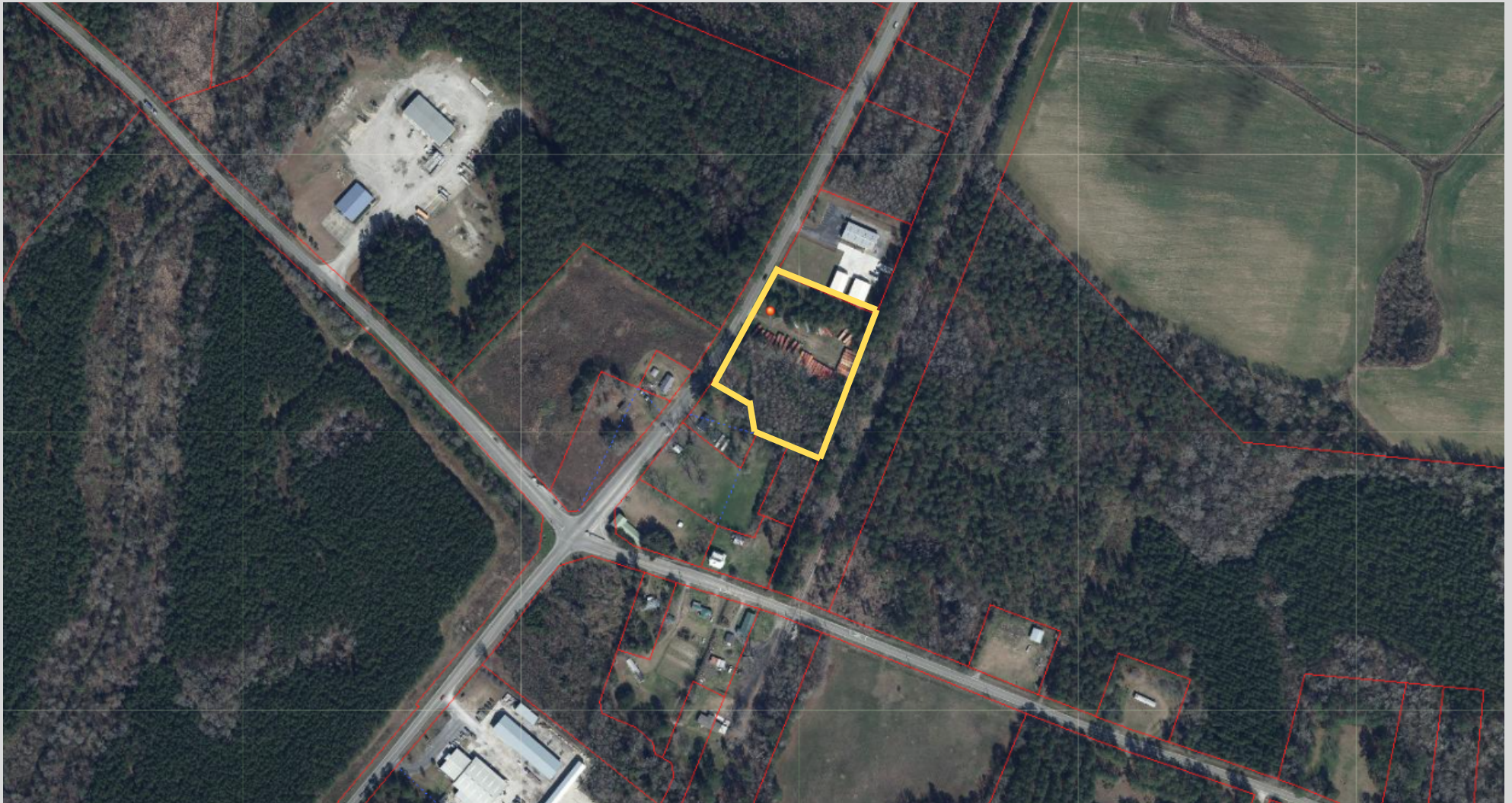


LAND FOR SALE

0 GARDNER BOULEVARD, HOLLY HILL, SC 29059

FOR SALE



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Neal Walsh
843.330.3787
nwalsh@cbcatlantic.com

Trey Davis
803.468.7766
tdavis@cbcatlantic.com

LAND FOR SALE

OFFERING SUMMARY



±3.53-acre development tract with 375 feet of frontage on Gardner Boulevard in Orangeburg County, strategically positioned just one mile from downtown Holly Hill. Currently zoned Forest and Agriculture with strong potential for rezoning to General Commercial (GC) or Business Industrial (BI), the property offers flexibility for retail, service commercial, flex, or light industrial development. Approximately 50% of the site is high and usable, presenting a value-add opportunity for buyers seeking an entitlement play or scaled commercial project in an area surrounded by both commercial and industrial uses. Conveniently located 5.5 miles from I-26 and 8.5 miles from I-95, the site provides excellent regional connectivity while serving the growing Holly Hill submarket.



PRICE
\$259,000



ACRES
3.53 Acres

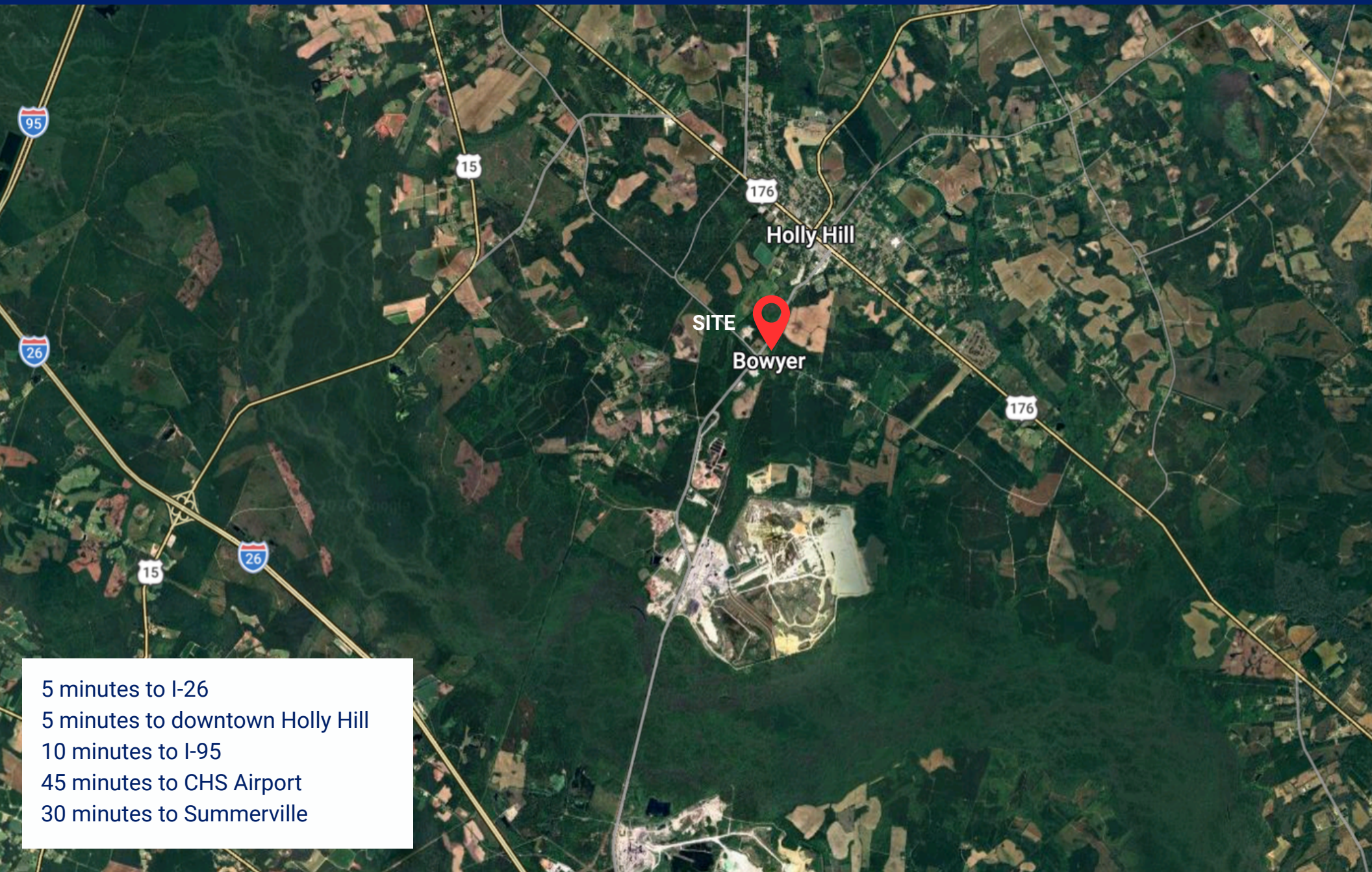


ZONING
FA- Forest & Agriculture



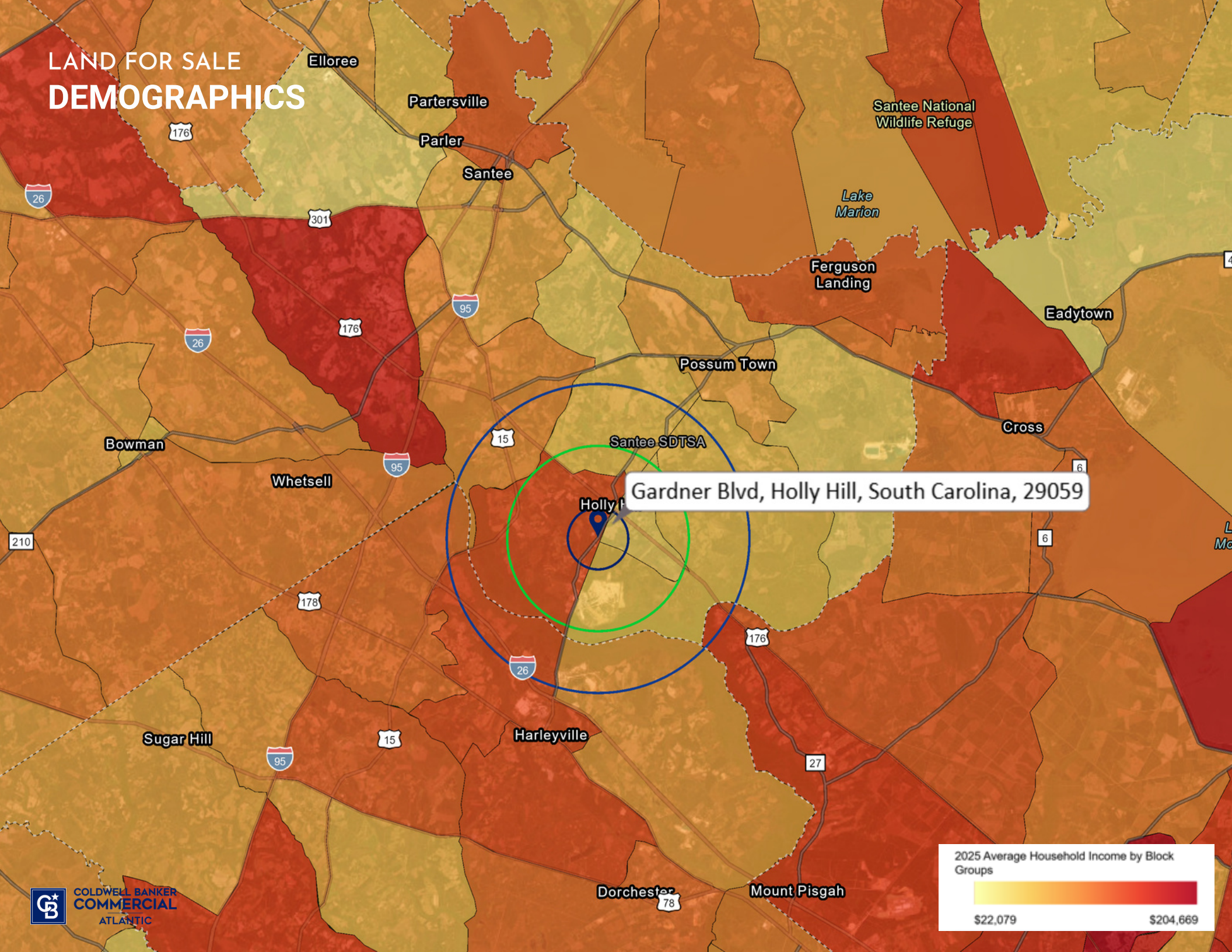
TAX ID
0333-00-04-009

LAND FOR SALE AREA MAP



5 minutes to I-26
5 minutes to downtown Holly Hill
10 minutes to I-95
45 minutes to CHS Airport
30 minutes to Summerville

LAND FOR SALE
DEMOGRAPHICS



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**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

3506 W Montague Ave Suite 200

North Charleston, SC 29418

843.744.9877

cbcatlantic.com | cbcretailatlantic.com

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