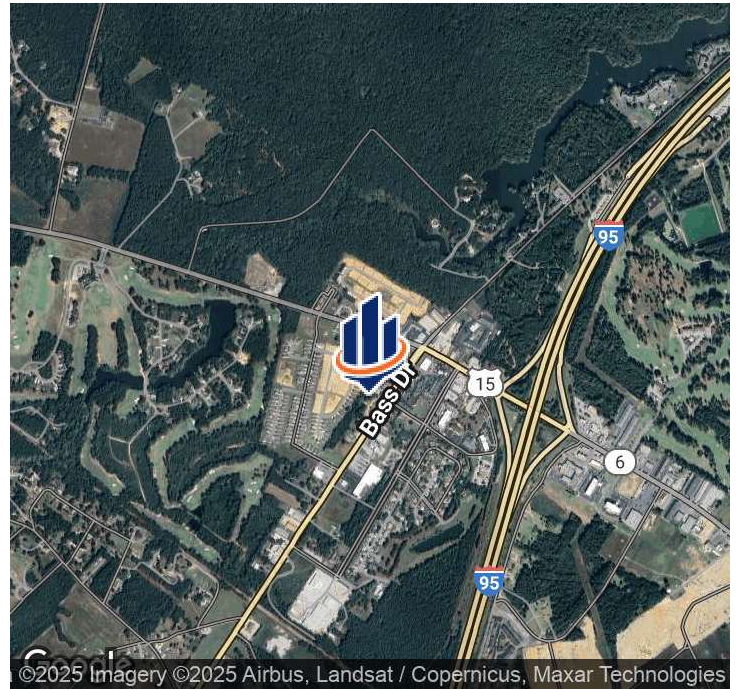


656 Bass Drive - Executive Summary

656 Bass Drive - Commercial Development Opportunity

Santee, SC 29142



OFFERING SUMMARY

Sale Price:	\$339,000 - \$705,000
Lot Size:	4.65 Acres
Price / Acre:	\$225,806
Zoning:	General Commercial
Market:	Orangeburg
Submarket:	Santee
Traffic Count:	34,577
APN:	0307-20-01- 010.000

PROPERTY OVERVIEW

SVN is pleased to offer ± 4.65 acres of shovel-ready commercial land in Santee, SC, just one mile south of I-95 at Exit 98. The offering includes two remaining parcels [Parcel A: ± 3.14 acres and Parcel B: ± 1.51 acres] located within a high-traffic General Commercial district [34,577 VPD] and adjacent to 2,700 homes currently under development. Ideally situated for retail, QSR, or fuel station development, the site also benefits from proximity to five championship golf courses, Lake Marion, and Santee State Park. Adding to its long-term upside, pending legislation (Bill H.4176) proposes a casino resort in Santee, an initiative expected to significantly boost tourism, economic activity, and land values. Making this a rare and strategic investment opportunity in one of the state's fastest-growing markets. Utilities are provided by Dominion Energy and the Town of Santee.

PROPERTY HIGHLIGHTS

- ± 4.28 ac ready for commercial development
- Located less than a mile from I-95 @ exit 98
- Adjacent to 2,700 new homes under development
- Surrounded by Retail, Hospitality, & Residential
- Minutes to five championship Golf Course's, Lake Marion access, and Santee State Park
- Growing population for a strong workforce and consumer base

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