

VACANT LAND FOR SALE

1035 Hwy 61, Ridgeville, SC 29472

FOR SALE



14.67 ACRES



**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

NEAL WALSH

Senior Broker

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OFFERING SUMMARY



Located just minutes 10 minutes from Ridgeville, 5 minutes from Summers Corner, and 20 minutes from downtown Summerville, this 14.67 acre parcel I situated along scenic Highway 61 and offers a prime opportunity for a custom home builder seeking their next project. Zoned AR in rapidly growing Dorchester County, the property is surrounded by recent residential success, with adjacent subdivided lots selling quickly. This blank canvas offers over 500 feet of frontage and the potential to create an attractive private estate or thoughtfully planned small community. Nestled in a high-demand area known for its natural beauty and convenience access to local amenities make this a rare and valuable find offered at \$1,100,000.



PRICE

\$1,100,000



ACRES

14.67



ZONING

Zoned AR – Agricultural Residential District



TAX ID

1410000052000



COUNTY

Dorchester County

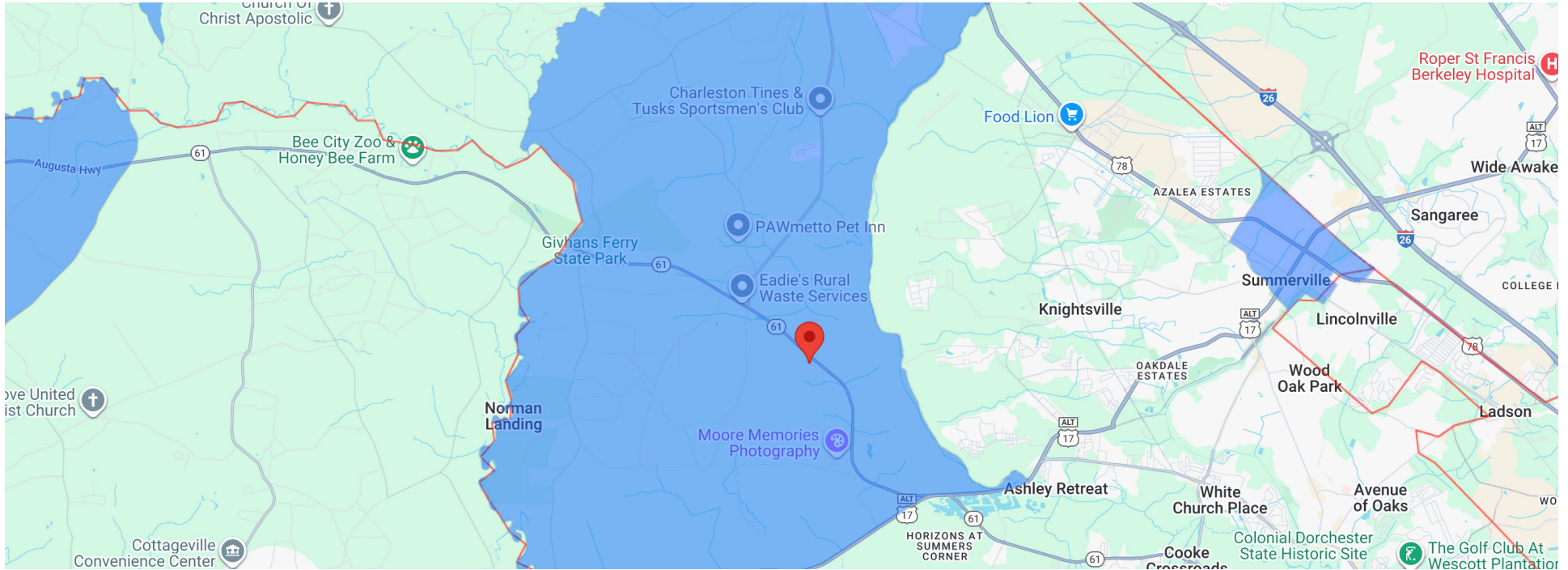
VACANT LAND FOR SALE

WETLAND AERIAL



VACANT LAND FOR SALE

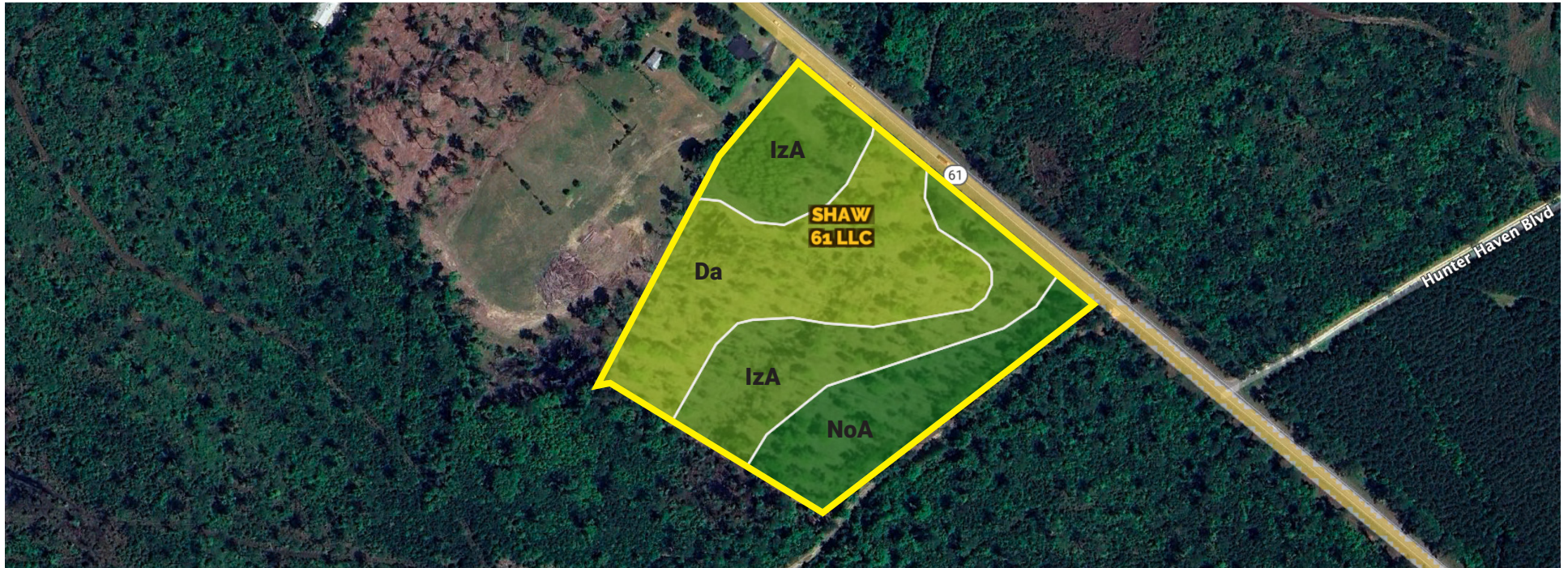
OPPORTUNITY ZONE



Opportunity Zones are a federal program created by Congress in the Tax Cuts and Jobs Act of 2017 to encourage economic development and job creation in low-income urban and rural communities. The program provides federal tax reductions for taxpayers who invest unrealized capital gains into specialized “Opportunity Funds” which then make an investment in designated “Opportunity Zones.” The zones themselves are comprised of low-income community census tracts designated by governors in every state.

There are 135 eligible “Opportunity Zones” in South Carolina. Highlighted tracts were approved by the U.S. Department of Treasury.

SOIL MAP



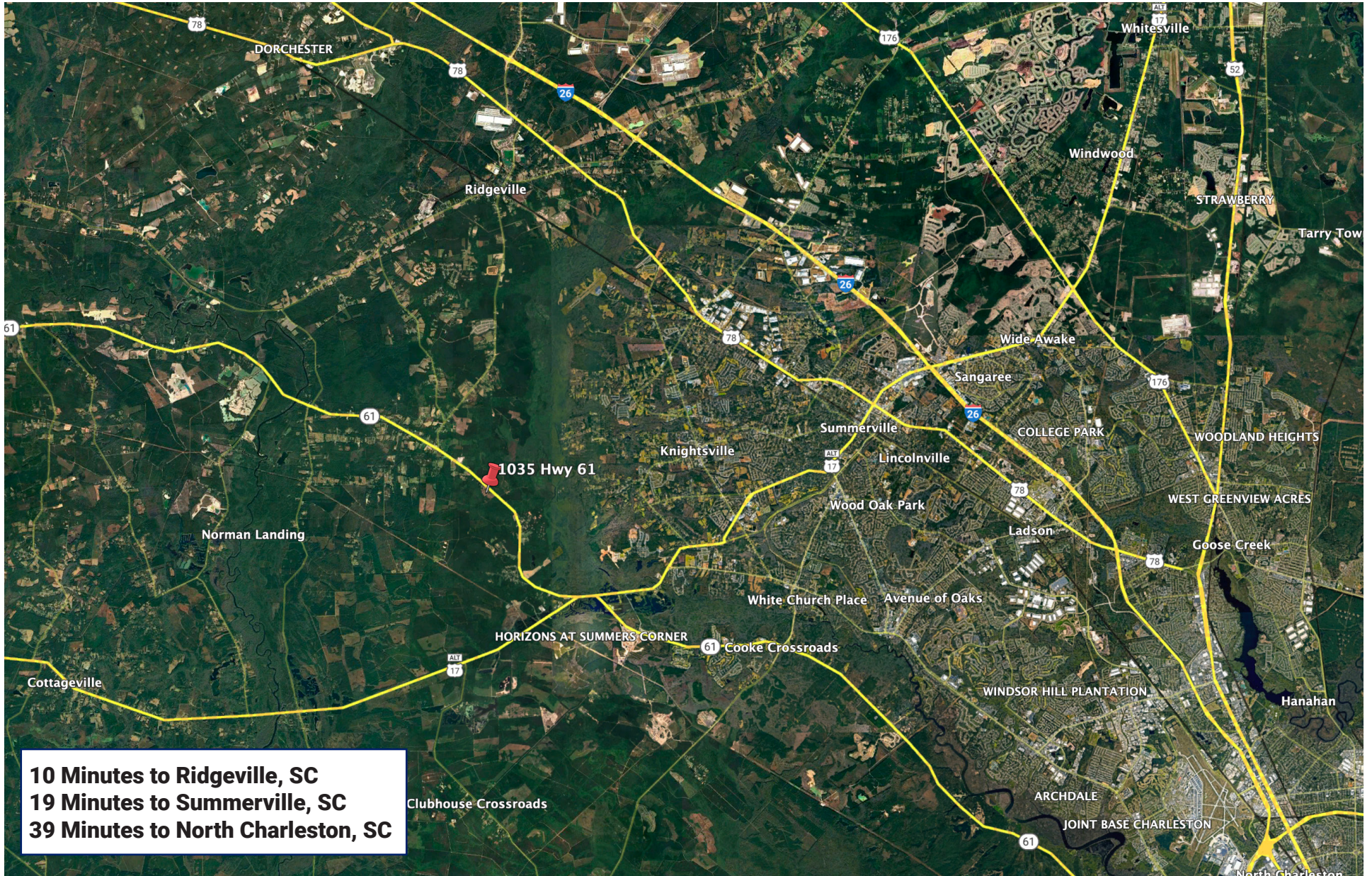
IzA
Non-Irrigated
Izagora silt loam, 0 to 2 percent slopes
2w
Capability
Excess water.
Subclass w
Soils have some limitations that reduce the choice of plants or require moderate conservation practices. the limitations are few and the practices are easy to apply. these soils may be used for cultivated crops, pasture, range, woodland, and wildlife.

Da
Non-Irrigated
Daleville silt loam
3w
Capability
Excess water.
Subclass w
Soils have limitations that reduce the choice of plants and/or require special conservation practices. when used for cultivated crops the conservation practices are usually more difficult to apply and maintain. these soils may be used for cultivated crops, pasture, range, woodland, and wildlife.

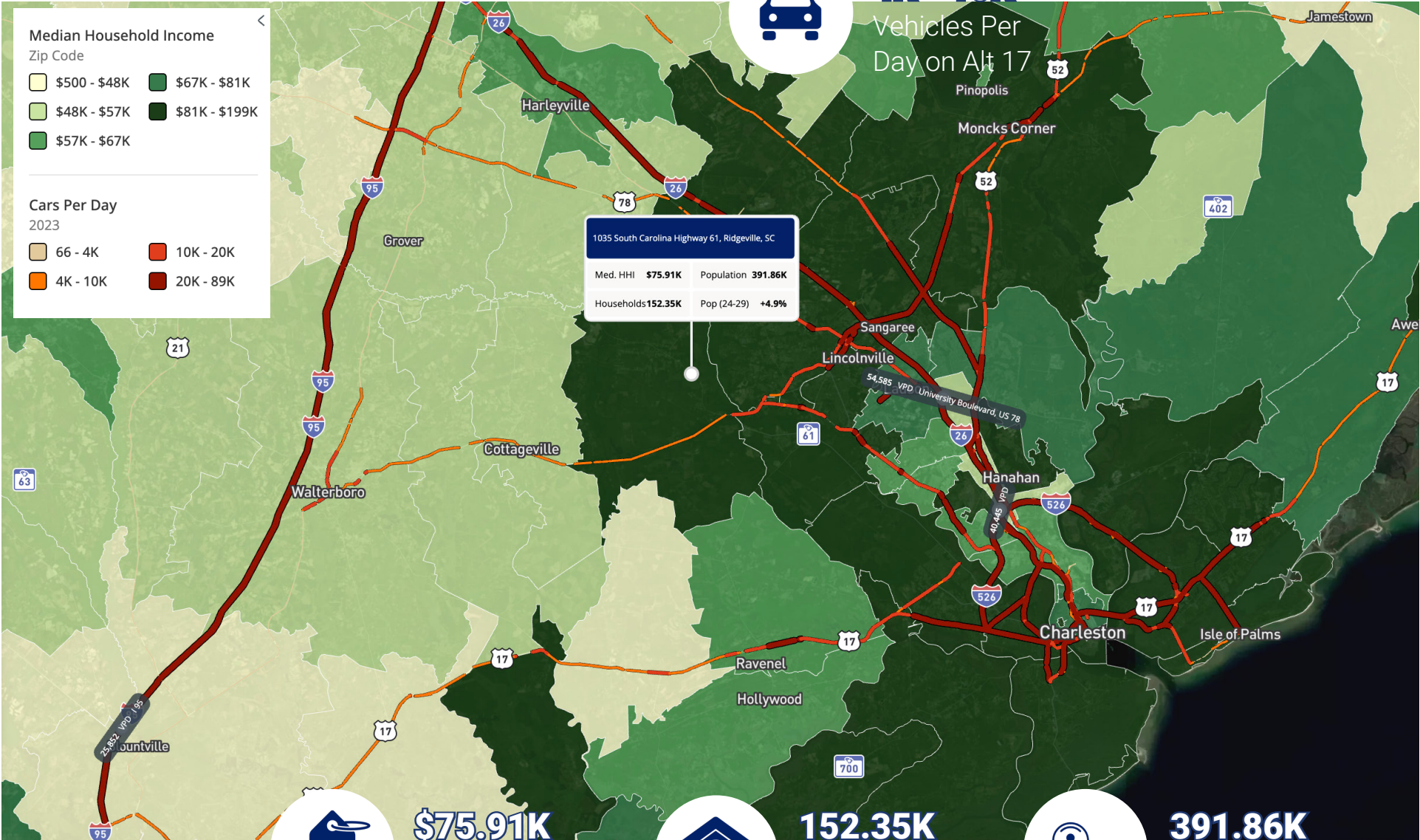
NoA
Noboco loamy sand, 0 to 2 percent slopes
1
Capability
Soils have few limitations that restrict their use. it is suited for a wide range of plants and may be used safely for cultivated crops, pasture, range, woodland, and wildlife.

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MARKET MAP



DEMOGRAPHICS



SCDOT VPD 2020
STI POPSTATS 2024



\$75.91K
Median HHI within
30 Mins



152.35K
Households within
30 Mins



391.86K
Population within
30 Mins



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