

UNLOCK THE OPPORTUNITY OF  
**CENTRAL  
SOUTH  
CAROLINA**  
**MEGA SITE**

Prime Land with Exceptional  
Development Potential

1,426 AC  
**FOR  
SALE**



**CBRE**





**POWERING  
YOUR BUSINESS  
FUTURE**



## TABLE OF CONTENTS

**01**

Executive  
Summary

**03**

Location  
Overview

**02**

Property  
Highlights

**04**

Market  
Overview

# EXECUTIVE SUMMARY

The Central South Carolina Megasite, located in Lugoff, SC, offers a unique opportunity to acquire a substantial tract of land ranging from 700 to 1,426 acres. This site stands out due to its impressive size, strategic location, and readiness for development.



The Central SC Megasite is an **exceptional opportunity for businesses** seeking a large, well-located, and infrastructure-ready site in a supportive and strategic environment.

## KEY HIGHLIGHTS

**SIZE AND FLEXIBILITY:** With over 1,000 acres available, the Central SC Megasite provides ample space for large-scale industrial or commercial projects. The site is subdividable to 700 acres, allowing for flexible development options to suit various business needs.

**STRATEGIC LOCATION AND TRANSPORTATION ACCESS:** The Central SC Megasite, strategically located in Lugoff, Kershaw County, SC, within the Columbia Metropolitan Statistical Area (MSA), offers unparalleled logistical advantages. Its prime location ensures easy access to key markets and a robust transportation network, benefiting from proximity to major cities.

**INFRASTRUCTURE READY:** The site is fully equipped with essential utilities, including electricity (69 kV transmission line), natural gas (3", 8", and 12" lines), water (16" line), and wastewater services. Additionally, the site is served by fiber optic telecommunications, ensuring high-speed connectivity.

**BUSINESS-FRIENDLY ENVIRONMENT:** Kershaw County, where the site is located, is known for its supportive business climate. The area offers various incentives and resources to facilitate business growth and development.



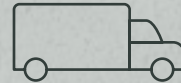
# PROPERTY HIGHLIGHTS



**SIZE**  
1,426 Acres



**SUBDIVIDE**  
700 Acres



**USE**  
Industrial



**ACCESS**  
CSX Rail Service and  
Immediate Access to I-20

## INFRASTRUCTURE READY:

### GAS LINE SIZE

Natural Gas: Supplied by SCE&G, with 3", 8", and 12" lines on site

### FIBER OPTICS

AT&T provides fiber optic services

### TELECOM

AT&T provides fiber optic services

### WASTEWATER

Managed by Kershaw County, with an 8" gravity line on site. The wastewater treatment plant has a capacity of 2 MGD and an excess capacity of 1.55 MGD


### WATER

Provided by Lugoff Elgin Water Authority, with a 16" water line. The water treatment plant has a capacity of 6 million gallons per day (MGD) and an excess capacity of 2.6 MGD

### ELECTRIC

Provided by Duke Energy and Fairfield Electric Cooperative, with 23kV and 69kV transmission lines at the western boundary





**The Central SC Megasite is strategically located in Lugoff, Kershaw County, SC, within the Midlands region.**

#### **STRATEGIC LOCATION**

- Situated in Lugoff, Kershaw County, SC, within the Columbia Metropolitan Statistical Area (MSA).
- Proximity to major cities: Columbia (37 miles), Charlotte (91 miles), and Charleston (113 miles).

#### **TRANSPORTATION NETWORK**

- Less than 1/4 mile from the nearest interstate.
- 10 miles from a local airport.
- 40 miles from Columbia Metropolitan Airport.
- Served by an on-site rail line, enhancing logistical advantages.

#### **MAJOR TRANSPORTATION ROUTES**

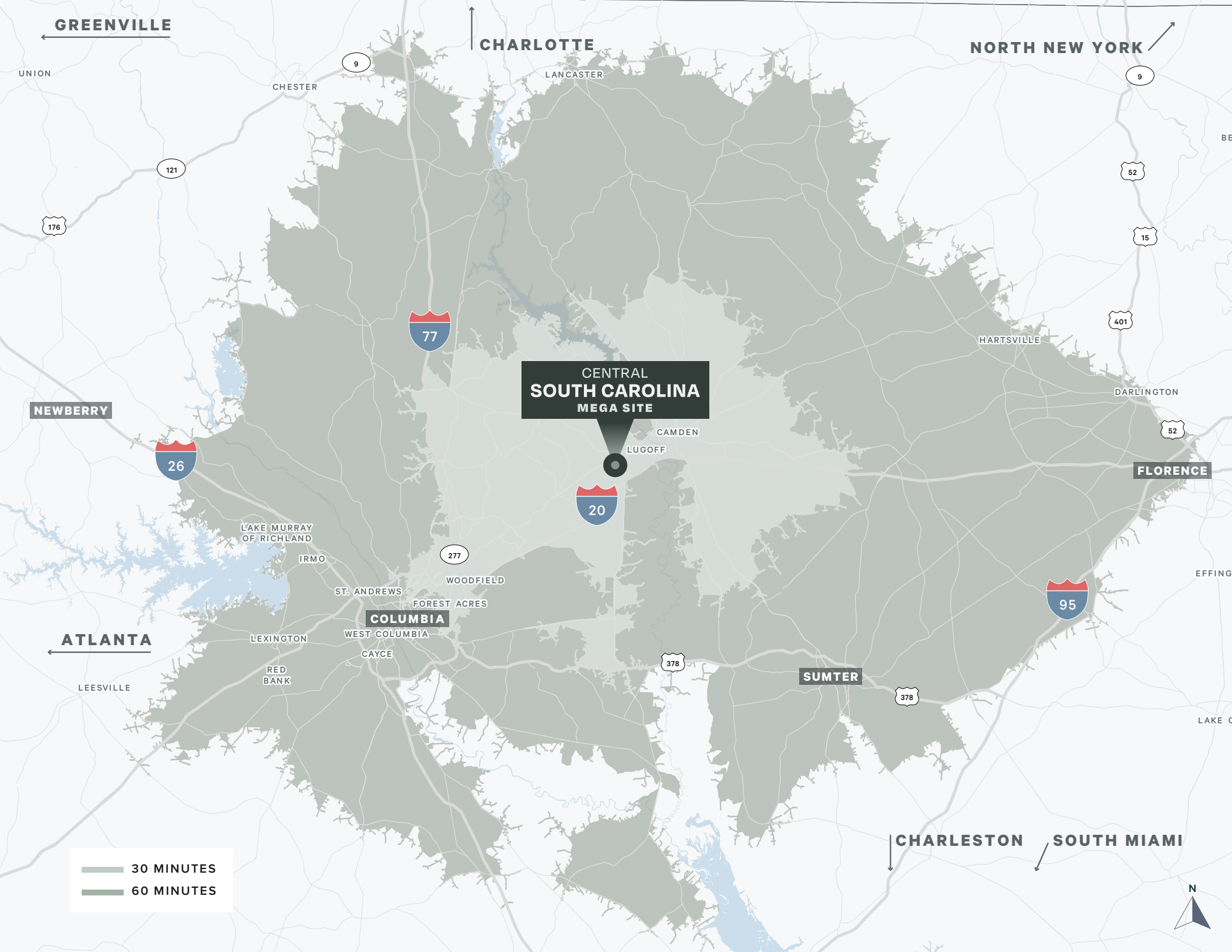
- Direct I-20 Access, U.S. Highway 601, and U.S. Highway 1.
- I-20 serves as a major east-west corridor, connecting key cities such as Dallas, Birmingham, and Atlanta, and extending to the east coast with its terminus at I-95.

#### **INTERMODAL SHIPPING AND LOGISTICS**

- Connectivity links crucial rail, air, and port hubs.
- Facilitates efficient intermodal shipping and logistics solutions essential for businesses relying on multimodal transportation systems.



**This strategic and central location makes the Central SC Megasite an ideal choice for businesses seeking efficient and comprehensive transportation and logistics solutions.**





## MARKET OVERVIEW:



THRIVING  
ECONOMY



TOP  
TALENT



WIDESPREAD  
CONNECTIVITY



QUALITY  
OF LIFE

# POPULATION SUPPORTS & EMPLOYMENT DYNAMICS

**858,302**

Columbia MSA population in 2024

**23.2%**

Millennial population

**38.3**

Years old median age

**886,665**

Projected population in 2029

**0.90%**

Annual growth rate from 2020–2024

**24.6%**

Gen Z population

**378,619**

Total workforce

Source: CBRE Research, ESRI





# KEY INDUSTRIES

**460,000+ people (and thousands of businesses) contribute to the Columbia metro area's \$54 million economy.**

Both national and international companies are drawn to the Midlands region due to a strong manufacturing base, logistical convenience, the availability of a talented labor pool, and livability.

**14% HEALTHCARE AND SOCIAL ASSISTANCE**

**12% RETAIL TRADE**

**10% MANUFACTURING**

**9% ACCOMMODATION AND FOOD SERVICES**

**8% PUBLIC ADMINISTRATION**

## KEY PLAYERS



MARK ANTHONY BRANDS



nephron  
pharmaceuticals corporation



TRANE®



MICHELIN



SAMSUNG



Westinghouse



ALLIED™  
Air Enterprises



# REGIONAL HOUSING OVERVIEW: RICHLAND, LEXINGTON, AND KERSHAW COUNTIES

**A REGION POISED FOR GROWTH WITH A STRONG FOCUS ON SUSTAINABLE DEVELOPMENT, AFFORDABLE HOUSING, AND INFRASTRUCTURE IMPROVEMENTS.**

## **CURRENT TRENDS:**

The region is undergoing urban revitalization, suburban expansion, and modern development, with a focus on affordable housing, mixed-use projects, sustainability, and community revitalization (*Source: Zonda*).

## **DIVERSE HOUSING OPTIONS:**

The region offers single-family homes, townhouses, and apartments, with a notable increase in multi-family units and new communities (*Source: Zonda*).

## **HOME PRICES AND RENTAL RATES BELOW NATIONAL AVERAGE:**

Despite the steady growth in home values and rental rates across the region in recent years, average values in the region range from \$235,345 to \$266,073, with median sale prices between \$263,000 and \$290,000. These figures are significantly lower than the national median home price of \$419,200 (*Source: FRED Data*).

## **HOUSING ASSISTANCE PROGRAMS:**

Various programs provide assistance for affordable housing, including tax credits, grants, and community development block grants (*Source: CDBG*).

## **AFFORDABLE HOUSING DEVELOPMENTS:**

There are several affordable housing complexes and developments across the region. Programs like Section 8 housing vouchers and HOME Investment Partnerships support affordable housing (*Source: Zonda*).

## **NON-PROFIT AND COMMUNITY ORGANIZATIONS:**

Organizations like the Affordable Housing Coalition of South Carolina advocate for affordable housing and provide support to residents (*Source: Zonda*).

## **INCENTIVES AND PROGRAMS:**

Various programs and incentives are available to support homeownership, affordable housing, and economic development. These include forgivable loans, tax credits, grants, and funding for neighborhood revitalization (*Source: Zonda*).

## **INFRASTRUCTURE IMPROVEMENTS:**

Investments in roads, utilities, stormwater systems, and broadband access, with comprehensive plans to improve connectivity and public transit (*Source: Zonda*).





## SURROUNDING SPACE

The areas surrounding the Central South Carolina Megasite in Lugoff feature a mix of development types:

**INDUSTRIAL** The megasite itself is zoned for industrial use and is designed to attract large industrial projects. This includes manufacturing and logistics facilities.

**RESIDENTIAL** There are residential areas nearby, providing housing options for workers and their families.

**COMMERCIAL** The surrounding region includes various commercial developments, such as retail stores, restaurants, and service businesses.

### TRANSPORTATION INFRASTRUCTURE:



**RAILROAD** The site is served by CSX Transportation, making it ideal for industries that rely on rail logistics.



**HIGHWAYS** It is located near Interstate 20 and U.S. Highways 601 and 1, providing excellent road connectivity.



**AIRPORTS** The site is approximately 40 miles from Columbia Metropolitan Airport and 90 miles from Charlotte Douglas International Airport (CLT), offering access to air travel and cargo services.



**PORTS** The Port of Charleston, a major shipping hub, is approximately 120 miles away, facilitating international trade.

### PUBLIC TRANSPORTATION INTEGRATION:

Limited currently, but initiatives like the 2045 Long Range Transportation Plan and Regional Congestion Management Plan aim to enhance transportation infrastructure and connectivity, supported by public engagement and feedback (*Source: Zonda*).

### SCHOOLS, PARKS, AND AMENITIES:

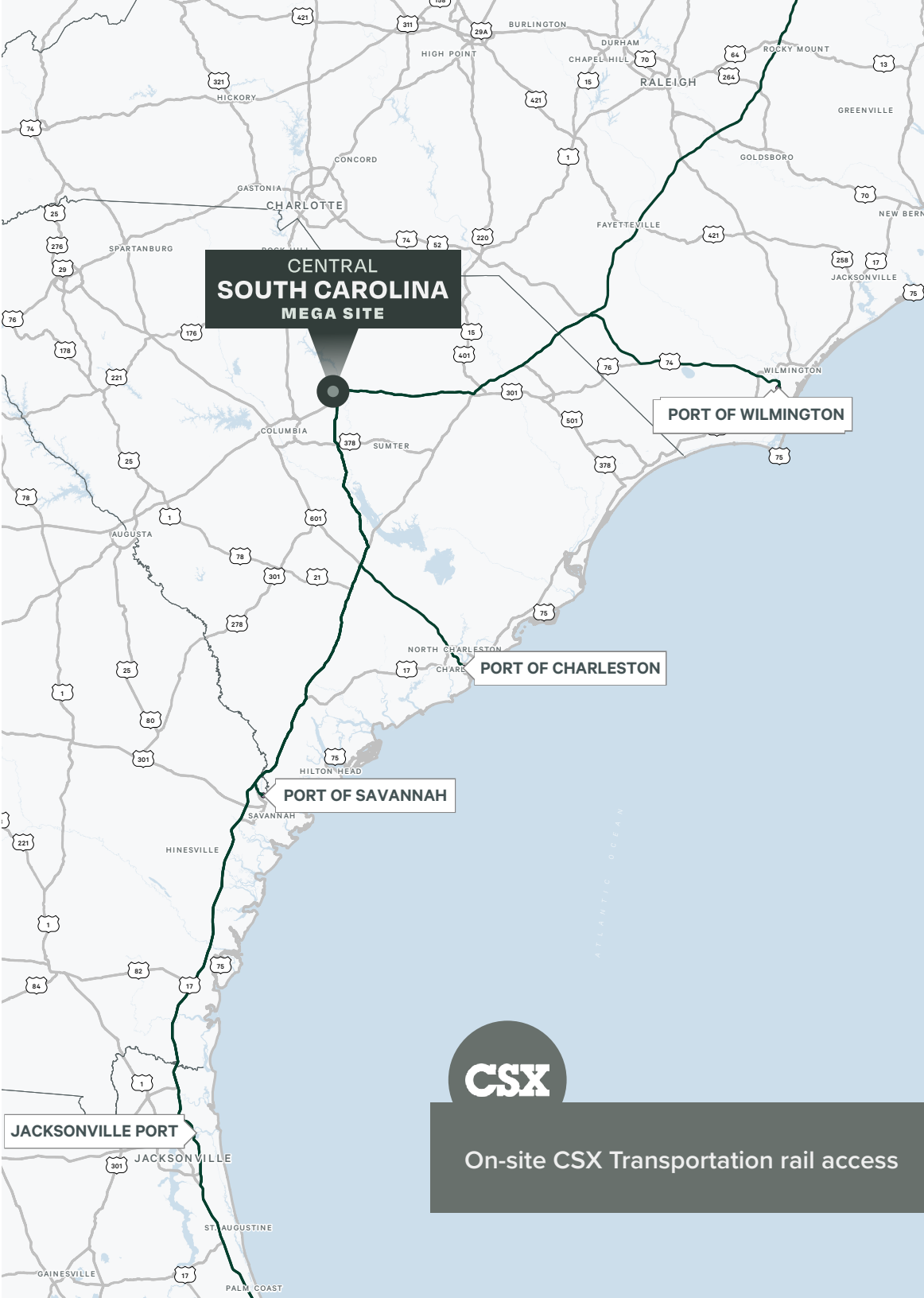
Numerous parks, schools, and recreational facilities, with new schools and parks planned to address capacity and provide more amenities (*Source: Zonda*).

### AVAILABILITY OF LAND:

There is substantial land available for new construction across the region, with ongoing developments in various communities (*Source: Zonda*).

### CAPACITY OF EXISTING UTILITIES:

The region has robust infrastructure with water, sewer, and electricity services capable of supporting new developments (*Source: Zonda*).



## DISTANCE TO MAJOR CITIES

CITY	MILES
CHARLOTTE, NC	90
CHARLESTON, SC	120
ATLANTA, GA	237
WASHINGTON, DC	454
MEMPHIS, TN	628
MIAMI, FL	647
NEW YORK, NY	684
DALLAS, TX	1,020

## DISTANCE TO MAJOR PORTS

CITY	MILES
PORT OF CHARLESTON	125
PORT OF SAVANNAH	165
PORT OF WILMINGTON	185
PORT OF VIRGINIA	368
PORT OF MIAMI	647
PORT OF NEW YORK	680

## DISTANCE TO AIR MAIL HUBS

COMPANY	MILES
UPS AIR HUB	37
FEDEX SHIP CENTER	38



An aerial photograph of a large container ship docked at a busy port. The ship is filled with colorful shipping containers in shades of red, orange, yellow, green, and blue. Several large white gantry cranes are positioned along the ship's length, and more containers are stacked on the pier. In the background, a city skyline is visible across the water, with various buildings and industrial structures. The sky is a clear, pale blue.

**3 MAJOR  
PORT CITIES  
IN LESS THAN  
200 MILES**



# WORKFORCE & MIGRATION

**1.0%** Unionization Rate

**18%** Population Growth

**311,859** Labor Force  
in 30 Mile Radius

**LABOR FORCE** The area benefits from South Carolina's right-to-work and employment-at-will policies, with a low unionization rate of 1.0%.

**POPULATION GROWTH** The county and surrounding region have experienced over 18% growth in the last decade, providing a rich labor pool of skilled workers.

**EMPLOYMENT OPPORTUNITIES** Kershaw County offers various employment opportunities across different sectors. The county's Human Resources department and the South Carolina Employment Security Commission office in Camden are key resources for job seekers. As of September 2024, the civilian labor force in Kershaw County, South Carolina, is approximately 31,066 people.



## COUNTY INCENTIVES

**EXEMPTIONS FROM SALES TAX** (No state real or personal property tax, No local income tax, No inventory tax, No sales tax on manufacturing machinery and equipment, computer services and software, material-handling equipment and a host of other sales tax exemptions, No wholesale sales tax, No tax on packaging materials., No tax on manufacturer's air, water, and noise pollution control equipment.

**TAX ABATEMENT:** For non-FILOT projects, new manufacturing facilities, and additions of buildings, land, or equipment costing at least \$50,000 in a calendar year to existing manufacturing facilities are exempt from the county's portion of the tax levy for a time period of five years.,

**FILOT:** Kershaw County's fee-in-lieu of property tax (FILOT) allows qualifying manufacturers investing more than \$2.5 million within 5 years to negotiate a reduced property tax assessment ratio to as low as 6% and a millage rate that can be locked for the term of the agreement.,

**Super FILOT:** Qualifying manufacturers creating 125 new jobs and invest \$150 million or a single investment of \$400 million+ within 8 years may negotiate a reduced property tax assessment ratio to as low as 4% and a millage rate that can be locked for the term of the agreement.,

**SSRC (Special Source Revenue Credit):** Additional savings can be provided through Special Source Revenue Credits. The SSRC can help offset a project's infrastructure and/or machinery and equipment costs by providing a credit off the tax payment due to the county.,

**Multi County Industrial Park:** Multi-County Industrial Park status enables the county to offer the SSRCs as part of the negotiated FILOT agreement. In addition, it allows the industry to receive an additional \$1,000 per job in state tax credits should those new jobs qualify for such a credit.

## STATE INCENTIVES

**JOB TAX CREDIT** Statutory + Purpose: Reduce corporate income tax liability for new or expanding companies creating jobs in the state. + Value: Tax credit given annually for 5 years for each new job if requirements are satisfied.

**PORT VOLUME INCREASE CREDIT** Negotiated and Discretionary + Possible income tax credit or withholding tax credit to manufacturers, distributors or companies engaged in warehousing, freight forwarding, freight handling, goods processing, cross-docking, transloading or wholesaling of goods.

**CORPORATE HEADQUARTERS CREDITS** Statutory + Income tax credits to partially reimburse for real and personal property expenditures associated with new headquarters-related jobs

**INVESTMENT TAX CREDIT** Statutory + A one-time credit against a company's corporate income tax of up to 2.5% of a company's investment in new production equipment

**5 Yrs** New Job Tax Credit

**2.5%** Investment Tax Credit

# RECRUITMENT & TRAINING SUPPORT

**CENTRAL CAROLINA TECHNICAL COLLEGE (CCTC)** provides nationally and internationally recognized certification programs. They work closely with the local school district, readySC, and Apprenticeship Carolina to offer comprehensive workforce solutions.

**WOOLARD TECHNOLOGY CENTER (WTC)** This facility trains high school students in grades 10-12 in technical education, dual enrollment with the local technical college, and internships within the county's manufacturing community.

**ADULT EDUCATION** The Kershaw County School District's Adult Education program offers testing and instruction to enhance and retool the adult workforce.

**VOCATIONAL REHABILITATION** The Camden Area Office and Work Training Center assist eligible South Carolinians with disabilities to achieve and maintain competitive employment.

**READYSC** Part of the state's Technical College system, readySC provides customized training for new and expanding industries in South Carolina. They offer recruiting, assessment, training development, management, and implementation services at little or no cost to qualifying companies.

**APPRENTICESHIP CAROLINA** This program ensures that all employers in South Carolina have access to the information and technical assistance needed to create registered apprenticeship programs.

**SCWORKS** The state's workforce recruitment and advertising system allows employers to post positions, search for candidates, and review labor market data. SCWorks also provides applicant screening, assessment, and job position task analysis using testing.


**SC ENTERPRISE ZONE** This program provides reimbursement for job training tied to new processes, new systems, and/or new product lines.







# THRIVE IN THE CAROLINAS




## **RICH HISTORY AND CULTURAL HERITAGE**

The Midlands is home to the state capital, Columbia, which boasts historical landmarks like the South Carolina State House and the Columbia Museum of Art. The region's history and cultural offerings make it a vibrant place to live and visit.

## **QUALITY OF LIFE**

The Midlands offers a high quality of life with a mix of urban and suburban living. Communities like Lexington provide a relaxed, family-friendly atmosphere with access to excellent schools, parks, and recreational facilities.



**EDUCATIONAL INSTITUTIONS** The University of South Carolina, located in Columbia, is a major draw for students and academics. It offers a wide range of programs and contributes significantly to the local economy and culture.

## **NATURAL BEAUTY AND OUTDOOR ACTIVITIES**

The Midlands features beautiful natural sites such as Congaree National Park and Lake Murray. These locations offer opportunities for hiking, boating, fishing, and other outdoor activities.

## **ECONOMIC GROWTH AND JOB OPPORTUNITIES**

The region has seen consistent population growth and economic development. Major employers include healthcare providers like Prisma Health and BlueCross BlueShield of South Carolina, as well as companies like Nephron Pharmaceuticals and Amazon.





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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE Group, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE Group, Inc.

Purchaser acknowledges that CBRE is acting on behalf of Owner as exclusive broker in connection with the sale, and also acknowledges that CBRE is not the agent of the Purchaser. Purchaser agrees to pay all brokerage commissions, finder's fees, and other compensation to which any broker (except CBRE) finder or other person may be entitled in connection with the sale of the Property if such claim or claims for commissions, fees or other compensation are based in whole or in part on dealings with Purchaser or any of its representatives;

and Purchaser agrees to indemnify and hold harmless CBRE and Owner, their respective affiliates, successors, and assigns, employees, officers, and directors against and from any loss, liability or expense, including reasonable attorneys fees arising out of any claim or claims by any broker, finder or similar agent for commissions, fees, or other compensation for bringing about any sale of the property to Purchaser if such claim or claims are based in whole or in part on dealings with Purchaser or any of its representatives.

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CENTRAL  
SOUTH  
CAROLINA  
MEGA SITE

DON'T MISS OUT  
ON THIS CHANCE TO  
**ELEVATE YOUR  
BUSINESS AND  
UNLOCK THE POTENTIAL**

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