

FOR SALE

0 GUM STREET
HOLLY HILL, SC 29059

453

GUM ST

87 ACRES IN HOLLY HILL FOR SALE

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COMMERCIAL
ATLANTIC

87 ACRES IN HOLLY HILL

PROPERTY OVERVIEW

Excellent 87-acre industrial development site located just outside the Holly Hill city limits in Orangeburg County. Currently zoned FA with potential rezoning to BI, the property offers over 1,600 feet of railroad frontage and direct access along Gum Street off Gardner Road. Heavy utilities are nearby, including large water lines along Boyer Road and Gardner Road supplying nearby cement plants, a 6-inch high-pressure gas line running along the rail, and fiber service in close proximity. Up to 100MW of power can be brought to the site, making it ideal for large-scale manufacturing, logistics, or energy users. The land is mostly high and currently used as farmland, offering excellent development conditions. Strategically located only 5 minutes from I-26, 15 minutes from I-95, less than 5 minutes from Geocycle, and within 20 minutes of Volvo and Walmart's distribution center, this tract delivers a rare combination of rail access, infrastructure capacity, and regional connectivity in one of the Lowcountry's most promising industrial corridors.



PRICE

\$15,225,000
\$175,000/Acre



ACRES

Approximately 87 Acres



ZONING

Zoned – FA



COUNTY

Orangeburg County



TAX ID

0333-00-05-004.000

0 Gum Street | Holly Hill, SC 29059



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SOIL MAP AERIAL



NoA
Noboco loamy sand, 0 to 2 percent slopes
1
Capability
Soils have few limitations that restrict their use. it is suited for a wide range of plants and may be used safely for cultivated crops, pasture, range, woodland, and wildlife.

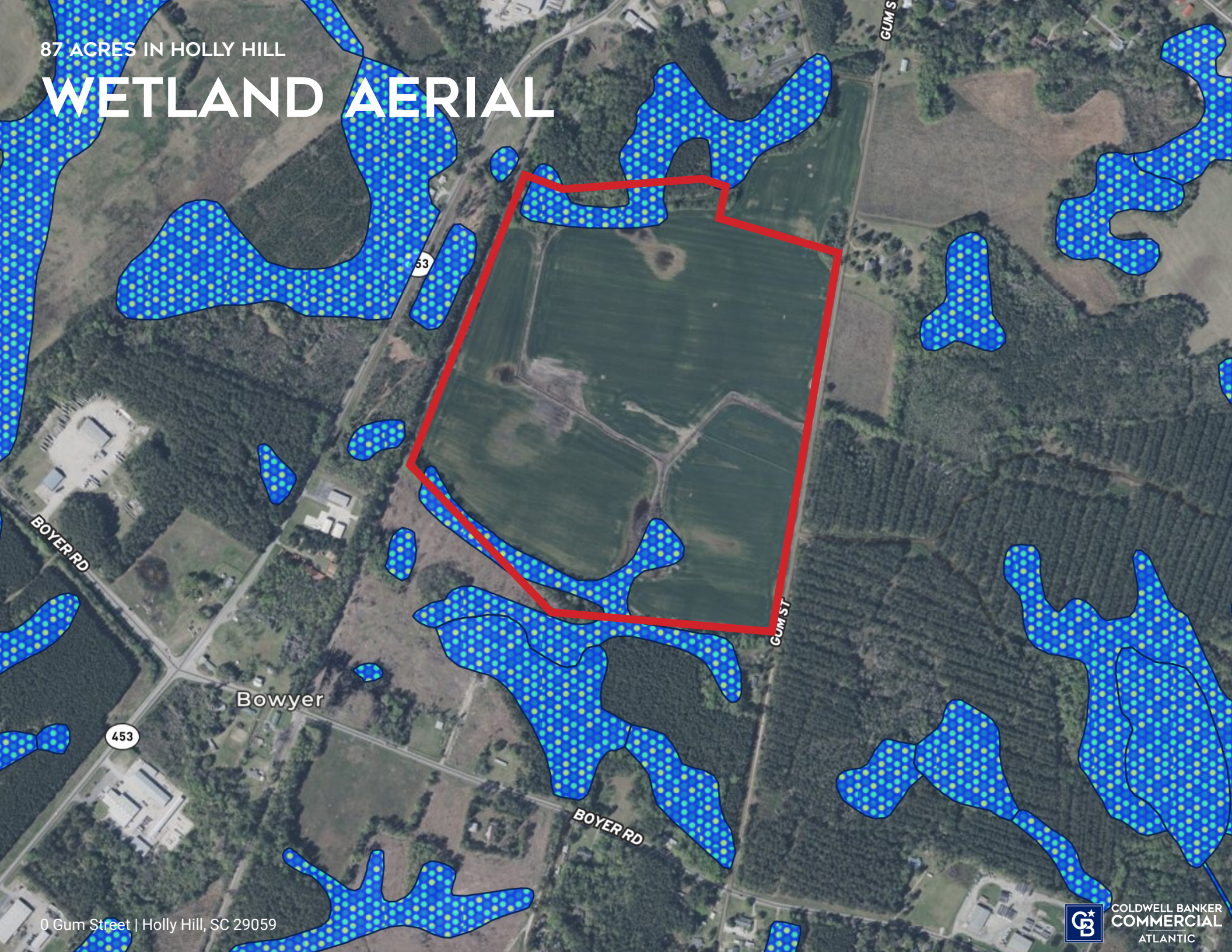
GoA
Non-Irrigated
Goldsboro sandy loam, 0 to 2 percent slopes
2w
Capability
Excess water.
Subclass w
Soils have some limitations that reduce the choice of plants or require moderate conservation practices. the limitations are few and the practices are easy to apply. these soils may be used for cultivated crops, pasture, range, woodland, and wildlife.

Cx
Non-Irrigated
Coxville sandy loam
3w
Capability
Excess water.
Subclass w
Soils have limitations that reduce the choice of plants and/or require special conservation practices. when used for cultivated crops the conservation practices are usually more difficult to apply and maintain. these soils may be used for cultivated crops, pasture, range, woodland, and wildlife.

RnA
Non-Irrigated
Rains sandy loam, 0 to 2 percent slopes, atlantic coast flatwoods
4w
Capability
Excess water.
Subclass w
Soils may be well suited to only two or three of the common crops or the harvest produced may be low in relation to inputs over a long period of time. these soils may be used for crops, pasture, range, woodland, and wildlife.

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WETLAND AERIAL



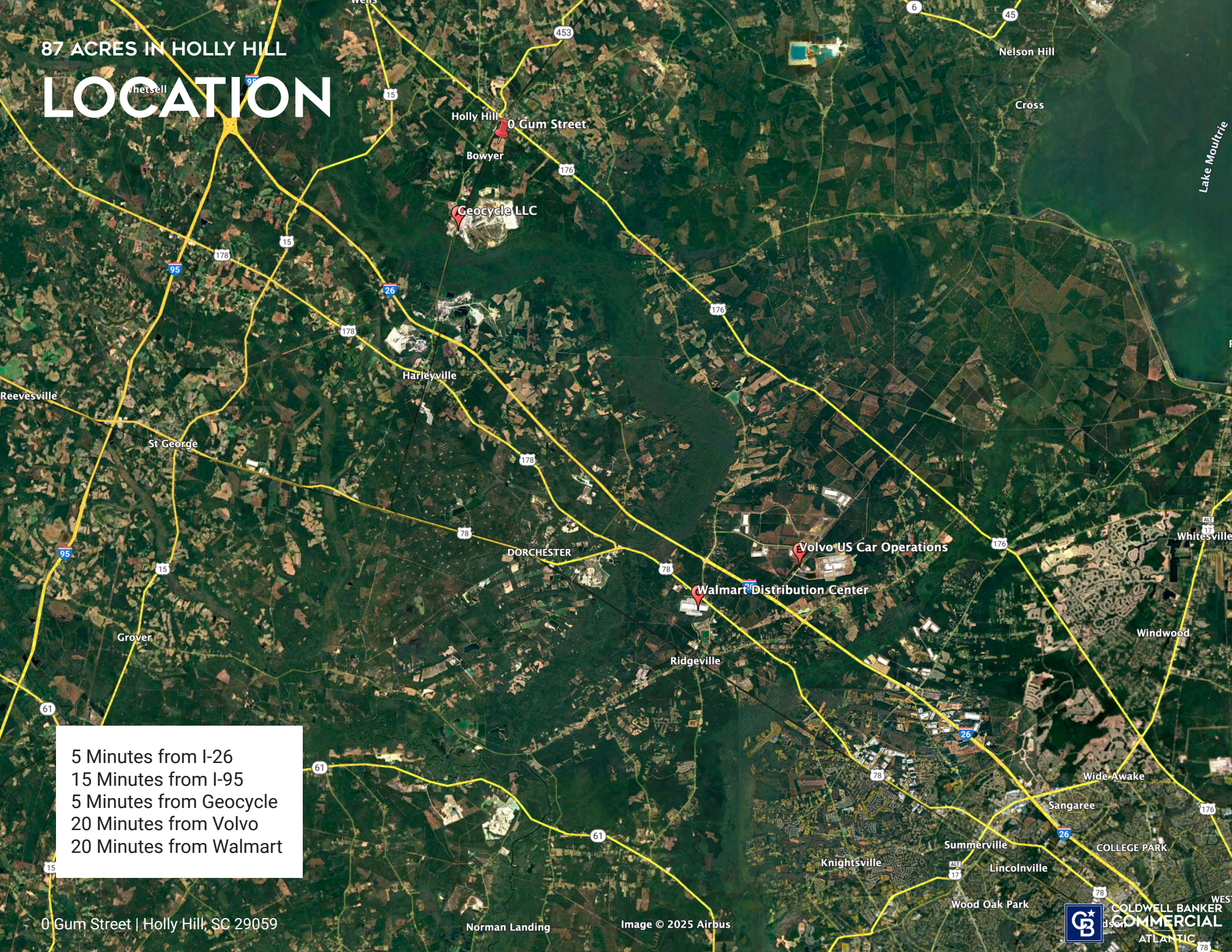
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87 ACRES IN HOLLY HILL

LOCATION



5 Minutes from I-26
15 Minutes from I-95
5 Minutes from Geocycle
20 Minutes from Volvo
20 Minutes from Walmart

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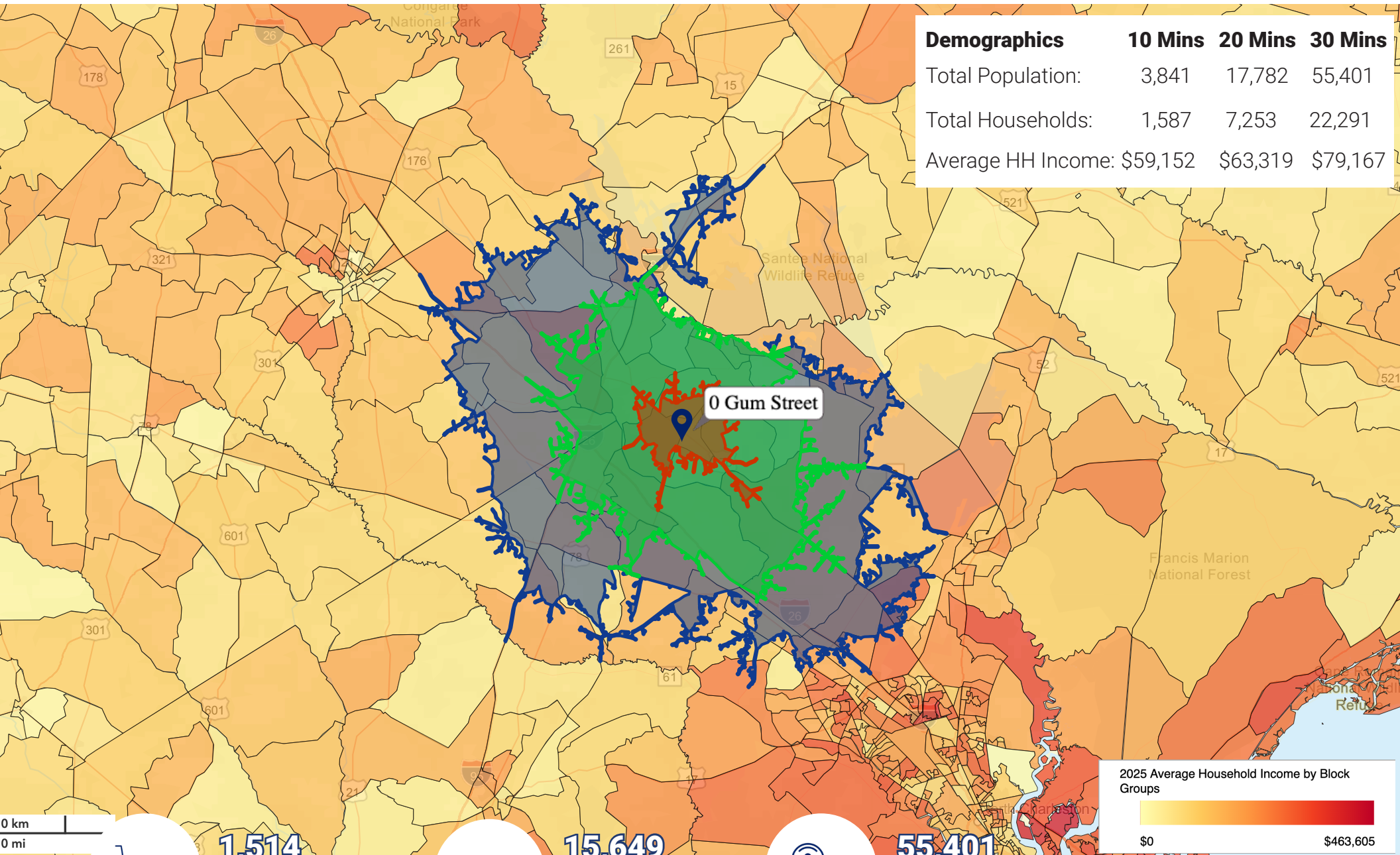
Norman Landing

Image © 2025 Airbus

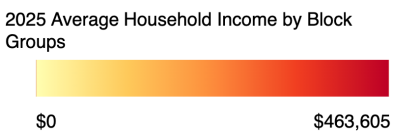


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DEMOGRAPHICS



Demographics	10 Mins	20 Mins	30 Mins
Total Population:	3,841	17,782	55,401
Total Households:	1,587	7,253	22,291
Average HH Income: \$	\$59,152	\$63,319	\$79,167



All demographics based on Esri forecasts for 2025



1,514

Businesses
within 30 Mins



15,649

Employees
within 30 Mins



55,401

Population
within 30 Mins

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