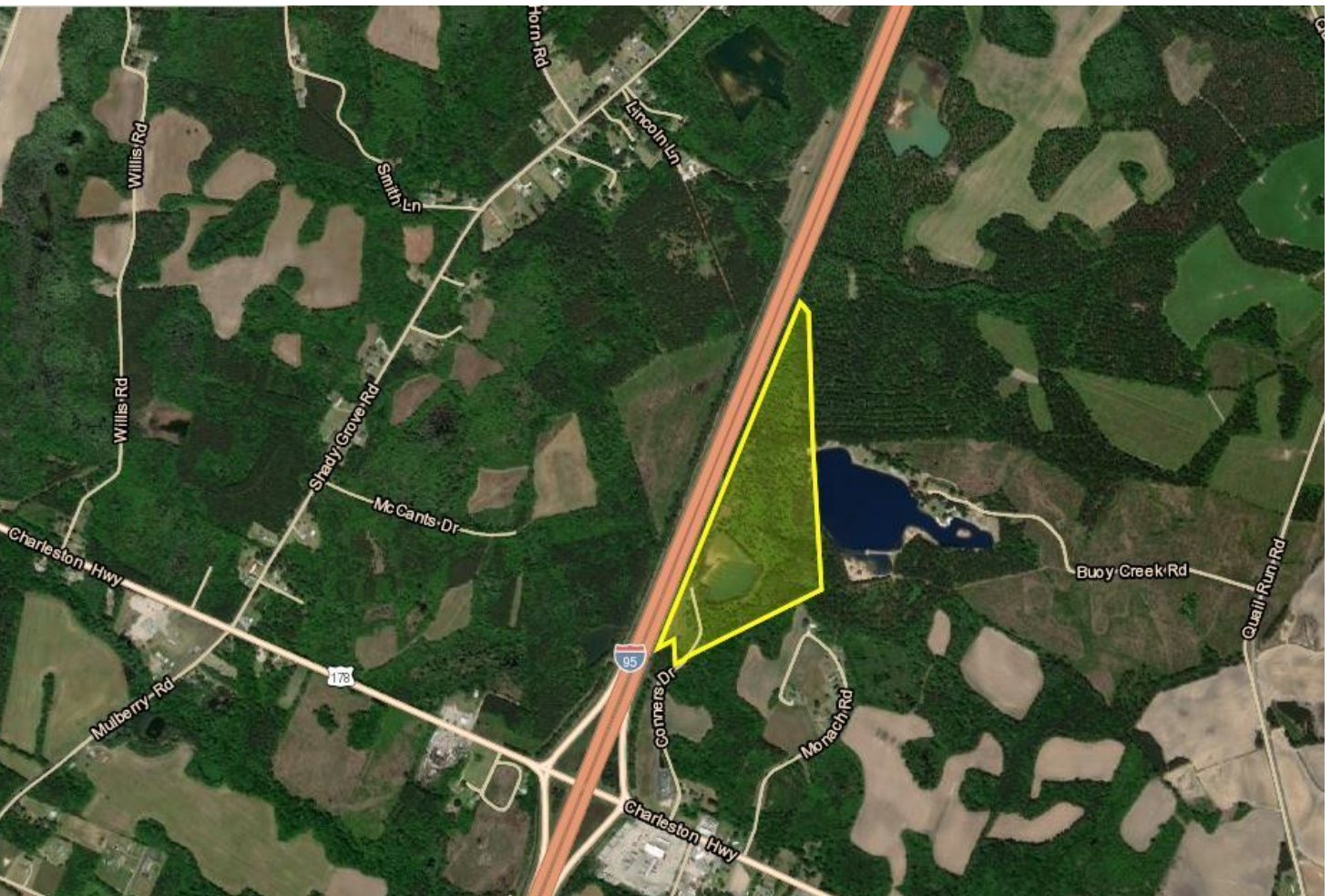


GENERAL COMMERCIAL FOR SALE

HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE



W. CARLYLE BLAKENEY

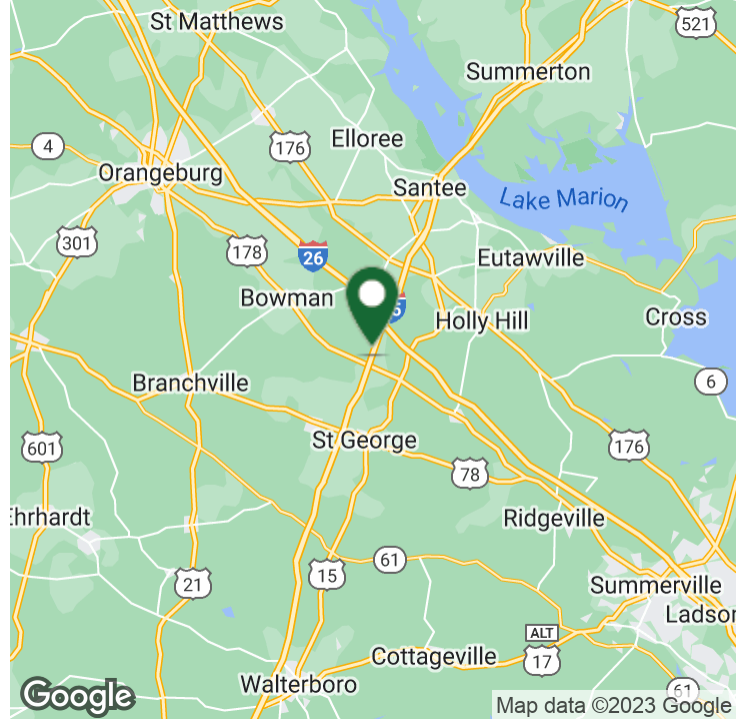
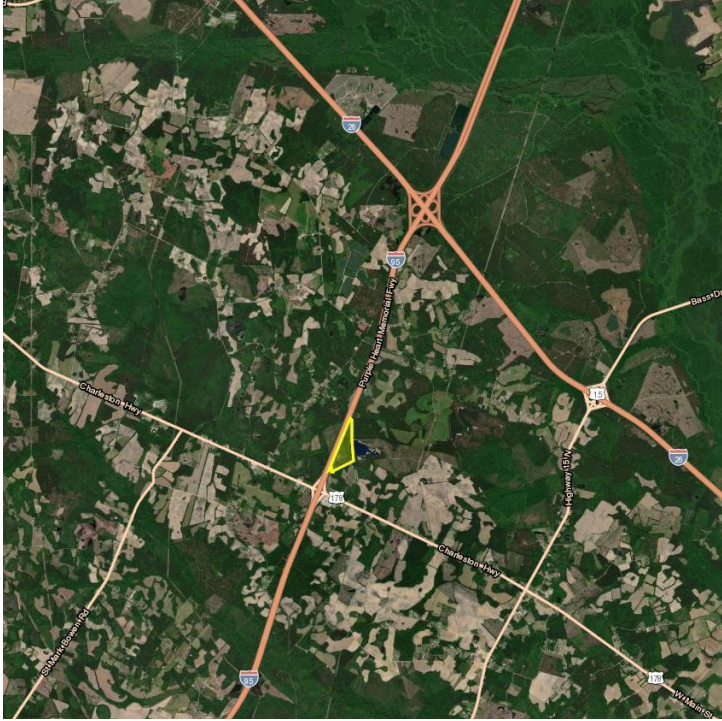
O: 843.266.3928

C: 843.371.0774

cblakeney@ravenelcommercial.com

HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE
0 CONNORS DRIVE, BOWMAN, SC 29018

GENERAL COMMERCIAL FOR SALE



OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: 43.29 Acres

Price / Acre: \$27,720

Traffic Count: 51,900

PROPERTY OVERVIEW

43.29 acres of vacant land located along I-95 Northbound and Connors Drive in Bowman. Ideal for commercial development; motel, regional distribution, factory outlet center, service station, restaurant, or campground. 51,900 VPD on I-95 with 3,237 ft of highway frontage.

DIRECTIONS: 26 W to Exit 169A/95 South. Take Exit 82 for 178 W. Turn right onto 178 W. Connors Drive entrance on left.

PROPERTY HIGHLIGHTS

- Adjacent to lake
- Zoned: CG - General Commercial
- I-95 highway frontage: 3,237 ft
- TMS: 007-00-00-191
- SCCMLS: 30647965

W. CARLYLE BLAKENEY

O: 843.266.3928

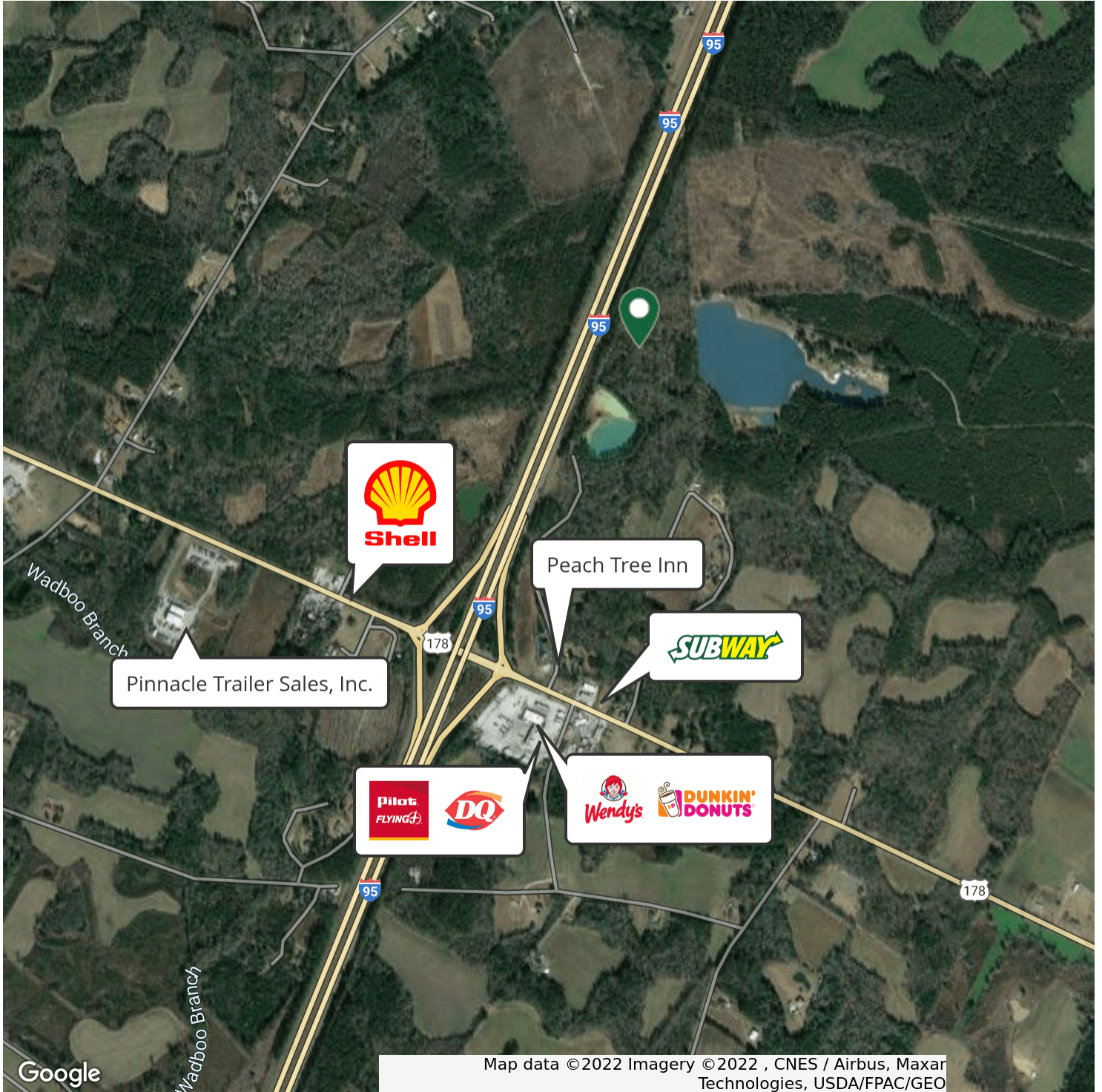
C: 843.371.0774

cblakeney@ravenelcommercial.com



HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE
0 CONNORS DRIVE, BOWMAN, SC 29018

GENERAL COMMERCIAL FOR SALE



W. CARLYLE BLAKENEY

O: 843.266.3928

C: 843.371.0774

cblakeney@ravenelcommercial.com

960 MORRISON DRIVE, SUITE 100, CHARLESTON, SC 29403 | 843.266.3900 | RAVENELCOMMERCIAL.COM

**RAVENEL
ASSOCIATES**
COMMERCIAL

HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE
0 CONNORS DRIVE, BOWMAN, SC 29018

GENERAL COMMERCIAL FOR SALE



W. CARLYLE BLAKENEY

O: 843.266.3928

C: 843.371.0774

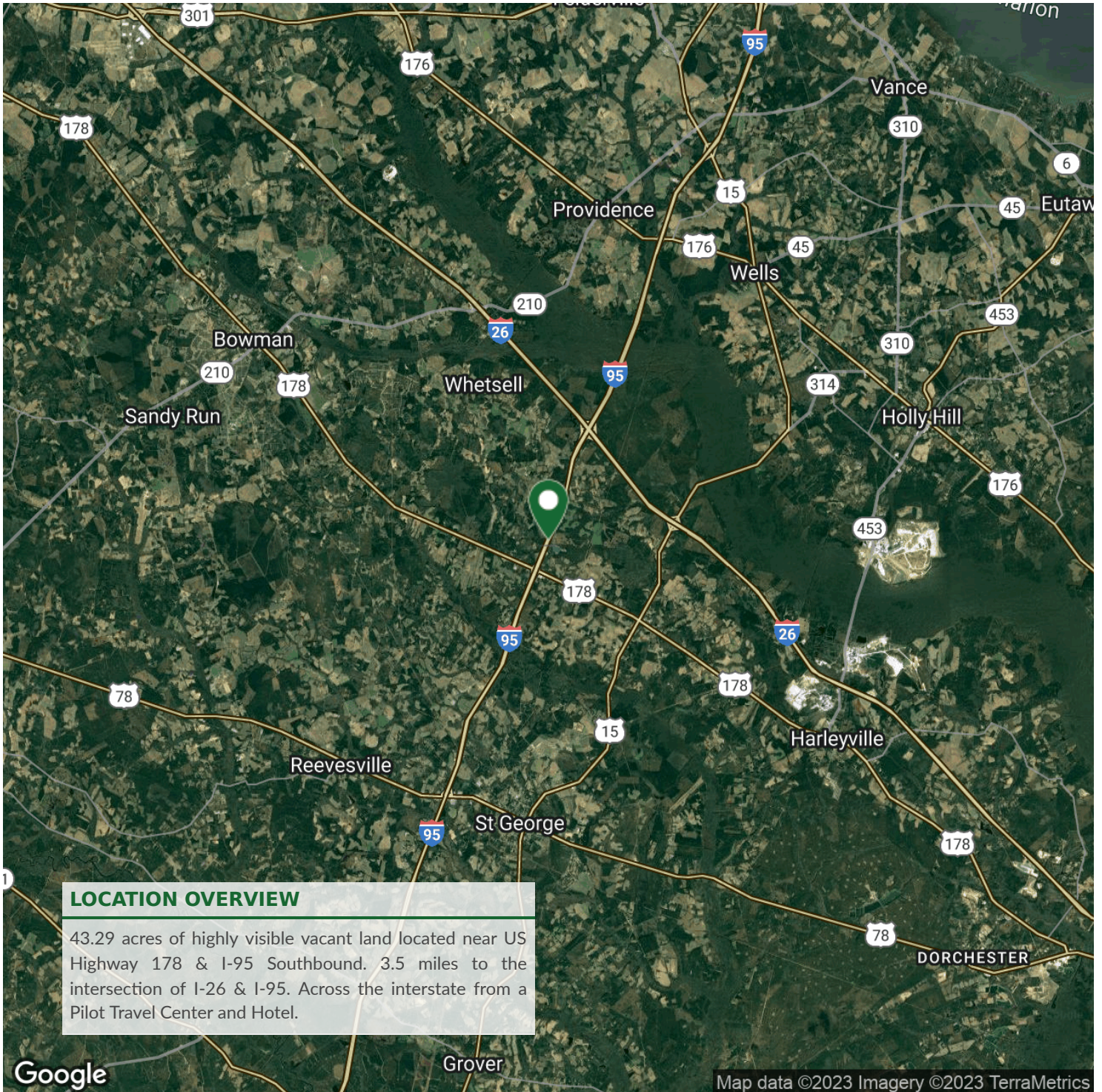
cblakeney@ravenelcommercial.com

960 MORRISON DRIVE, SUITE 100, CHARLESTON, SC 29403 | 843.266.3900 | RAVENELCOMMERCIAL.COM

**RAVENEL
ASSOCIATES**
COMMERCIAL

HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE
0 CONNORS DRIVE, BOWMAN, SC 29018

GENERAL COMMERCIAL FOR SALE



W. CARLYLE BLAKENEY

O: 843.266.3928

C: 843.371.0774

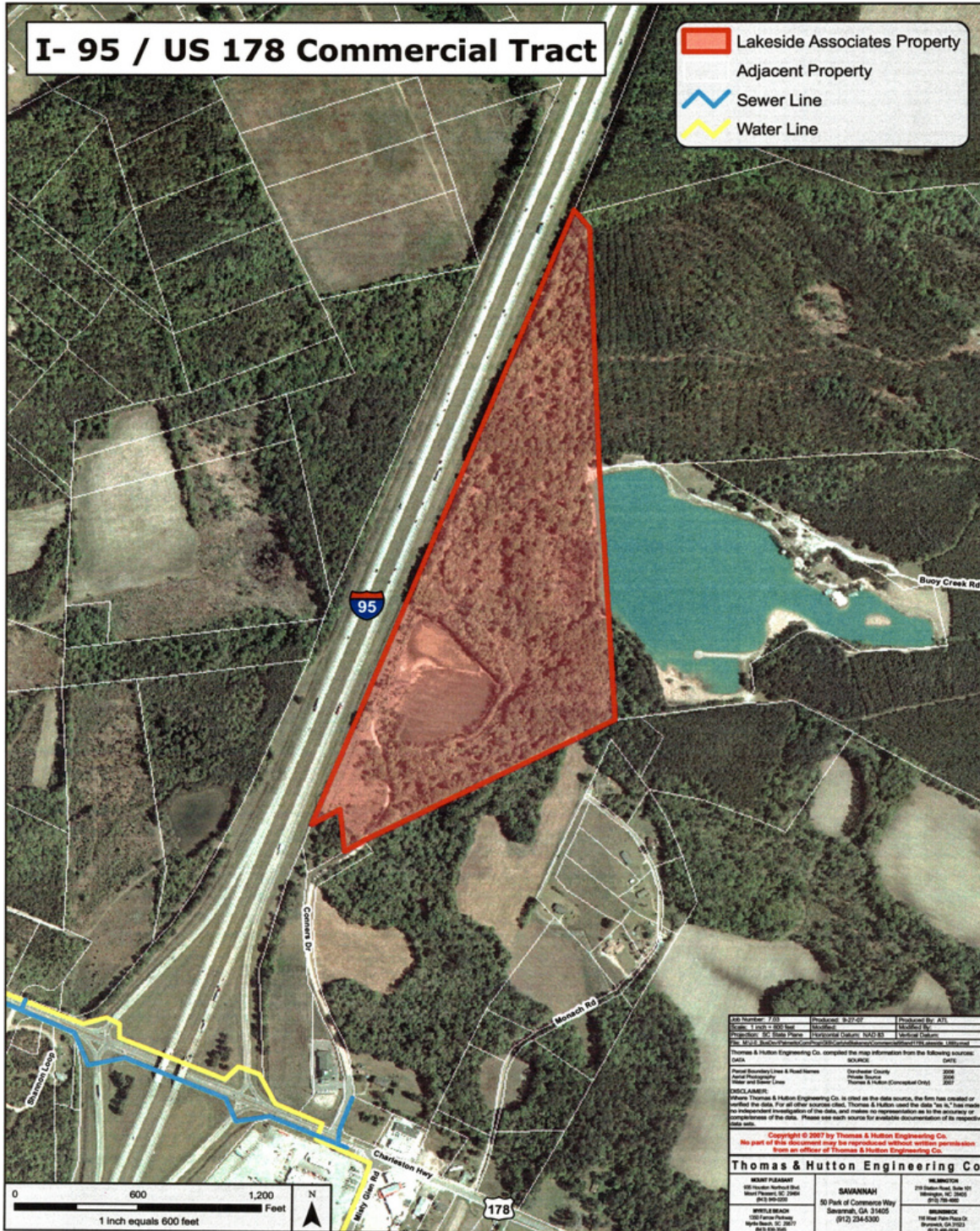
cblakeney@ravenelcommercial.com

960 MORRISON DRIVE, SUITE 100, CHARLESTON, SC 29403 | 843.266.3900 | RAVENELCOMMERCIAL.COM

**RAVENEL
ASSOCIATES**
COMMERCIAL

HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE
 0 CONNORS DRIVE, BOWMAN, SC 29018

GENERAL COMMERCIAL FOR SALE



W. CARLYLE BLAKENEY

O: 843.266.3928

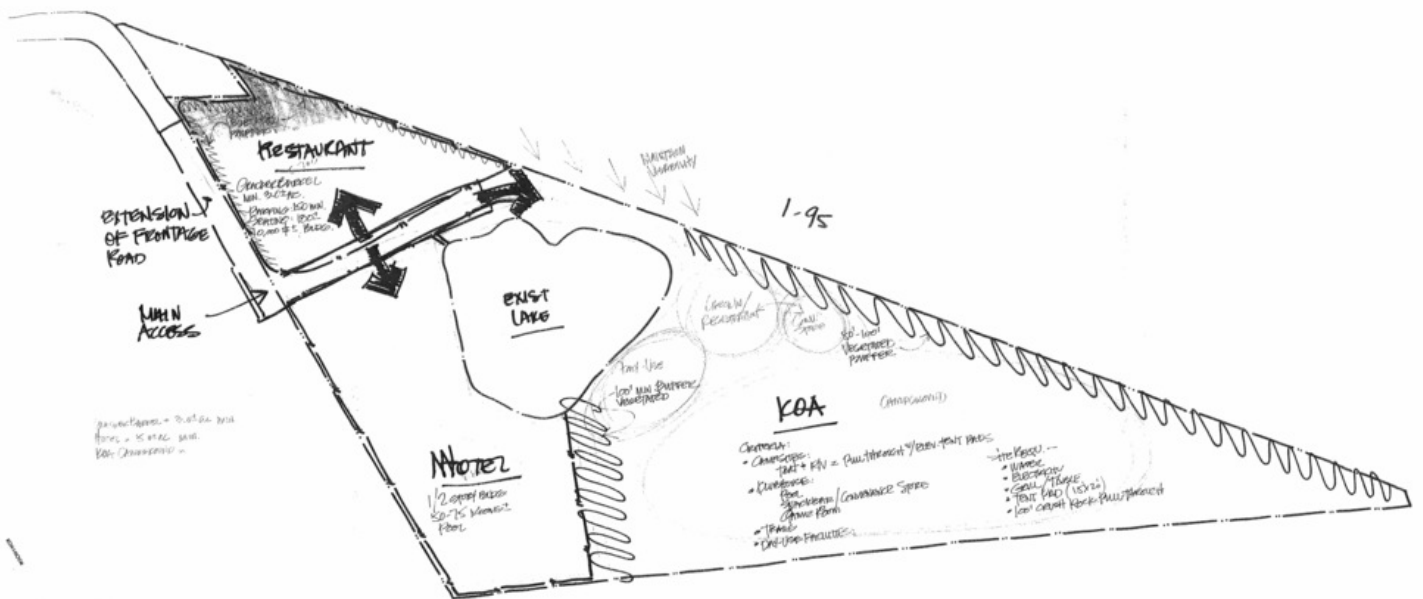
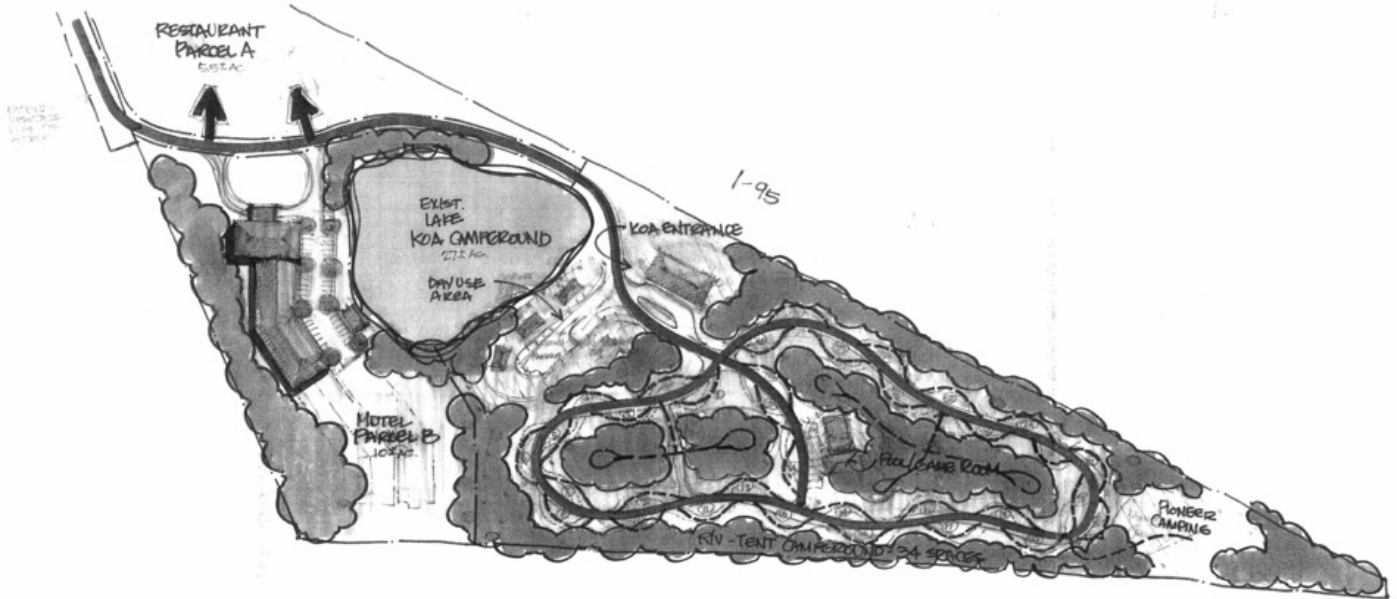
C: 843.371.0774

cblakeney@ravenelcommercial.com

RAVENEL
 ASSOCIATES
 COMMERCIAL

HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE
 0 CONNORS DRIVE, BOWMAN, SC 29018

GENERAL COMMERCIAL FOR SALE



W. CARLYLE BLAKENEY

O: 843.266.3928

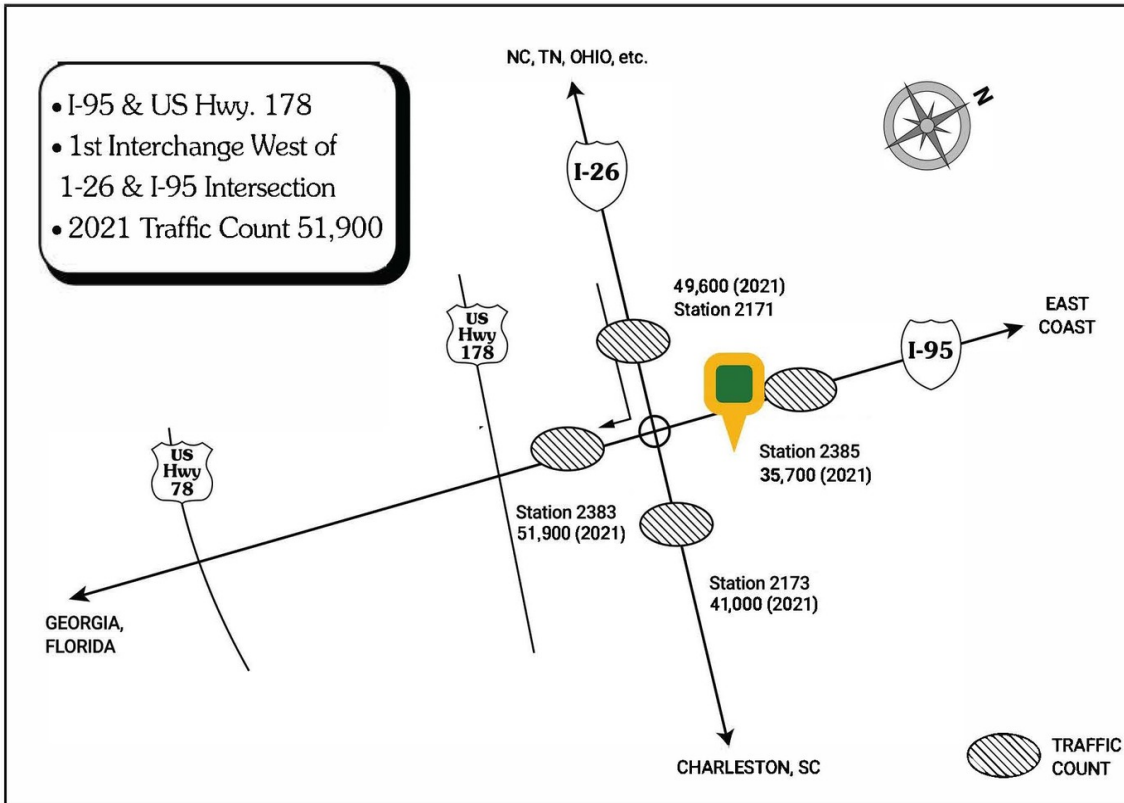
C: 843.371.0774

cblakeney@ravenelcommercial.com

RAVENEL
 ASSOCIATES
 COMMERCIAL

HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE
0 CONNORS DRIVE, BOWMAN, SC 29018

GENERAL COMMERCIAL FOR SALE



LOCATION:	I-95 At US Hwy 178
TRAFFIC COUNT:	51,900 Vehicles Per Day (S.C. Hwy. Dept. 2021)
UTILITIES:	Water & Sewer in close proximity
ZONING:	Commercial General - Dorchester County
USAGE:	Ideal site for travel center, motel, regional distribution, factory outlet center, service stations, restaurants, campground.
ADDITIONAL INFORMATION:	1st interchange south of major I-95 & I-26 intersection. Reflects the heaviest traffic direction headed south on I-95.
CONTACT:	Carlyle Blakeney 843/371-0774

W. CARLYLE BLAKENEY

O: 843.266.3928

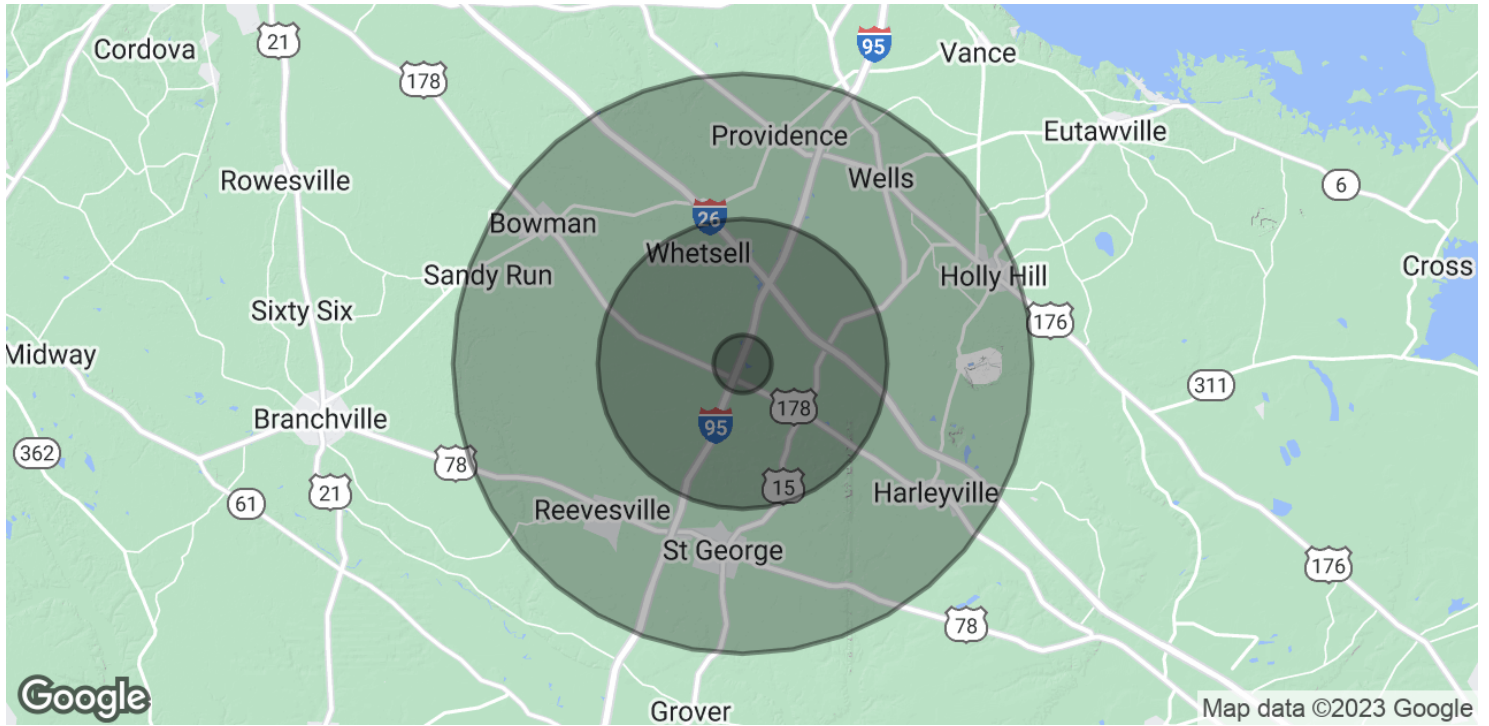
C: 843.371.0774

cblakeney@ravenelcommercial.com

**RAVENEL
ASSOCIATES**
COMMERCIAL

HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE
 0 CONNORS DRIVE, BOWMAN, SC 29018

GENERAL COMMERCIAL FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	99	3,415	15,486
Average age	43.7	40.8	41.1
Average age (Male)	40.8	38.5	39.6
Average age (Female)	45.3	43.3	42.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	42	1,351	6,059
# of persons per HH	2.4	2.5	2.6
Average HH income	\$47,720	\$43,716	\$42,595
Average house value	\$130,801	\$127,611	\$127,458

* Demographic data derived from 2020 ACS - US Census

W. CARLYLE BLAKENEY

O: 843.266.3928

C: 843.371.0774

cblakeney@ravenelcommercial.com

**RAVENEL
 ASSOCIATES**
 COMMERCIAL

HIGHLY VISIBLE LAND PARCEL NEAR I-95 INTERCHANGE

0 CONNORS DRIVE, BOWMAN, SC 29018

W. CARLYLE BLAKENEY

843.266.3928

cblakeney@ravenelcommercial.com

**RAVENEL
ASSOCIATES**
COMMERCIAL

All information provided is deemed reliable, but is not guaranteed and should be independently verified.

960 MORRISON DRIVE, SUITE 100, CHARLESTON, SC 29403 | 843.266.3900 | RAVENELCOMMERCIAL.COM