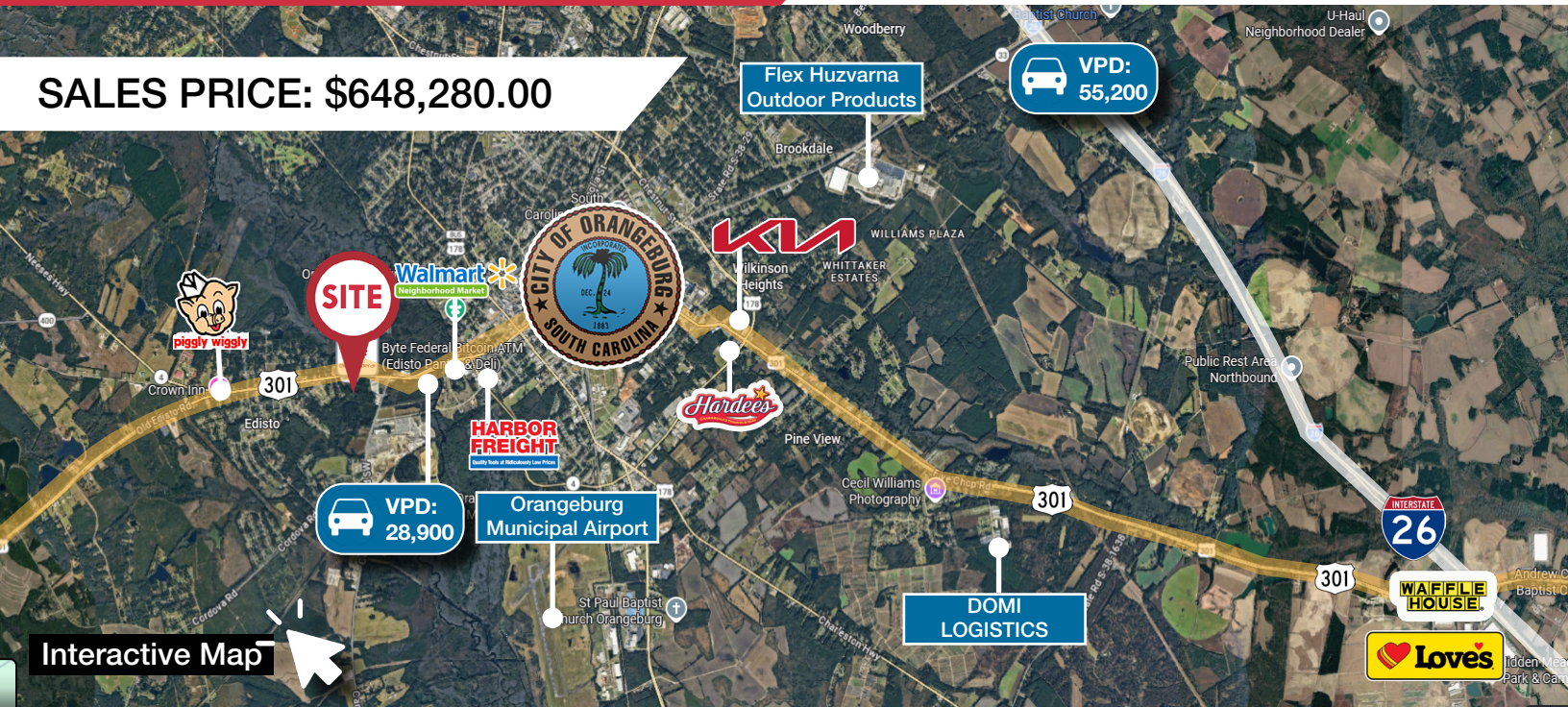


# ±8.53 Acre Development Opportunity

1983 Old Edisto Drive | Orangeburg, SC 29115

**NAI** Earle Furman

**SALES PRICE: \$648,280.00**



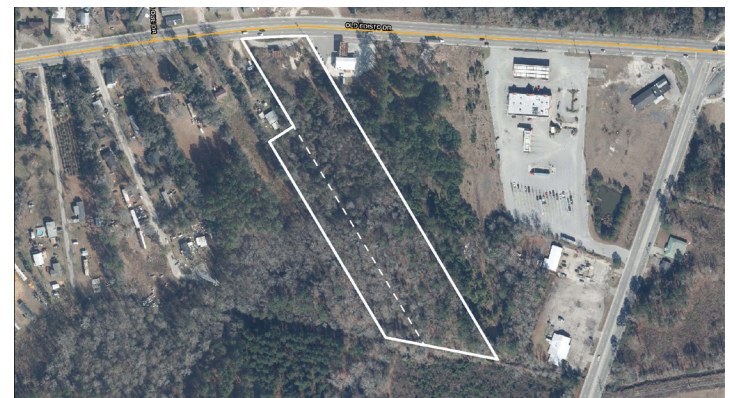
## PROPERTY FEATURES

- ±8.53-acre Development Opportunity
- ±240' of frontage along Old Edisto Drive
- Strategically positioned just minutes from Downtown Orangeburg and key commercial corridors
- Public water available with sewer infrastructure at the rear
- ±9.4 miles to I-26
- SC DOT Traffic Count: ±28,900



## DEMOGRAPHIC HIGHLIGHTS

	3 MILE	5 MILE
2025 POPULATION	18,897	35,485
2025 HOUSEHOLDS	6,797	13,969
2025 AVG HH INCOME	\$60,026	\$67,022
2030 AVG HH INCOME	\$64,994	\$72,485



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# Map Set

1983 Old Edisto Drive | Orangeburg, SC 29115

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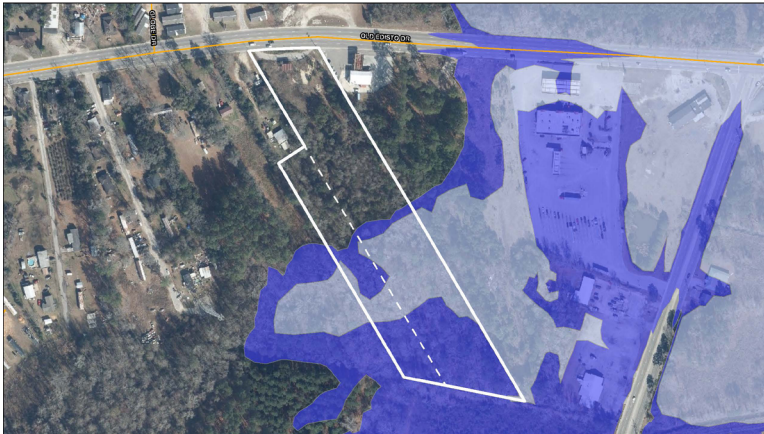
2020 Infrared



Topographical Map



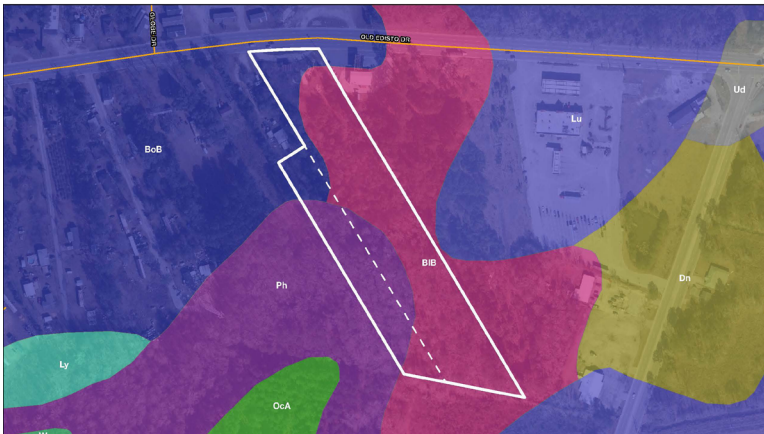
Flood Zones



National Wetlands Inventory



Soil Survey



Aerial



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