

VACANT LAND

Eutaw Road, Holly Hill, SC 29059

FOR SALE



**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

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VACANT LAND FOR SALE

OFFERING SUMMARY



PRICE

\$2,850,000



ZONING

FA in Orangeburg County



COUNTY

Orangeburg County



ACRES

+/- 89 Acres



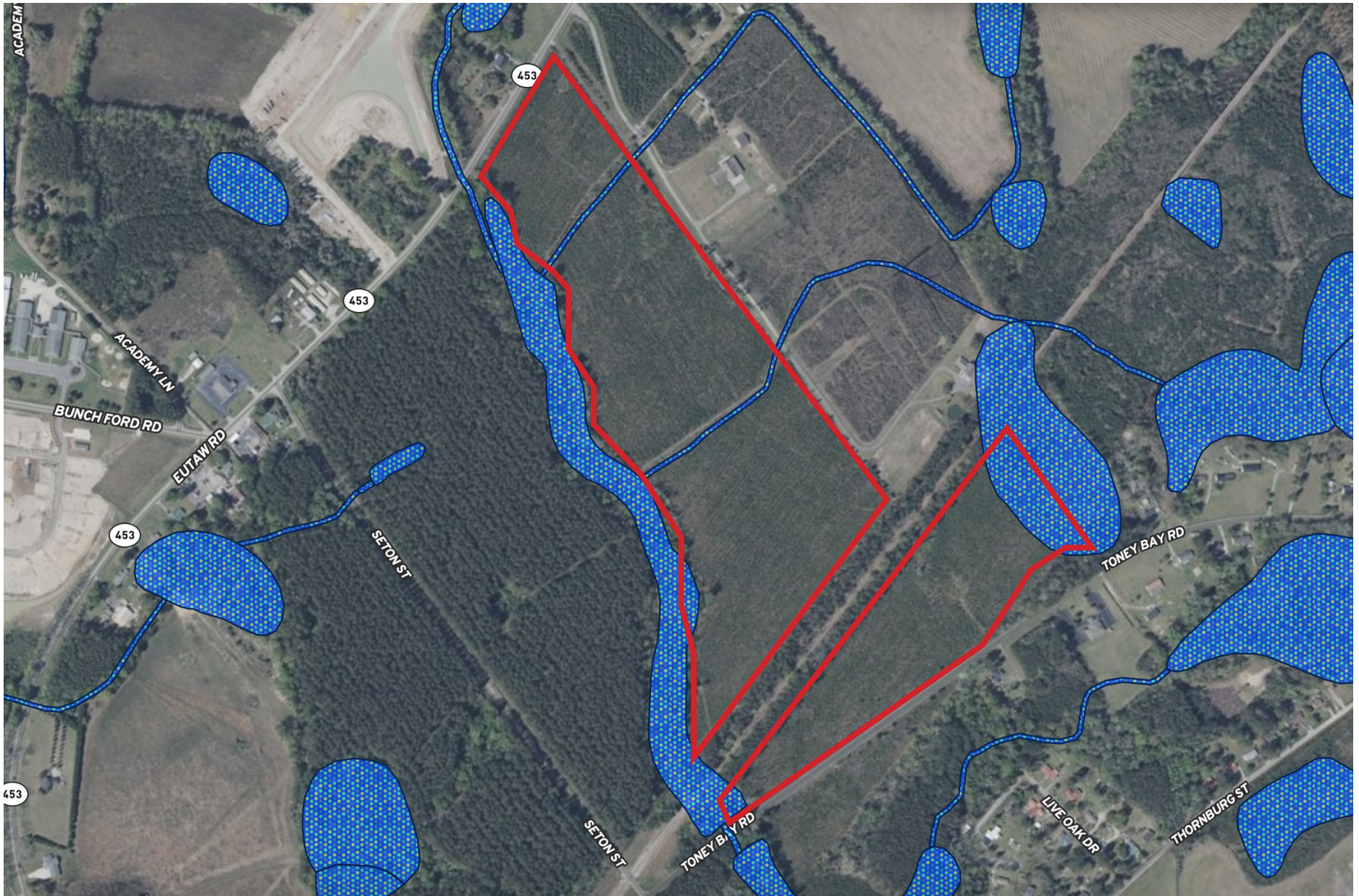
TAX ID

03390002008000

Excellent 89-acre tract for residential development located just outside Holly Hill, SC, zoned FA in Orangeburg County. With prime road frontage on Hwy 453 (Eutaw Rd), the property is relatively flat with possible wetlands along one edge and has public water available along the highway. Strategically positioned directly across from an active DR Horton community, this site offers proven demand and immediate appeal for homebuilders. Conveniently located just 10 minutes from I-95, 12 minutes from I-26, 35 minutes to Summerville, and under an hour to Charleston, this tract presents a rare opportunity to capture growth in one of the Lowcountry's emerging residential corridors.

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WETLAND AERIAL



SOIL MAP AERIAL



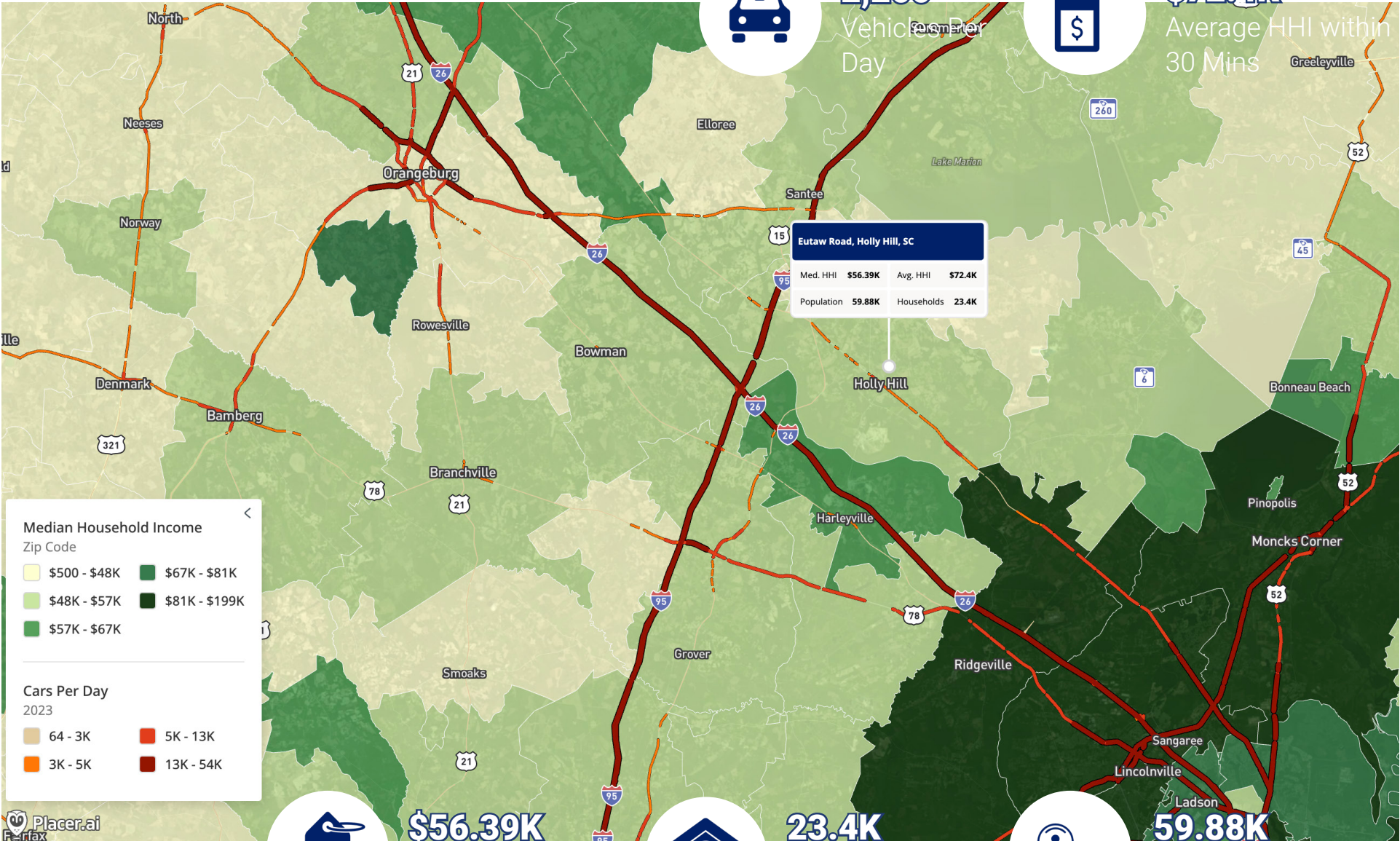
- Ly
Lynchburg fine sandy loam, 0 to 2 percent slopes
2w
Capability
Excess water.
Subclass w
Soils have some limitations that reduce the choice of plants or require moderate conservation practices. the limitations are few and the practices are easy to apply. these soils may be used for cultivated crops, pasture, range, woodland, and wildlife.
- RnA
Rains sandy loam, 0 to 2 percent slopes, atlantic coast flatwoods
4w
Capability
Excess water.
Subclass w
Soils may be well suited to only two or three of the common crops or the harvest produced may be low in relation to inputs over a long period of time. these soils may be used for crops, pasture, range, woodland, and wildlife.
- Mo
Mouzon fine sandy loam
6w
Capability
Excess water.
Subclass w
Physical conditions of these soils are such that it is practical to apply range or pasture improvements, if needed, such as seeding, liming, fertilizing, and water control. these soils are generally unsuited to cultivation which limits their use largely to pasture, range, woodland, and wildlife.
- Co
Coxville sandy 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.
- GoA
Goldsboro sandy 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.
- 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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AREA MAP



DEMOGRAPHICS



SCDOT VPD 2023/2024
STI POPSTATS 2024



\$56.39K
Median HHI within
30 Mins



23.4K
Households within
30 Mins



59.88K
Population within
30 Mins



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