



VACANT LAND AT I-95 & HWY 301

HIGHWAY 301 & I-95, SANTEE, SC

CAINE HALTER

843-744-9877 (O)
864-270-8623 (D)
chalter@cbcatlantic.com

JAY DAVIS, CCIM

803-778-1139 (O)
803-934-6597 (D)
jdavis@cbccornerstone.com

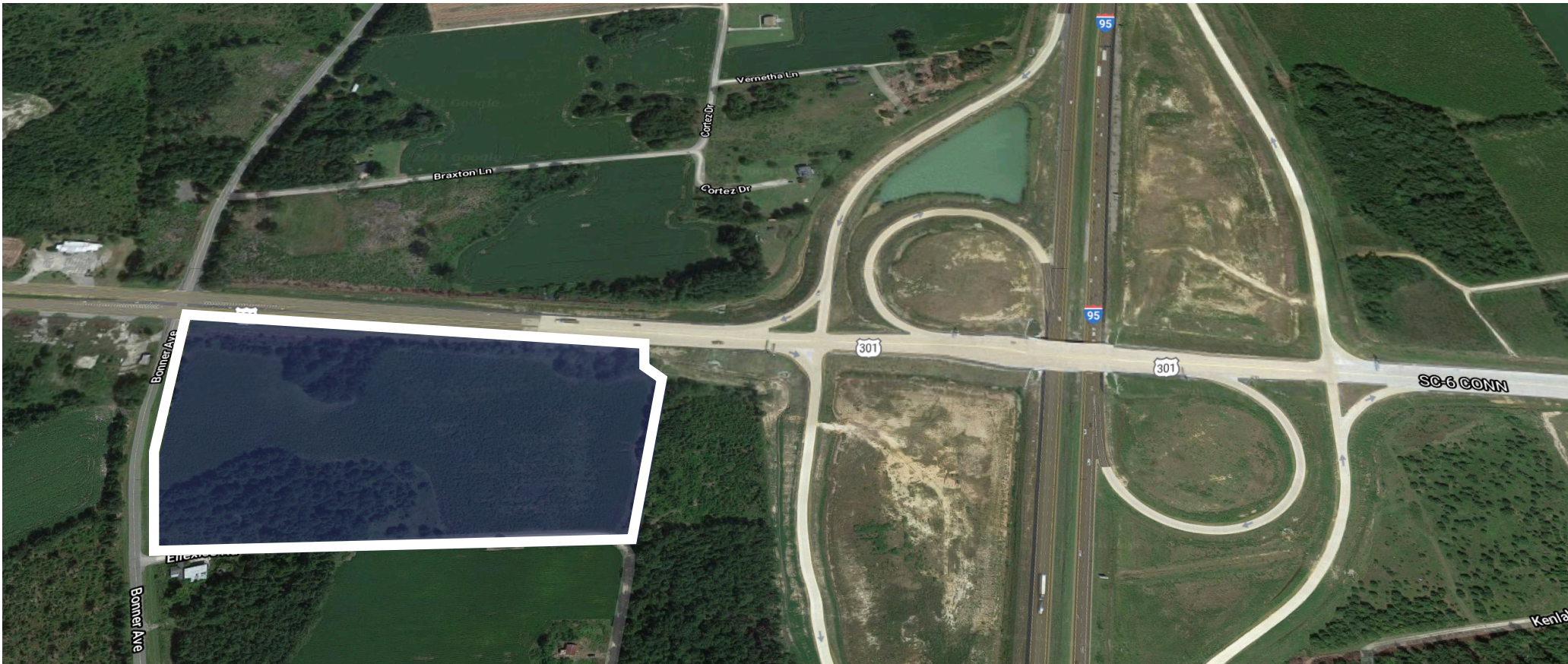


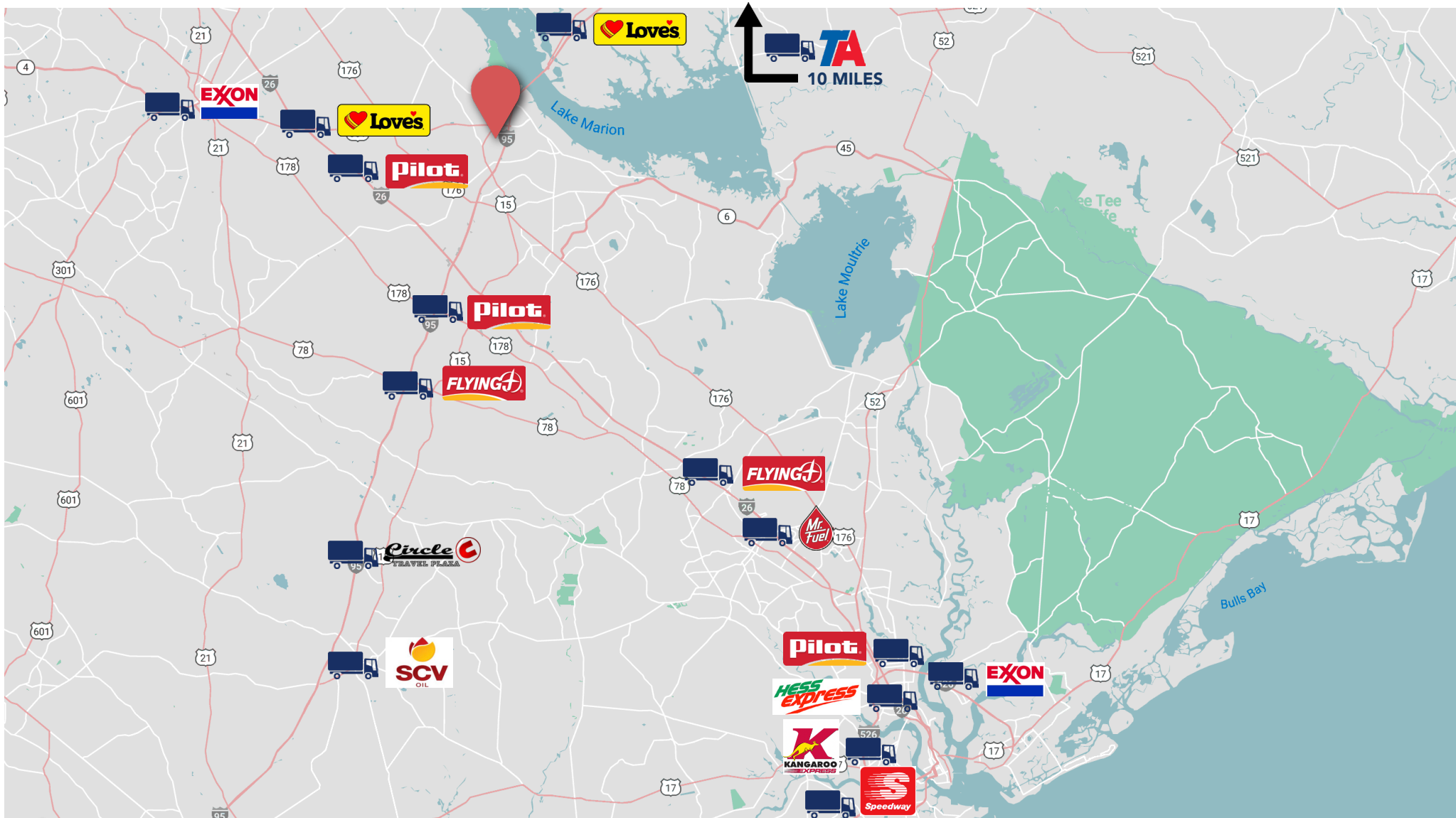
PROPERTY DETAILS

FOR SALE: \$1,900,000
LAND AREA: 18.77 AC
PROPERTY USE: Agricultural,
Hospitality, Industrial, Mobile Home Park,
Multi-Family, Office, Retail, Self Storage,
Other
TRAFFIC COUNT: 35,200 VPD (I-95)
COUNTY: Orangeburg

PROPERTY OVERVIEW

+/-18.77 Acres for Sale at I-95 & Hwy 301 (Exit 97). Zoned CG (Commercial General) within Orangeburg County. Located across I-95 from South Carolina Gateway Industrial Park. Prime development opportunity for truck stop/travel center, hotel, industrial, or general commercial. Over 1,234 ft of frontage on Hwy 301, with additional access from Bonner Ave.



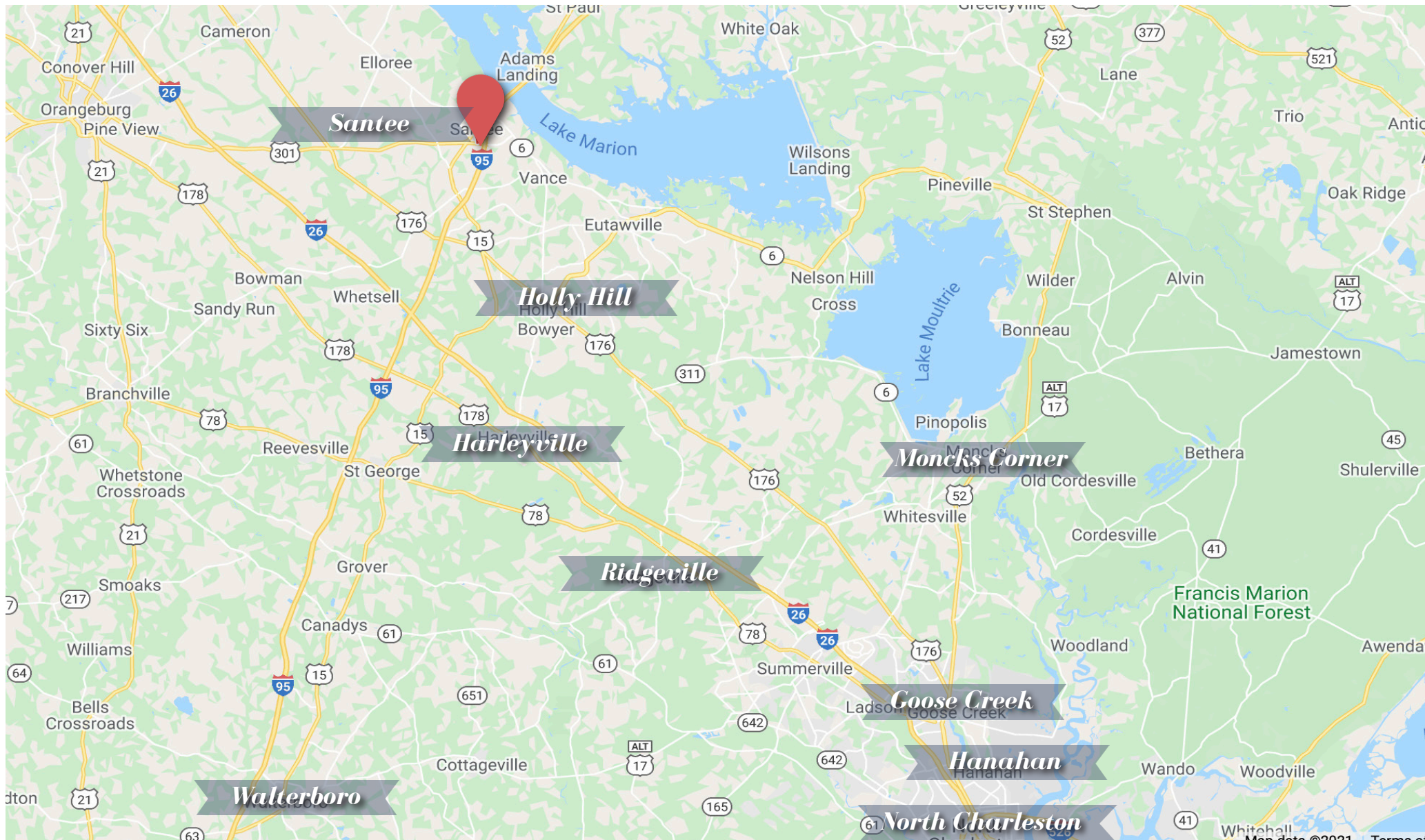


PRIME OPPORTUNITY FOR TRUCK STOP DEVELOPMENT

2019 Traffic Counts: I-95 Station 2391 (North of Interchange): 35,200 VPD







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