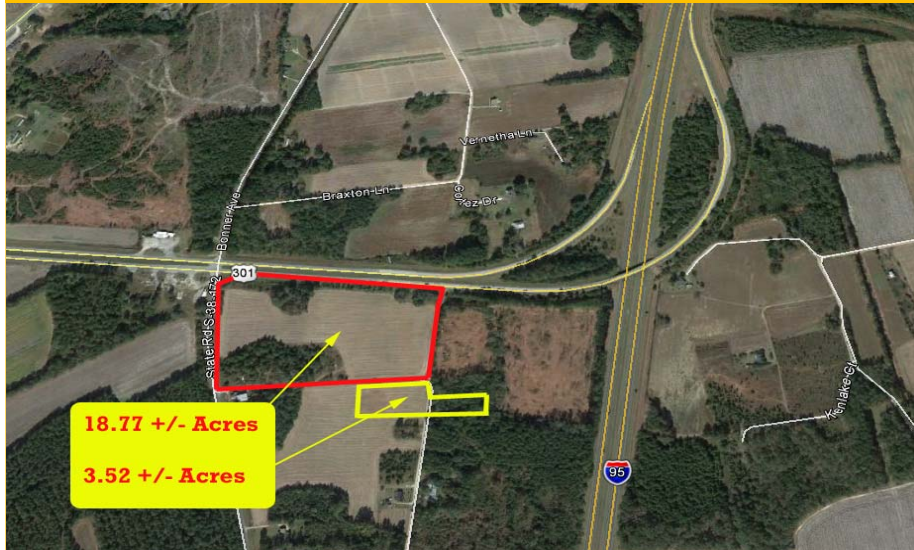


# Executive Summary

## Santee, SC – New Interchange @ I-95 & Hwy 301 North



- ❖ Located at the New Interchange of I-95 & Hwy 301N in Santee, SC – Just South of Exit 102 on I-95 and across from Jafza Magna Park
- ❖ 18.77 +/- Acre Tract & 3.52 +/- Acre Tract Available for Prime Commercial or Industrial Development
- ❖ Over 1,234' of Frontage on Hwy 301 North & 767' on Bonner Avenue
- ❖ Excellent Site for Travel Center, Hotel, Restaurant & Retail Center
- ❖ 2013 SC DOT Traffic Counts: I-95 (Station 2389 – South of Interchange): 25,900 VPD & I-95 (Station 2391 – North of Interchange): 30,500 VPD
- ❖ Central Location w/Proximities of: **I-26: 10 Miles, Port of Charleston: 66 Miles, FedEx Hub @ Columbia Airport: 60 Miles, I-77: 55 Miles & I-20: 71 Miles**
- ❖ **Directions:** As Construction of the Interchange is underway & until it completed, Take Exit 102 on I-95 and cross over interstate traveling toward Hwy 15. Turn left on Hwy 15 and travel to Hwy 301N. Turn left at light and travel approximately  $\frac{3}{4}$  miles. Property will be on the left at the Corner of Hwy 301 N and Bonner Avenue.
- ❖ Sales Price: \$1,877,000 (18.77 Acre Tract) & \$176,000 (3.52 Acre Tract)

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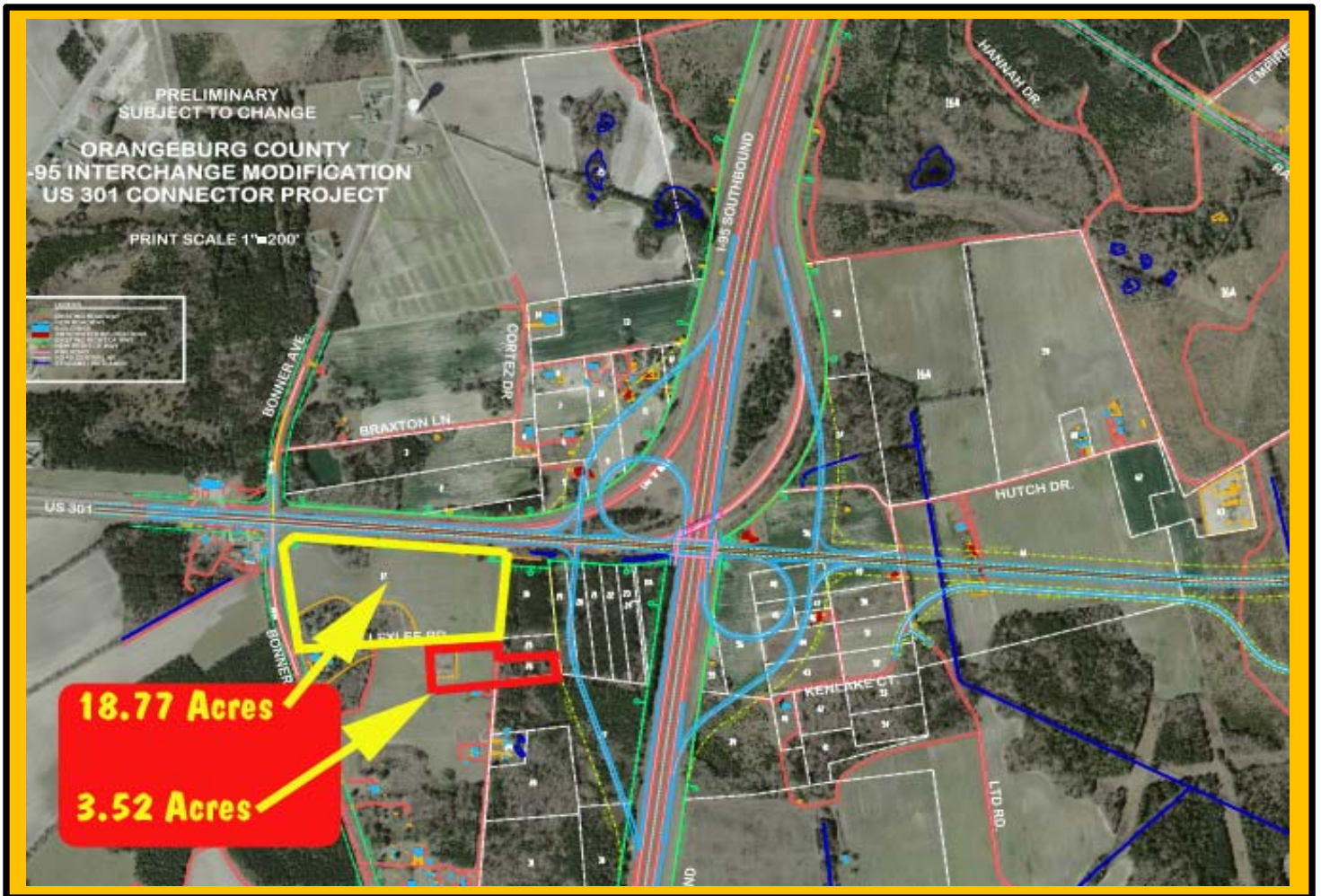
### For Additional Information, Please Contact:

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### Legal Description ~ 18.77 Acres

All that certain piece, parcel or tract of land lying, being and situate in Vance Township, Orangeburg County, South Carolina, containing 18.767 acres, bounding and measuring, now or formerly, as follows; On the North by a connector of U.S. Highway 301 and Interstate Highway 95, and measuring thereon 1234.06 feet and by a frontage road and measuring thereon 32 feet; on the East by a frontage road and measuring thereon 92 feet and by property now or formerly of Joseph Lee Gadsen and measuring thereon 466.90 feet; on the South by lands now or formerly of C.D. Riggins and measuring thereon 788.15 feet and by lands of Daniel Avinger and measuring thereon 386.11 feet; on the West by the right-of-way of South Carolina Highway S-38-172 and measuring thereon along said roadway as follows: along a straight line for a distance of one hundred fifty eight and twenty hundredths (158.20) feet to a point; thence, along a curved line the chord of which being four hundred thirty two and twenty four hundredths (432.24) feet; thence in a straight line for a distance of one hundred twelve and seven hundredths (112.70) feet; thence in a straight line for a distance of sixty eight and ninety three hundredths (63.98) feet.

## Legal Description ~ 3.52 Acres

All that certain piece, parcel or tract of land, situate, lying, and being in School District No. 3, County of Orangeburg, State of South Carolina, being designated as Tract No. 3, on a Plat of property of C.D Riggins, prepared by H. F. Oliver, RLS, and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 58, at Page 76, being irregular in shape, and bounded generally as follows: On the North by an unpaved county road and by lands now or formerly of Rush, and by lands of Liston and Dorothy England; on the East by lands of Liston and Dorothy England and by lands of Heyward and Margaret Gadson, and by lands of Eva and Coleman Green; on the South by lands of Eva and Coleman Green, and by a portion of Tract 4 and Tract 2, on said plat; and on the West by a portion of Tract 2, on said plat.

Said tract having such courses, distances, boundaries and measurements as more particularly set forth and shown on the aforesaid plat, and for a more complete description, reference is craved thereto.

**Less and excepting** that portion of the above described property commencing at a point on the eastern boundary of the property 20 feet north of the southeast corner and thence running in a generally Westerly direction and parallel to the southern boundary line of said property for a distance of 200 feet; thence turning and running south to the southern line of the property.