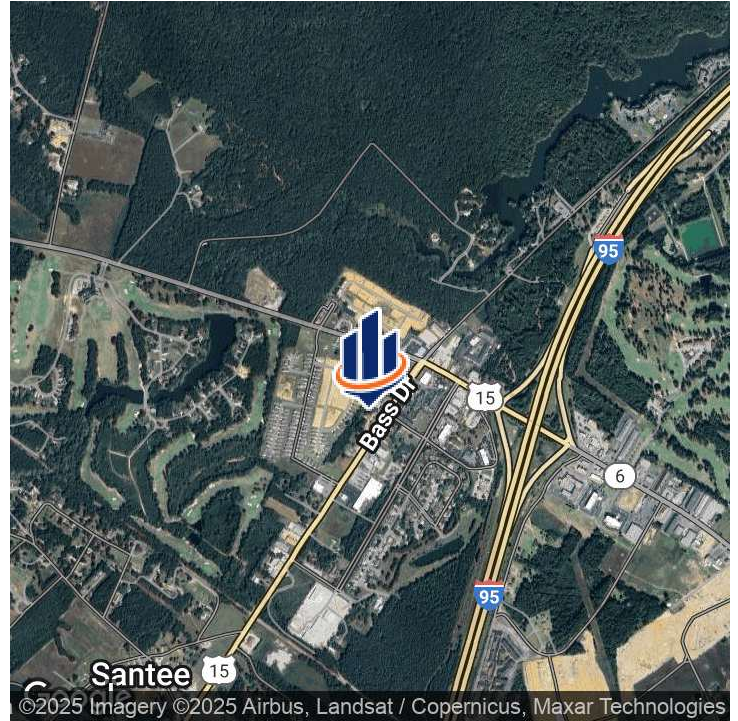


656 Bass Dr - Executive Summary



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

- ± 4.65 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

656 Bass Dr - Property Description



LOCATION DESCRIPTION

SVN is proud to offer this property located in Santee, SC, "The Oasis of Recreation", positioned on Bass Drive, just one mile south of I-95 at Exit 98. Ideally situated halfway between Miami and New York, Santee is a natural stopping point for travelers and outdoor enthusiasts drawn to its proximity to five championship golf courses and abundant recreational opportunities on Lake Marion. Nestled on the eastern edge of Orangeburg County, the property is just an hour's drive to both the scenic beaches and islands of the greater Charleston area and the state capital, Columbia. With rapid residential growth and increasing economic development in the region, Santee offers a unique blend of accessibility, recreation, and investment potential.

SITE DESCRIPTION

This site offering is comprised of two lots:

- Lot 1 +/- 3.14 acres
- Lot 2 +/- 1.51 acres

The site is serviced by Dominion Energy for power and gas. Water utility is serviced by the Town of Santee.

656 Bass Dr - Property Photos



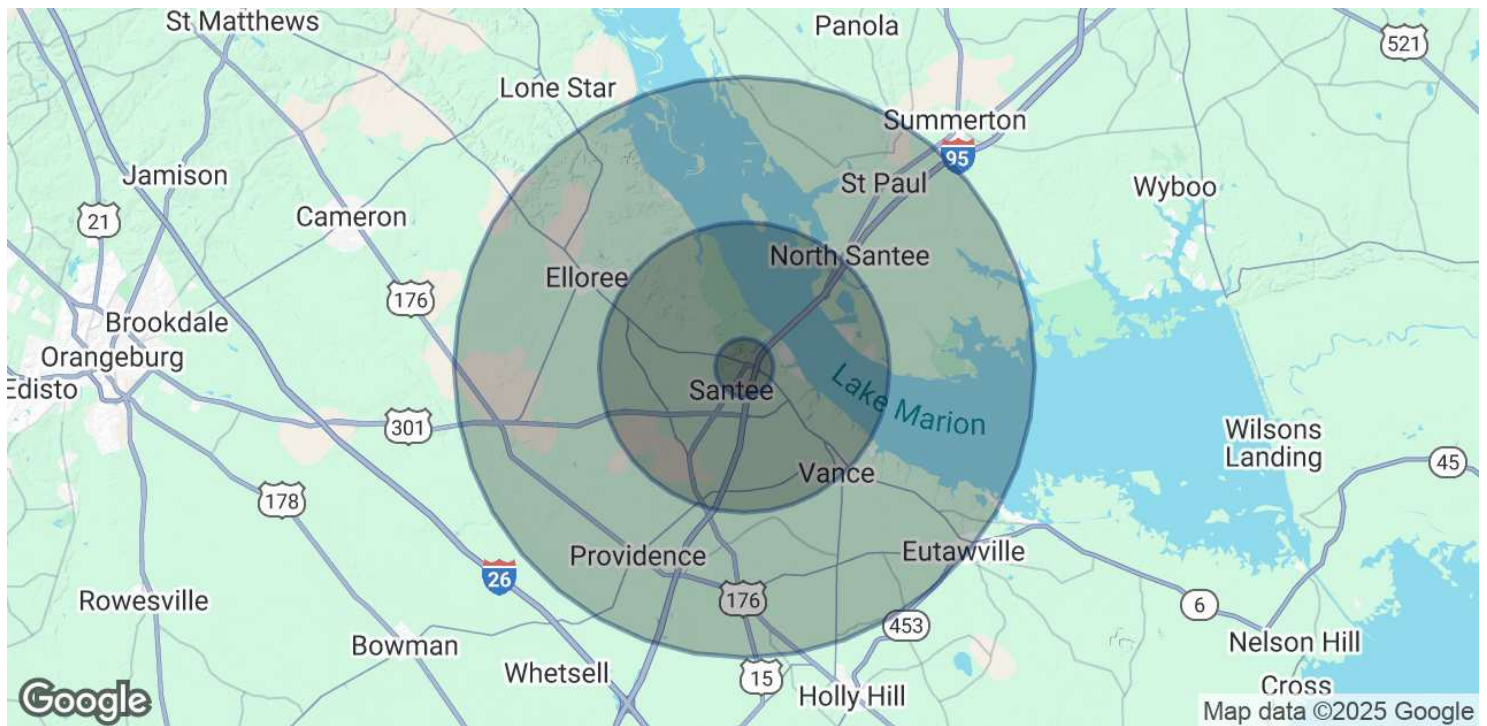
Town Of Santee



SANTEE, SC

Santee, South Carolina, is a small but vibrant town nestled along the southern shore of Lake Marion, the largest freshwater lake in the state. Conveniently located just off Interstate 95 in Orangeburg County, Santee has become a beloved stop for travelers and outdoor enthusiasts alike. The town's development was deeply influenced by the creation of Lake Marion in 1941, part of the ambitious Santee Cooper hydroelectric project—one of the largest land-clearing efforts in U.S. history. This engineering marvel transformed the area, creating a recreational paradise and attracting thousands of visitors each year. With over 110,000 acres of water and 315 miles of shoreline, Lake Marion is often referred to as South Carolina's inland sea and is renowned for world-class fishing, boating, and kayaking. Santee is also a haven for birdwatchers and nature lovers, thanks to nearby Santee National Wildlife Refuge and the picturesque Santee State Park. These areas offer everything from scenic hiking trails to exceptional wildlife viewing, including sightings of wood storks, bald eagles, and the colorful painted bunting. Golf has long been a major draw to Santee, earning the town a reputation as a premier golf destination. With multiple acclaimed courses—Santee National Golf Club, Lake Marion Golf Course, and Santee Cooper Country Club—located within a mile of each other, visitors can enjoy a full golf getaway without ever moving their car. Golf packages and lakefront accommodations such as the Lake Marion Golf Villas and Ballard Point Condos make planning a trip simple and affordable. Santee's charm also lies in its variety of lodging and dining options. From nationally known hotels to local favorites like Clark's Inn and Restaurant, which has served travelers since 1946, guests will find both comfort and Southern hospitality. After a day on the lake or links, local eateries offer everything from barbecue and fresh seafood to classic Southern desserts like pecan pie with ice cream. Whether you're casting a line in hopes of landing a trophy fish, watching the sunrise over Lake Marion, or teeing off at one of the town's scenic courses, Santee offers a perfect blend of small-town charm and big-outdoor adventure. Its mix of natural beauty, recreational opportunity, and easy interstate access continues to make Santee one of South Carolina's most inviting destinations.

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	260	5,331	17,145
Average Age	41.3	42.2	43.2
Average Age [Male]	38.7	39.8	40.6
Average Age [Female]	42.8	43.5	44.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	97	2,009	6,541
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$38,031	\$39,449	\$40,362
Average House Value		\$175,484	\$149,411

2020 American Community Survey (ACS)

Senior Advisor Bio



BURT RHODES

Senior Advisor

burtrhodes@svn.com

Cell: 843.557.3939

PROFESSIONAL BACKGROUND

Burt Rhodes serves as a Senior Advisor and Partner with SVN International, specializing in income producing real estate with a focus on Land, Development, and Site selection in South Carolina. Rhodes has 30 years of entrepreneurial, sales, business development, and marketing experience, including construction and development. With a lifelong personal history in the Charleston area, he offers in-depth knowledge and relationships throughout Charleston, the Tri-county, and South Carolina marketplace.

As an active commercial broker, construction executive, and burgeoning developer, Rhodes is affiliated with numerous professional associations including: CID [Commercial Investment Division] of the Charleston Trident Association of Realtors, ULI [Urban Land Institute], SCEDA [South Carolina Economic Development Association], CRDA [Charleston Regional Development Alliance], BOMA [Building Owner and Manager Association], IFMA [International Facility Managers Association], USGBC [US Green Building Council], South Carolina Chamber of Commerce, and AIA [American Association of Architects]. Rhodes is also a candidate for the prestigious CCIM [Certified Commercial Investment Member] designation.

As an active participant in the Charleston area community, Rhodes is a family man, an involved member of his local church, a former board member of the local YMCA, serves on the Board of Visitors of Charleston Southern University, and a youth baseball coach.

Rhodes is a recipient of the Low Country Homes and Interiors' People's Choice Award and an award-winning top sales producer of a Fortune 500 company.

Rhodes' educational background includes undergraduate studies in business administration and numerous industry-specific certifications.

SVN | GASC
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