

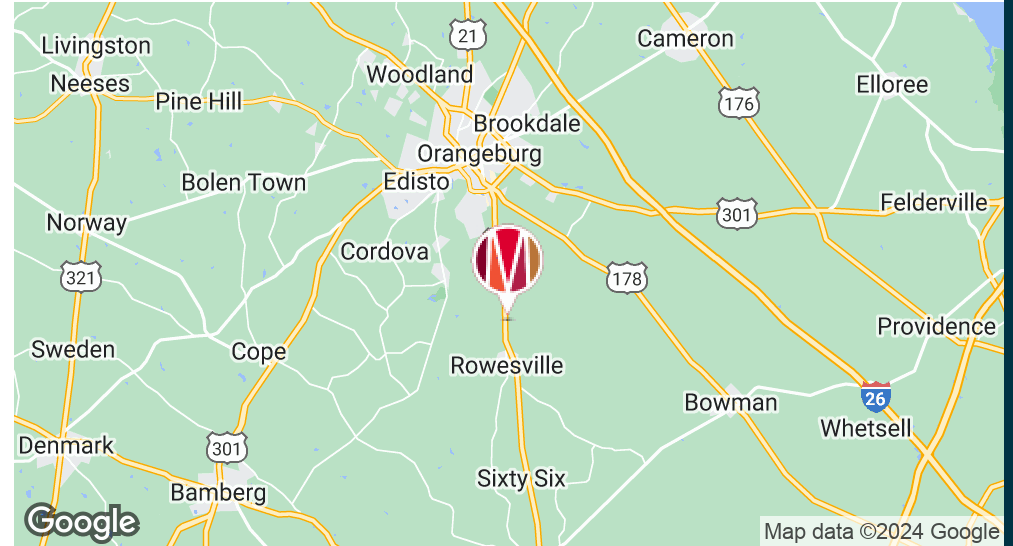
FOR SALE

Orangeburg Industrial Property

Garland Rd, Rowesville, SC 29133



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	435,600 SF
Zoning:	FA - Forest and Agriculture

- Development Opportunity
- Neighboring Industrial Company
- Lumber Mill Nearby
- Access to the Interstate

PROPERTY OVERVIEW

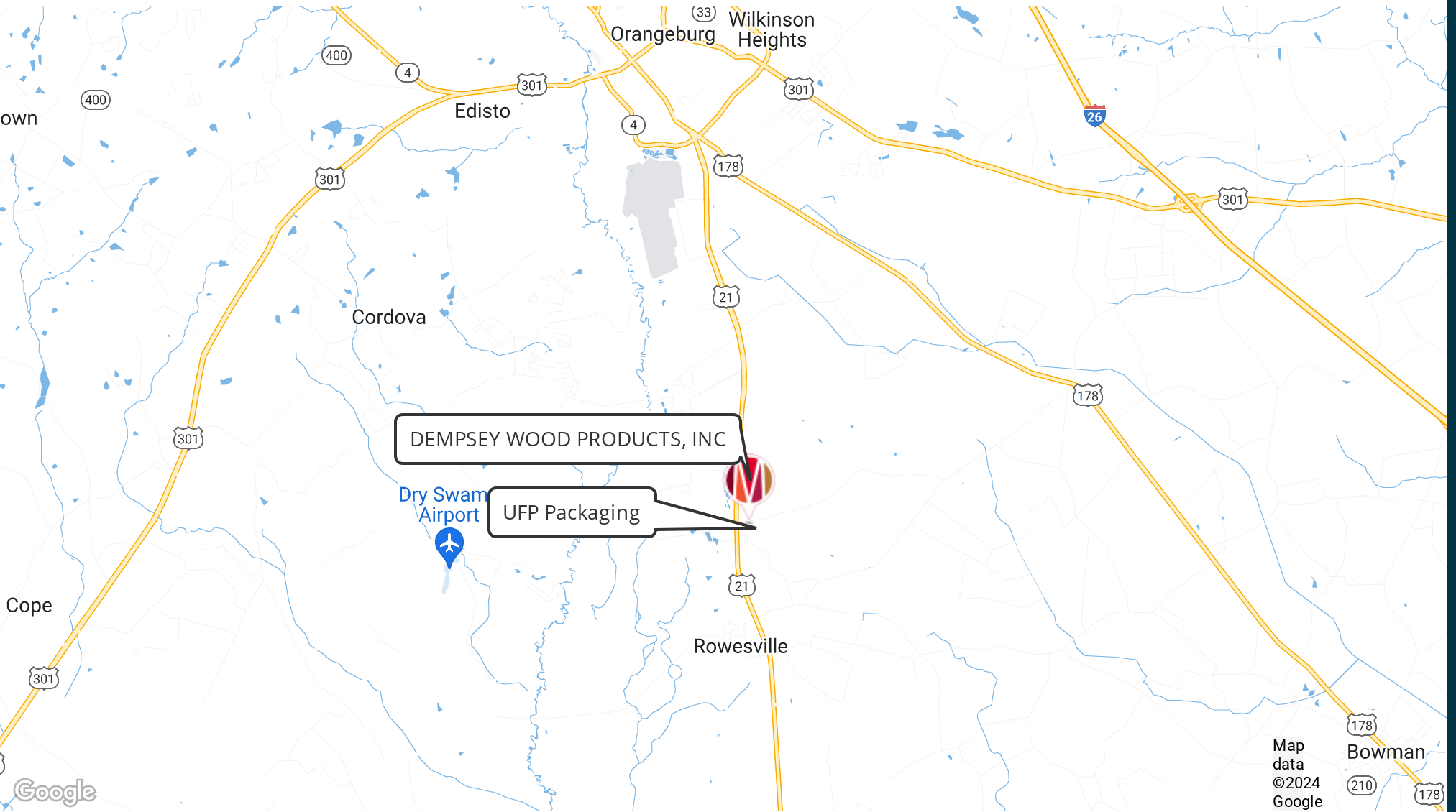
This property is well suited to be rezoned as industrial. Due diligence period for rezoning will be required.

LOCATION OVERVIEW

Discover this prime industrial opportunity in Orangeburg, South Carolina! This expansive 10-acre parcel, strategically located just across from Pallet One, the largest pallet manufacturer in the U.S., offers unparalleled convenience. With proximity to I-26, less than 6 miles from Orangeburg city limits, and within 2 miles of Rowesville, this site is a great location for businesses seeking an eager workforce. Additionally, being less than a mile from Dempsey Wood Products, a prominent lumber mill, makes it an ideal location for those in lumber-related industries. Seize this perfect setting for manufacturing products with lumber or shipping goods using pallets - an opportunity tailored for success.

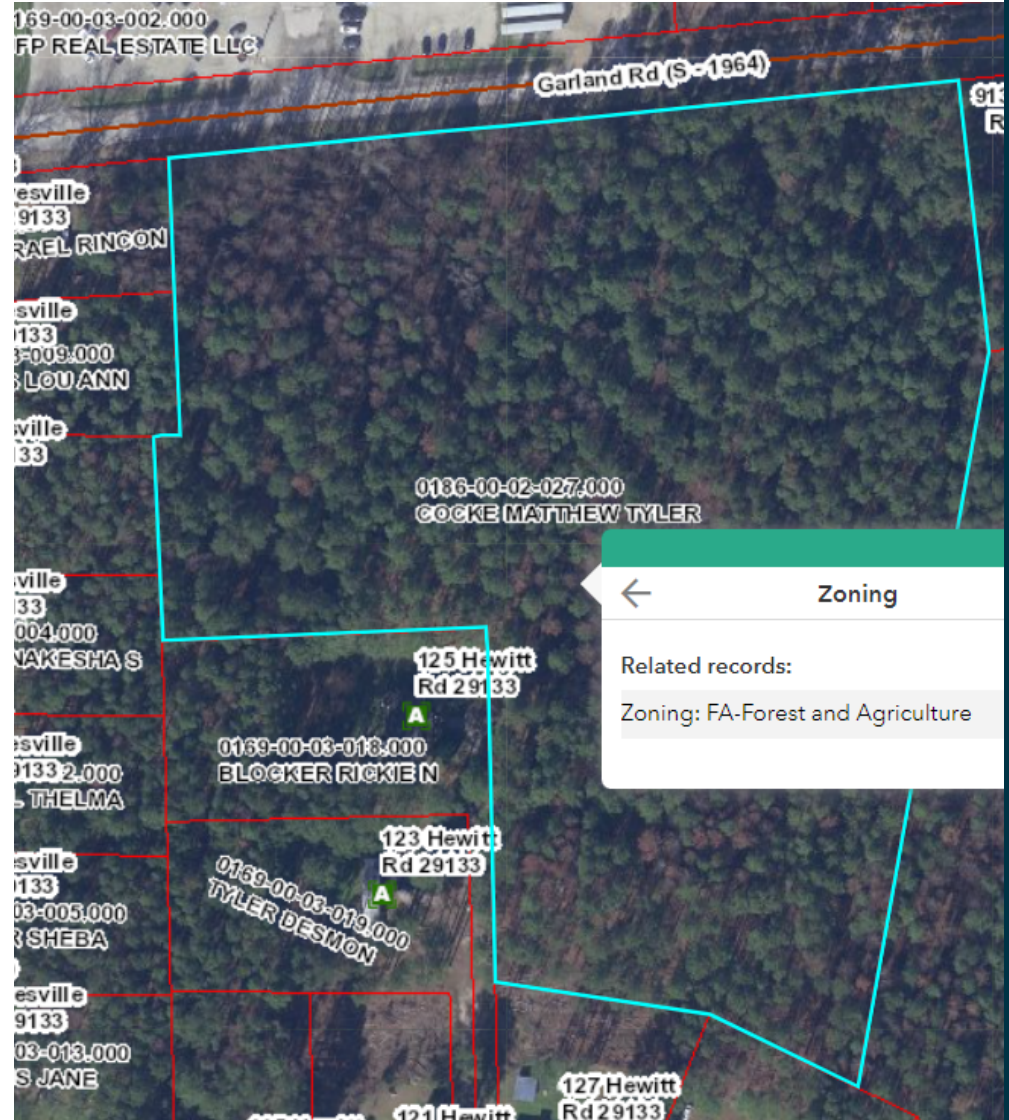
Directions: Garland Rd directly across from UFP plant in Rowesville, SC

RETAILER MAP

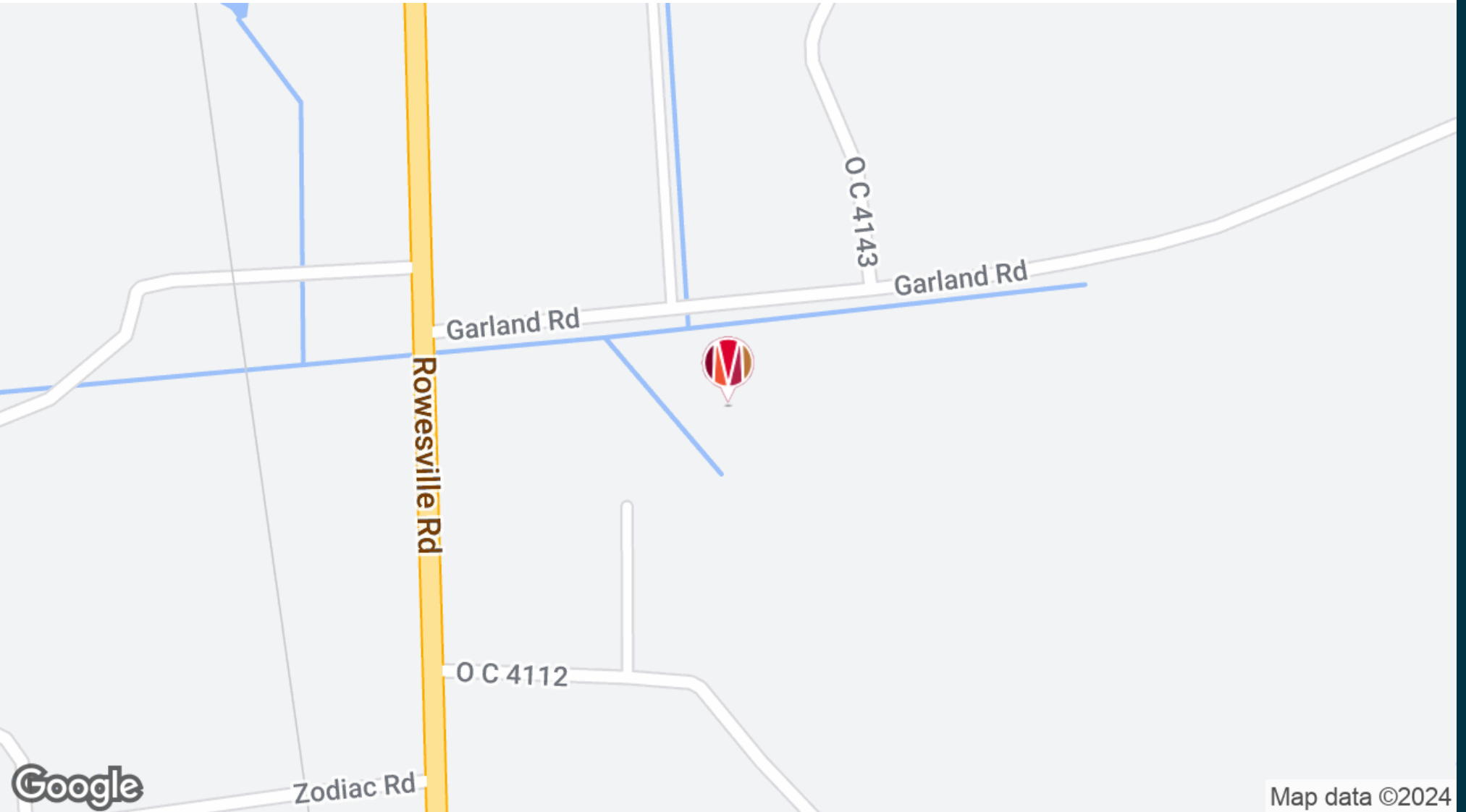


Map data ©2024 Google

ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

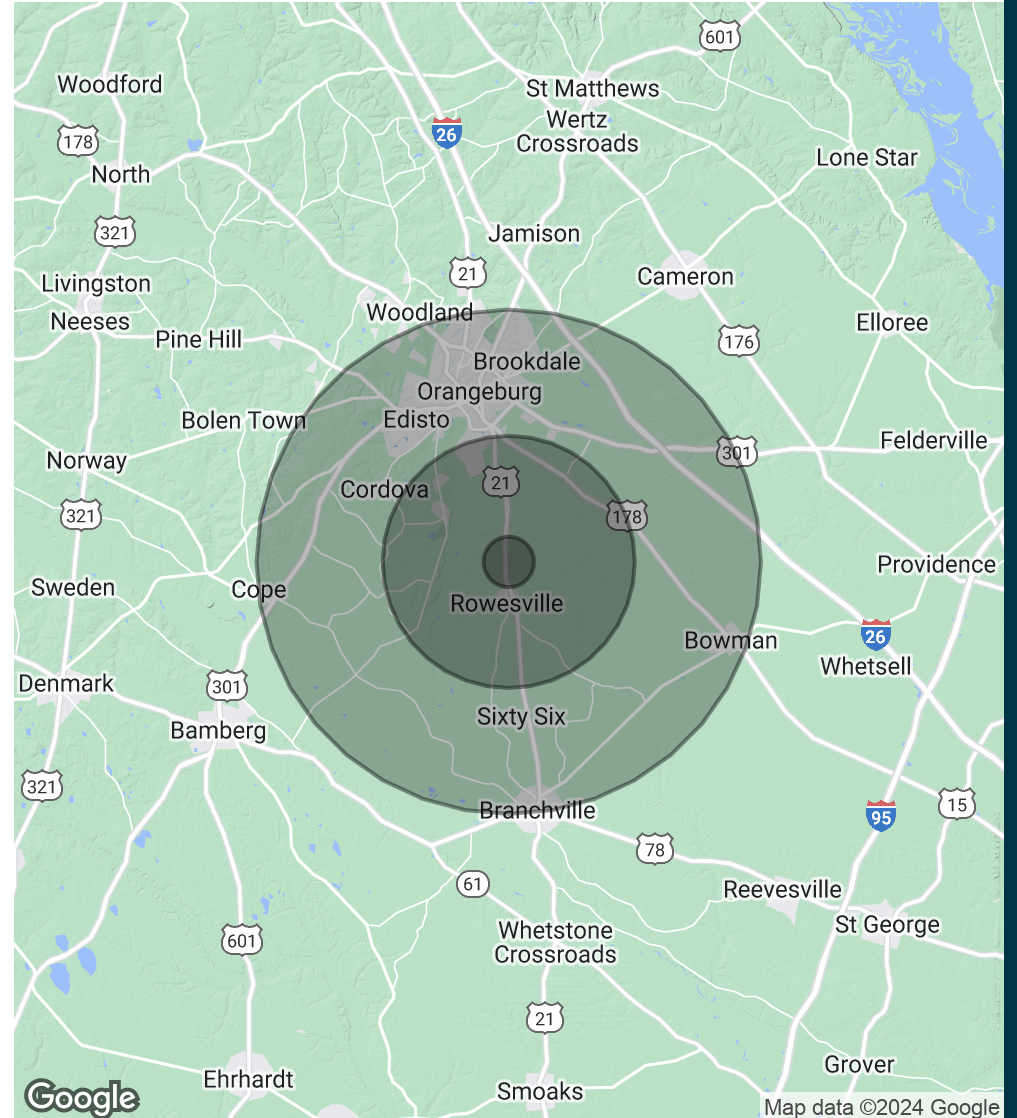
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	93	4,750	39,564
Average Age	30.7	37.6	38.8
Average Age (Male)	32.6	38.8	36.7
Average Age (Female)	30.6	37.7	40.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	39	2,426	19,884
# of Persons per HH	2.4	2.0	2.0
Average HH Income	\$31,279	\$39,962	\$37,696
Average House Value	\$93,870	\$73,522	\$100,099

2020 American Community Survey (ACS)



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.