



INDUSTRIAL LAND FOR SALE

0 Gardner Blvd
Holly Hill, SC 29059

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EXECUTIVE SUMMARY

**** Approximate measurements for all lots.**



Lot A-1	1.153 Acres	\$175,000
Lot A-2	1.116 Acres	\$175,000
Lot A-3	1.333 Acres	\$175,000
Lot A-4	1.551 Acres	\$175,000
Lot A-5	1.743 Acres	\$175,000
Lot A-6	12.38 Acres	\$950,000
Lot A-7	1.14 Acres	\$175,000
Lot A-8	1.14 Acres	\$175,000
Lot A-9	1.14 Acres	\$175,000
Lot A-10	2.00 Acres	\$300,000
Price:		\$2,650,000
Total Acres:		24.12 Acres
Tax ID:		0333-00-03-005.000
Zoning:		Orangeburg County
A-1 to A-9		BI - Business Industrial
A-10		FA - Forest & Agriculture

These strategically located parcels along Gardner Boulevard in Holly Hill, SC — A-1 to A-9 — were recently rezoned to Business Industrial (BI in Orangeburg County) and are ideal for manufacturing, logistics, warehousing, or commercial development. These offerings showcase excellent frontage and accessibility in a growing commercial corridor, with seamless connectivity to major highways and economic hubs like Charleston and Columbia. Notably, it's approximately 15 minutes from both the Walmart Distribution Center and the Volvo Manufacturing Plant, enhancing its appeal for businesses seeking proximity to these major facilities. Additionally, the site is conveniently located just 10 minutes from I-95 and 7 minutes from I-26, providing efficient access to regional and national transportation networks. The offering includes parcels with over 2,000 square feet of rail-road frontage/access, further supporting multimodal industrial operations. As a result of a wetland study, the largest parcel (12.38 acres) is listed for \$950,000, with adjacent lots available at \$175,000 per lot, with the exception of A-10 which has not yet been rezoned. This site presents a rare industrial investment opportunity in a high-growth area.



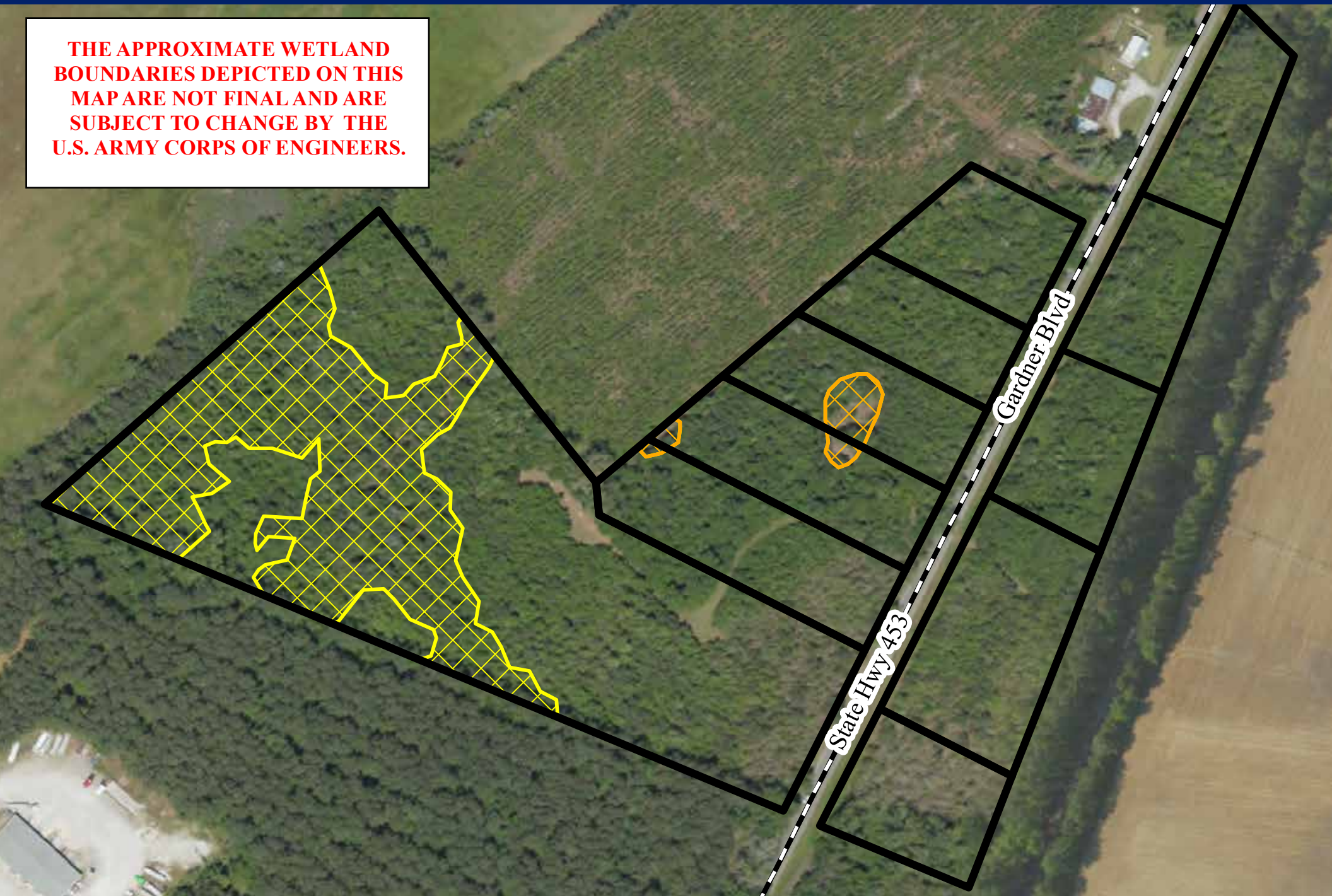
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WETLAND STUDY

**THE APPROXIMATE WETLAND
BOUNDARIES DEPICTED ON THIS
MAP ARE NOT FINAL AND ARE
SUBJECT TO CHANGE BY THE
U.S. ARMY CORPS OF ENGINEERS.**

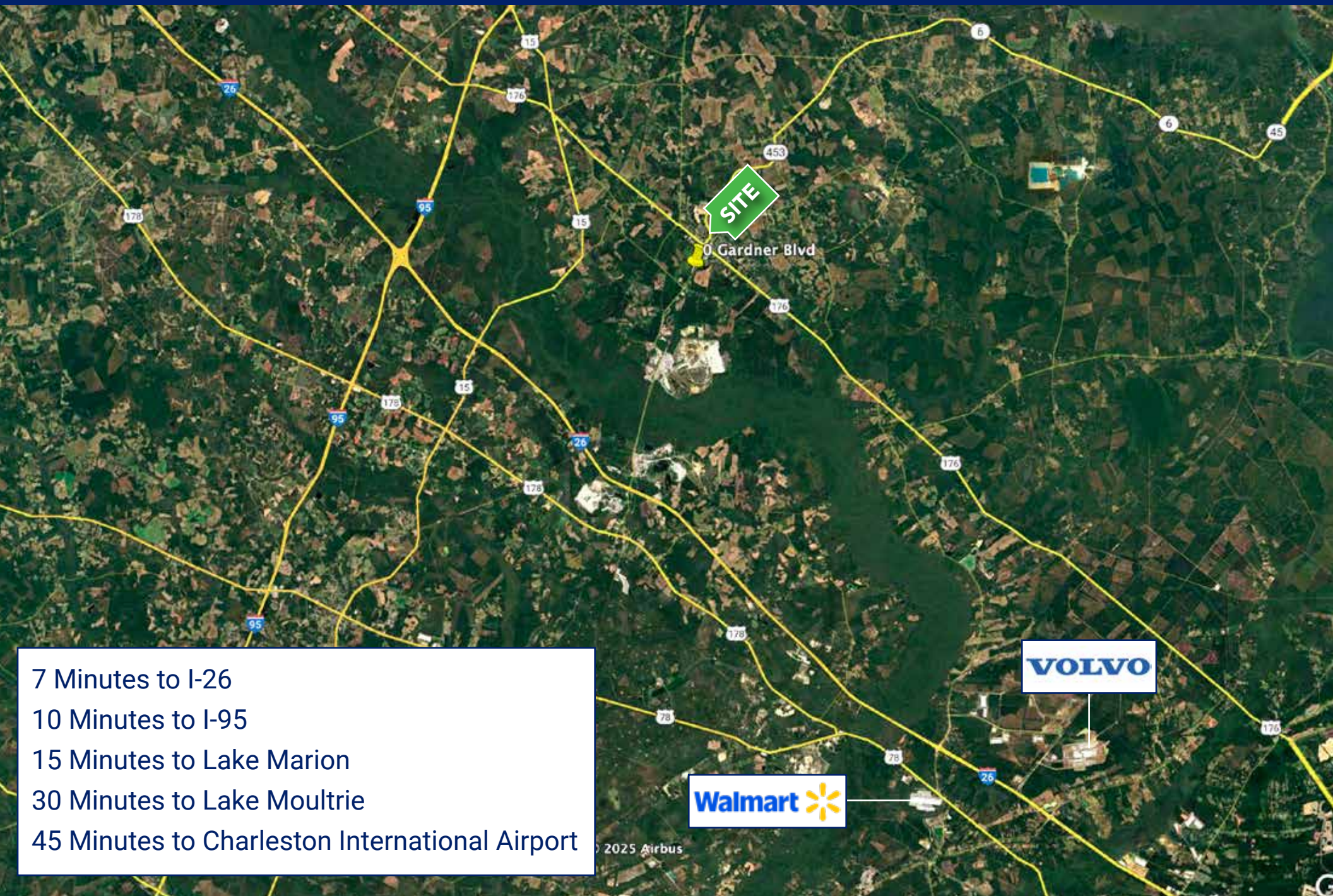


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AREA MAP



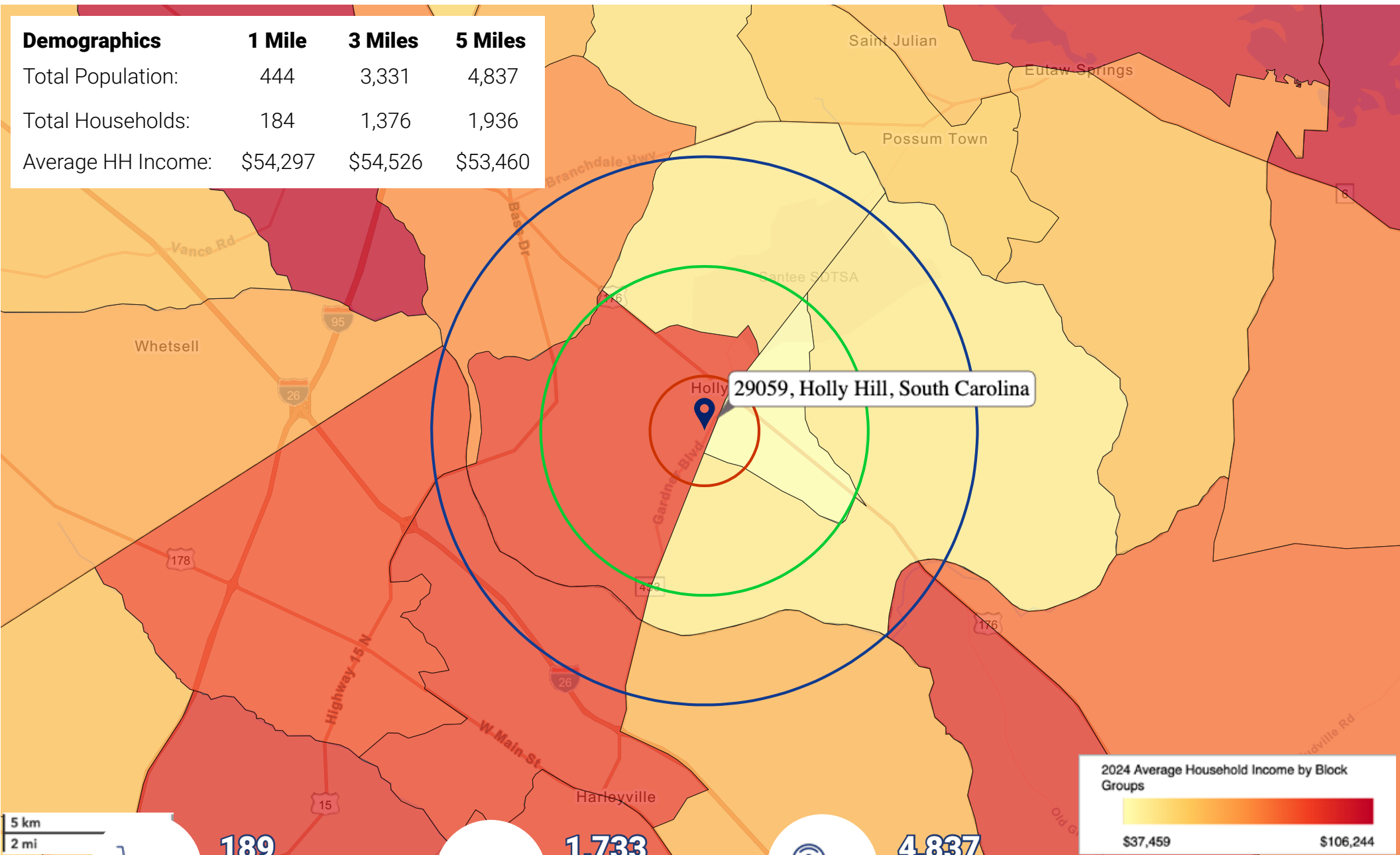
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DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	444	3,331	4,837
Total Households:	184	1,376	1,936
Average HH Income:	\$54,297	\$54,526	\$53,460



5 km
2 mi



189
Businesses
within 5 Miles



1,733
Employees
within 5 Miles



4,837
Population
within 5 Miles



All demographics based on Esri forecasts for 2024

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