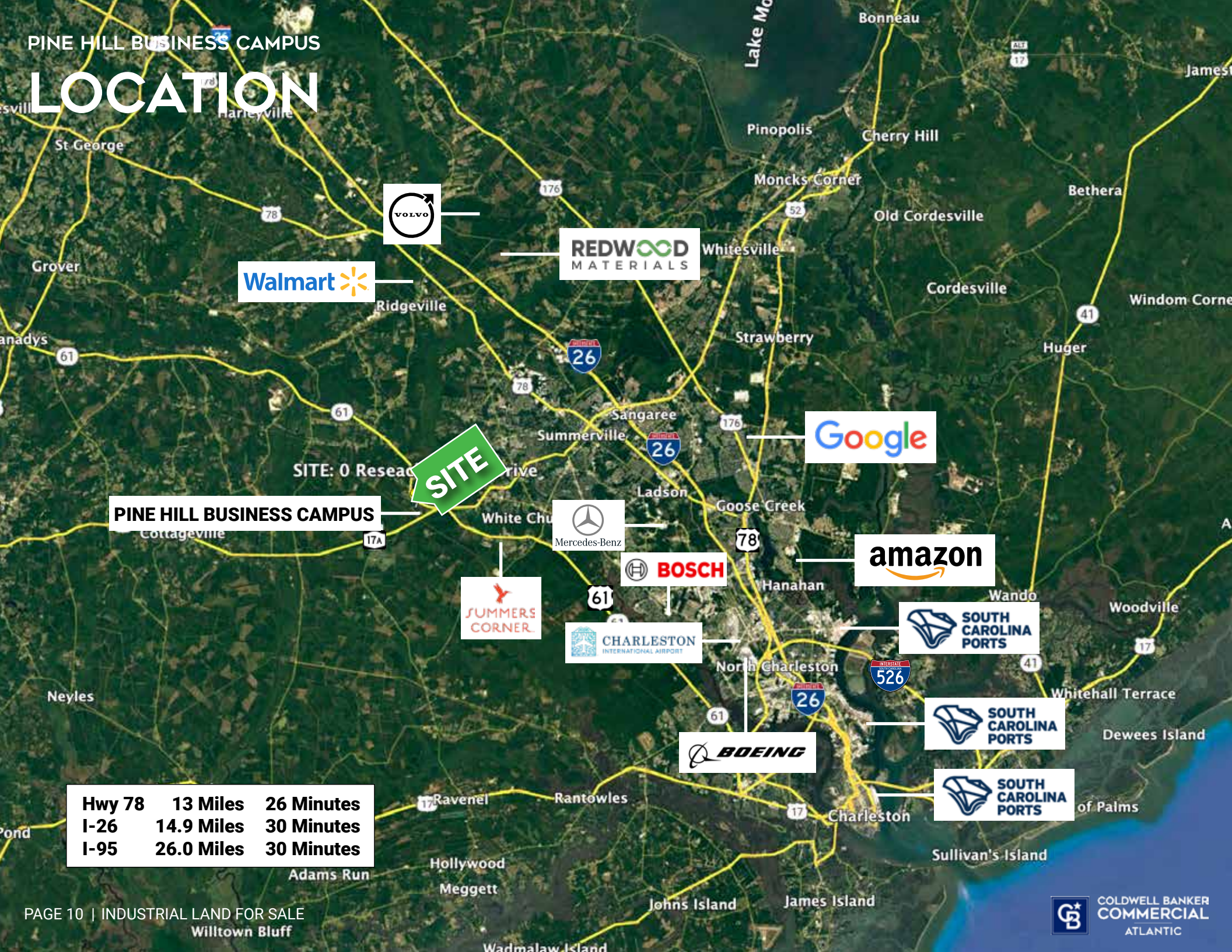
Color	Legend
Blue	Water
Green	Grass
Yellow	Asphalt
Red	Concrete
Purple	Other

6,000-ACRE MASTER PLANNED COMMUNITY



PINE HILL BUSINESS CAMPUS

# LOCATION



**SITE**

**PINE HILL BUSINESS CAMPUS**

SITE: 0 Research Drive

Hwy 78	13 Miles	26 Minutes
I-26	14.9 Miles	30 Minutes
I-95	26.0 Miles	30 Minutes



NORTH  
CAROLINA

SOUTH  
CAROLINA

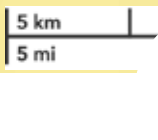
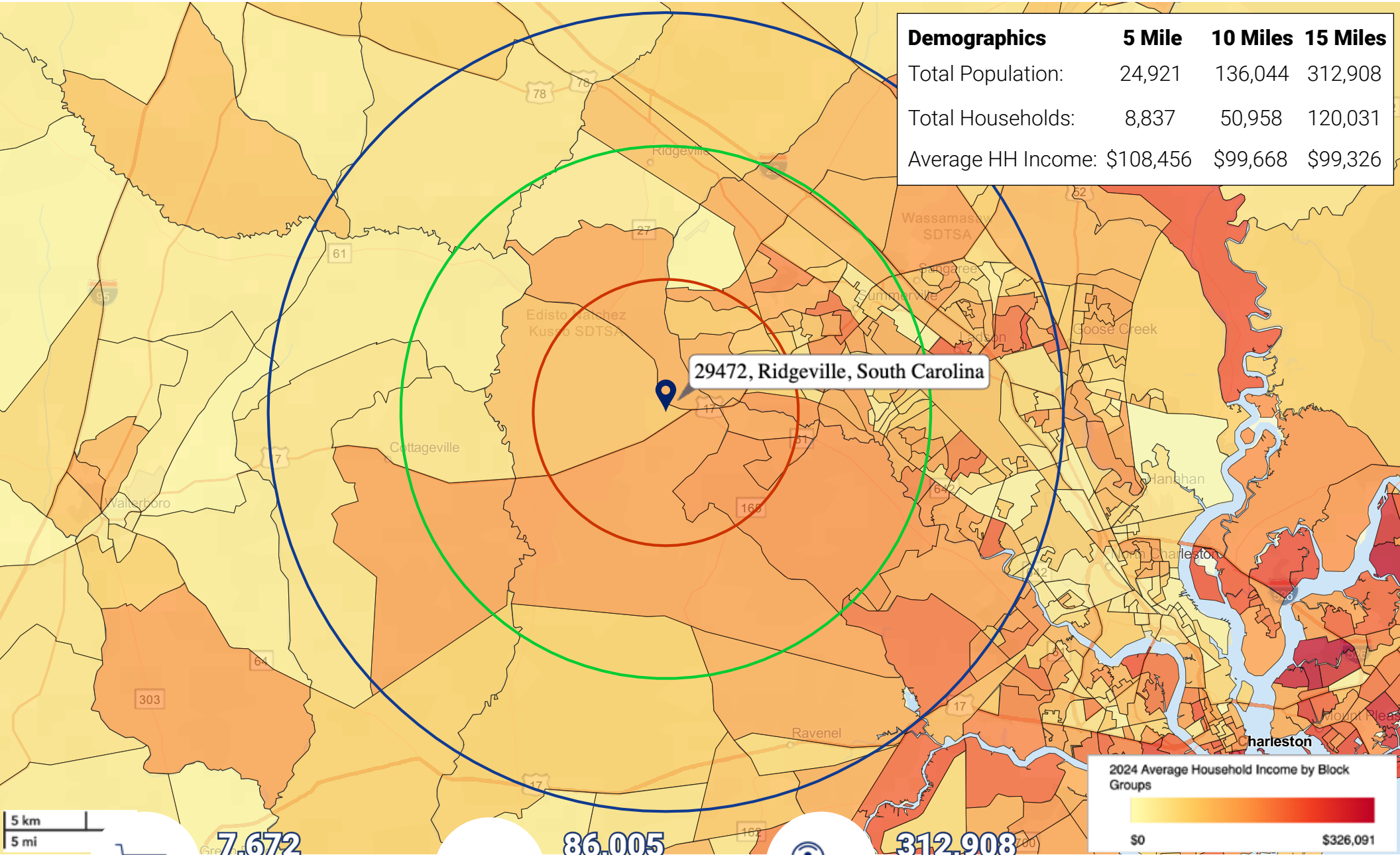
GEORGIA

SITE

ATLANTIC  
OCEAN

# DEMOGRAPHICS

Demographics	5 Mile	10 Miles	15 Miles
Total Population:	24,921	136,044	312,908
Total Households:	8,837	50,958	120,031
Average HH Income:	\$108,456	\$99,668	\$99,326



**7,672**  
Businesses  
within 15 Miles



**86,005**  
Employees  
within 15 Miles



**312,908**  
Population  
within 15 Miles

All demographics based on Esri forecasts for 2024

SCDOT AADT 2023



## **An Authentic Approach Lead by the Land**

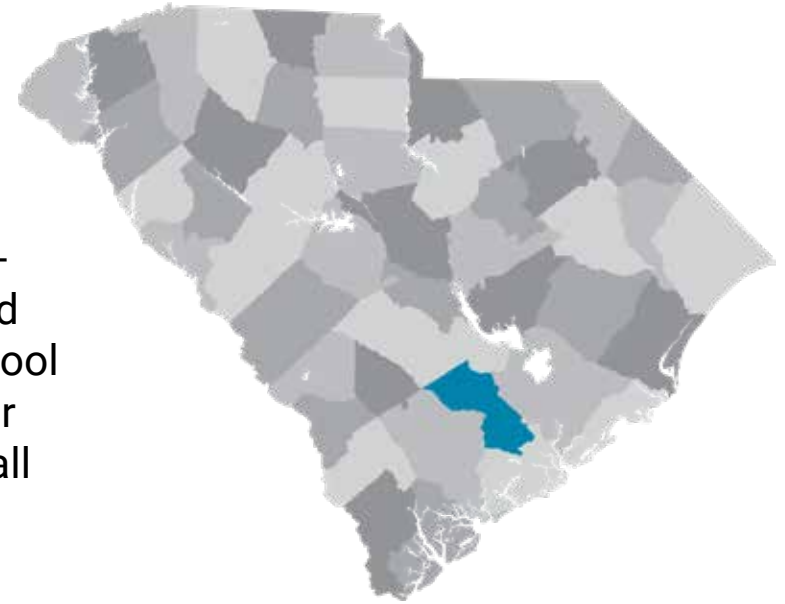
The 38-acre gateway park pays tribute to the cultural heritage and traditions of the Lowcountry region through a series of crafted landscape experiences, setting the precedent for future development.

Situated in rural Summerville, South Carolina, at the northern edge of the Charleston metro region is the 367-acre Pine Hill Business Campus, a Class-A research and development campus that is a small piece of the 80,000-acre master planned community, East Edisto. To position the office park as a workplace destination in the growing region, the client turned to LandDesign's landscape architects to envision a new entry sequence and signature amenity area for tenants and visitors. The arrival experience draws in visitors and employees through a grand park that preserves and celebrates the character of the land. The amenity lake, with naturalized planting and ample walking trails, set the tone for Pine Hill Business Campus as an oasis and outdoor respite to the businesses that occupy.

Source: <https://landdesign.com/project/pine-hill-business-campus/>

# DORCHESTER COUNTY

Nestled atop the Greater Charleston Region, Dorchester County is one of the fastest growing areas in the state with the third highest labor force participation rate. With award-winning school districts, first-rate amenities, and low cost-of-living, Dorchester County offers the perfect blend of booming business and small town charm.



## DORCHESTER COUNTY BY THE NUMBERS

**166,133**

Dorchester County Population

**6TH**

fastest growing county SC

**APPROX. 1/3**

of the U.S. Population is within 500 miles of the Charleston Region

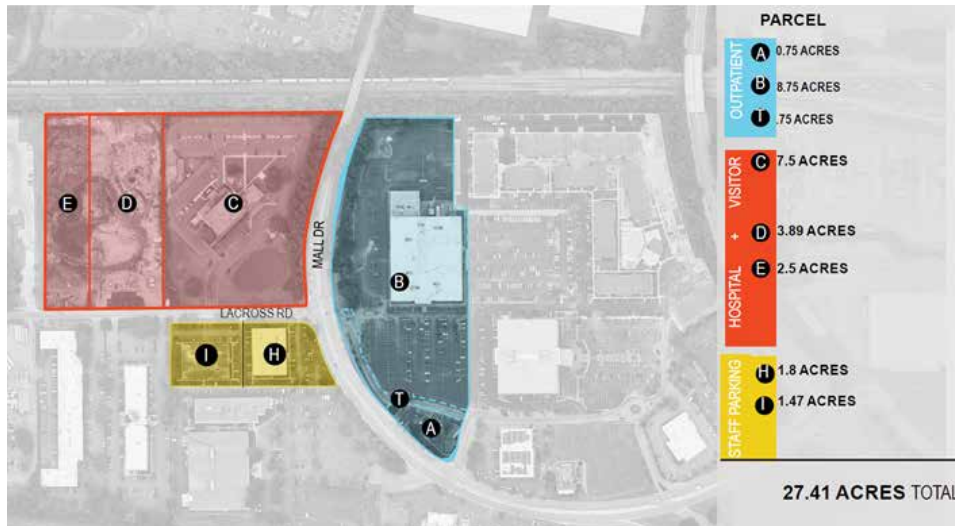
<https://www.dorchesterforbusiness.com/>

# MEDICAL

## NEW ROPER HOSPITAL MEDICAL CAMPUS



- \$1 billion project will be one of the largest, most advanced healthcare construction projects on the East Coast
- New campus will occupy 27-acres near Interstates 26 and 526
- Relocation of Roper St Francis location from Downtown Peninsula
- Will include: Full-service acute care hospital, 24-hour Emergency Room, Medical Office Building
- This new campus will be the fourth location for Roper Hospital since it opened downtown in 1856



Source: <https://www.rsfh.com/News/NewRoperHospitalMedicalCampustobeparadigmforprovidinghealthcare>

# SOUTH CAROLINA PORTS



- SC Ports is the eighth largest port in the United States
- In addition to Charleston, the Authority owns and operates public seaport facilities in Georgetown with an Inland Ports in Greer.
- They handle international commerce valued at more than \$75 billion annually
- Charleston Harbor is the Deepest Port on the East Coast



# MANUFACTURING



Manufacturing



**Bosch:** Invests \$260 million on developing an electric motor production line at its North Charleston facility

**Boeing:** The 265-acre (107-hectare) site is located on the southern portions of the joint-use Charleston Air Force Base and Charleston International Airport located in the city of North Charleston, SC.

**Volvo:** Volvo Cars is investing an additional \$520 million in its Berkeley County, SC operations and creating 1,910 new jobs. This expansion adds to the company's initial 2015 announcement and brings the collective total investment at the Charleston site to more than \$1 billion and 3,900 jobs.

**BMW:** BMW Invest \$1.7B to expand SC manufacturing capacity and footprint which will create 300 jobs and prepare for production of electric vehicles

**Mercedes:** Located in North Charleston since 2006, Mercedes Bens Vans assembles the worlds leading large van. This location had assembled more than 200,000 Sprinter and Metris vans, which have been delivered across the US. \$60M investment in Electric versatility platform for next generation eSprinter van in 2023. The eSprinter van will be built in three locations: North Charleston, Düsseldorf and Ludwigsfelde in Germany.

**Walmart Distribution Center:** Walmart Opens \$220M Distribution Center in South Carolina. The center will sort and store imported goods arriving through the Port of Charleston for distribution to 850 Walmart and Sam's Club locations across the Southeast.

**Caine Halter, CCIM**

**Senior Broker**

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**Associate**

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