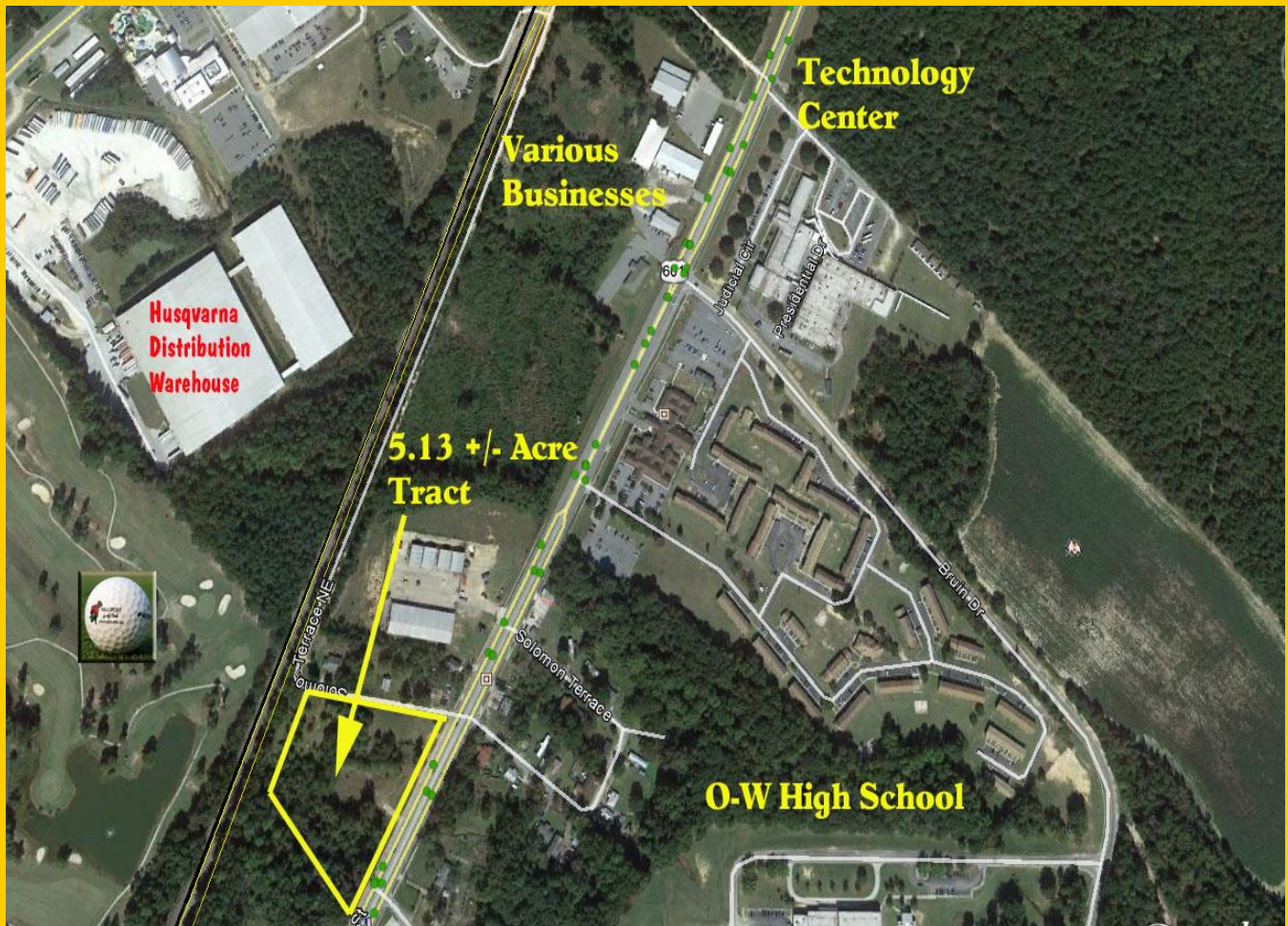


5.13 +/- Acre Commercial Site Near I-26

Hwy 601 N near Exit 149-A of I-26, Orangeburg, SC



**Commercial Tract on Magnolia (Hwy 601-N): A Total of 5.13 +/- Acres with over 365' of Frontage on Hwy 601 North. Zoned Commercial General. Includes 1.10 +/- Acres of Wetlands. Tract can be Subdivided. Plat Available. Excellent Site for Warehousing, Retail or Flex Use. City Utilities Available. TMS#'s: 0174-12-06-001 & 002
2013 County Property Taxes: \$2,682.00 Call Cal for Details.**

Available for \$359,000



For Additional Information, please contact:

R. Cal Bruner, Jr.

803-535-6208

cbruner@c21tmg.com

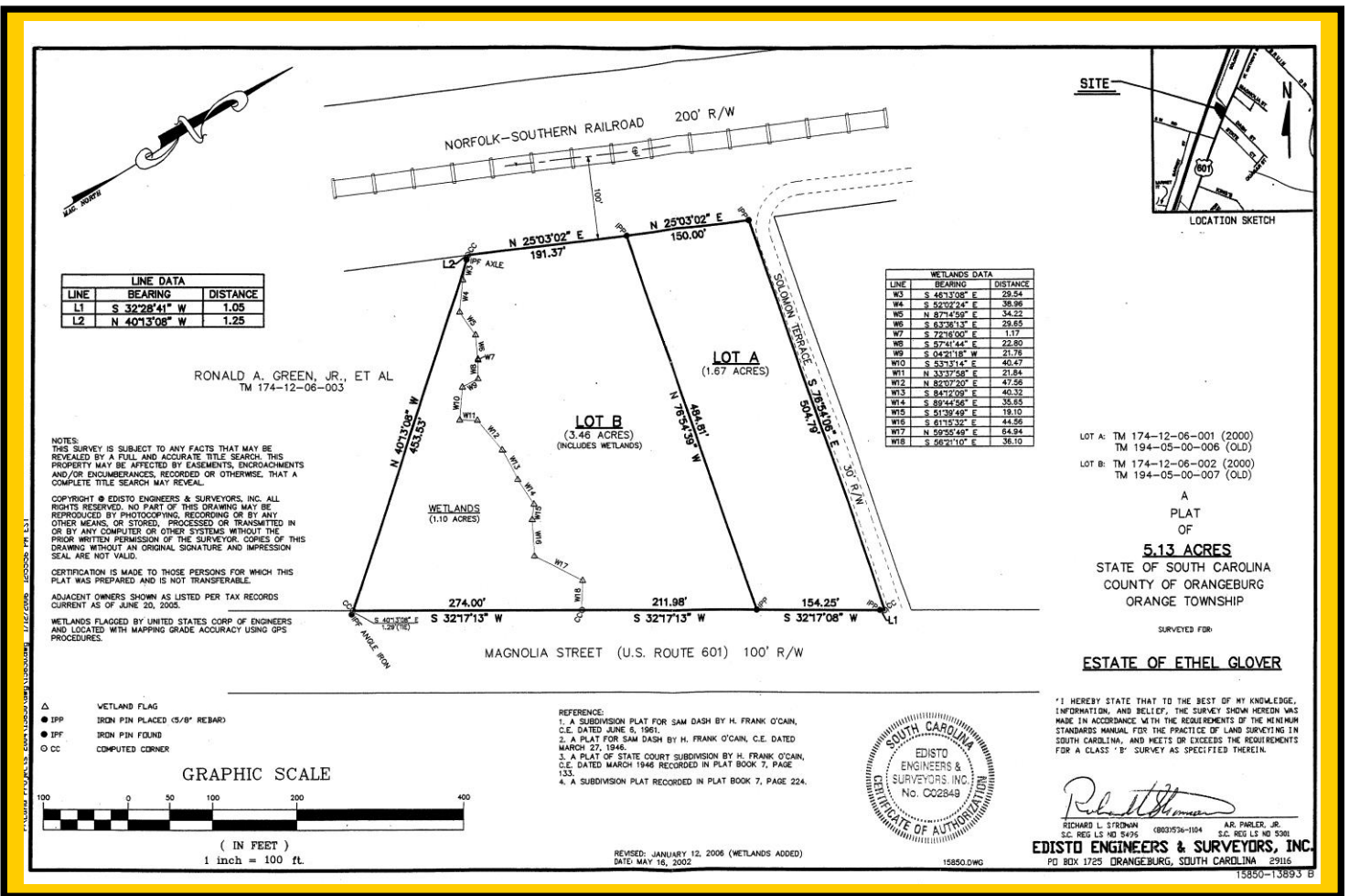
www.calbruner.com

Century21
COMMERCIAL
THE MOORE GROUP

This Site is 2.25 miles from the interchange of U.S. Highway 601 and I-26 (Exit 149-A. Across the street from the site is Orangeburg Calhoun Technical College, which has over 3,000 students and 200 full time employees. Also is near The Regional Medical Center of Orangeburg, which is a 268 bed hospital that employs over 100 physicians.

There are approximately 32,000 people within a five mile radius of the site with an average Household income of \$52,996. The average daily traffic count along U.S. Highway 601 in front of this site is 27,200 vehicles per day while 44,100 vehicles travel past Exit 149-A on I-26 each day.

Orangeburg is the largest city between Columbia and Charleston in central South Carolina. It is the county seat of Orangeburg County and is located off of I-26 between Columbia and Charleston. Orangeburg has a mixture of agriculture and manufacturing. Some of the leading manufacturers are Husqvarna, Koyo Corporation, Federal Mogul Corporation, Albermarle, Zeus and Sara Lee Bakeries. There are three institutions of higher education in Orangeburg: Claflin University, which has 1,500 students, Orangeburg Calhoun Technical College with 3,000 students and South Carolina State University with a student body of 5,000.





Orangeburg County Zoning Map



Map Tools

- [Zoom All](#)
- [Zoom Atlas](#)
- [Zoom Index](#)
- [Zoom In](#)
- [Zoom Out](#)
- [Pan Map](#)
- [Select](#)
- [Get Coordinates](#)
- [Buffer](#)

Search on

- [Owner](#)
- [Address](#)
- [Map Number](#)
- [Intersection](#)
- [Road Name](#)
- [Common Name](#)
- [Council District](#)

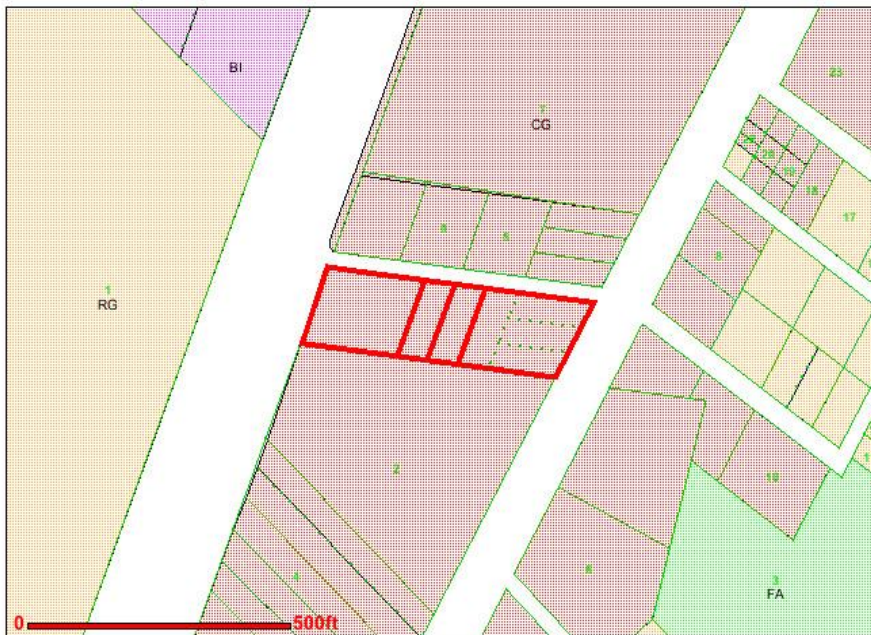
Utilities

- [Map Layers](#)
- [Print](#)
- [Zoning Definitions](#)

Zoning

[Ordinance](#)

[Click here to request a zoning re-classification](#)



- BI - Business Industrial
- CG - Commercial, General
- CN - Commercial Neighborhood
- FA - Forest and Agriculture
- NA - Area inside City Limits
- RC - Rural Community
- RG - Residential, General
- RS - Residential, Single-Family

TAX MAP NUMBER: 0174-12-06-001.000

Click on Tax Map Number to View Tax Assessor Data.

TAX MAP NUMBER: [0174-12-06-001.000](#)

OLD MAP NUMBER: 194-05-00-006

ACCOUNT NUMBER: 135060

ACREAGE:

OWNER: MOUSTAFA MOUSTAFA,
1184 ORANGEBURG MAL
CIR
ORANGEBURG, SC 29111

FIRE DISTRICT:

0.620.190.20.66

Zoning Classification:

FEMA ZONE SHEET 12/16/1980: