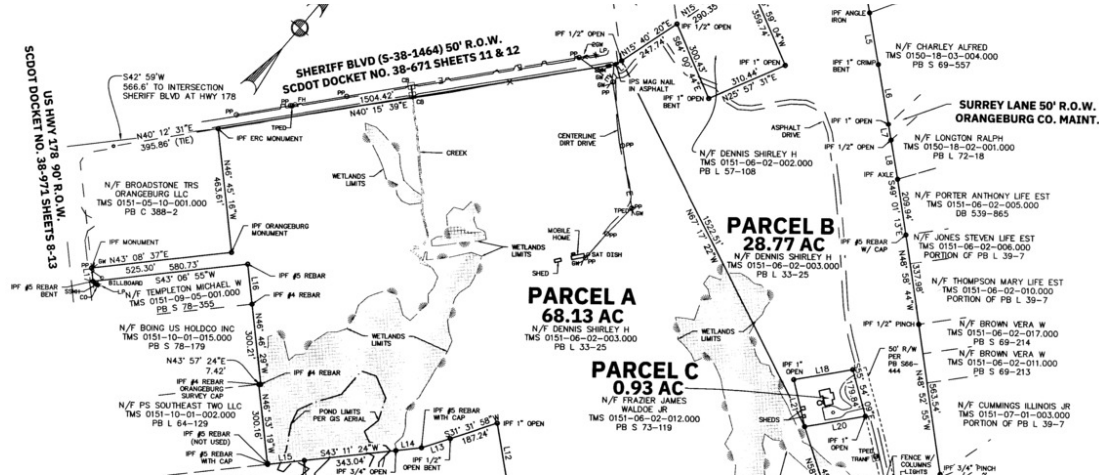


# PARCEL B WILLINGTON ROAD

00 Willington Road , Orangeburg, SC 29116



- ZONING IS RESIDENTIAL SINGLE-FAMILY.
- SETBACKS FOR RS ZONING:  
FROM HEDGE STREET  
FRONT 20'  
SIDE 20'  
REAR 20'  
FROM HILL LANE MAJOR STREET  
FRONT 10'  
SIDE 5'  
REAR 20'
- PLAT PREPARED FOR ANDREW G. GRIFFITH BY CLIFTON P. RILEY DATED SEPTEMBER 18, 1943 AND RECORDED WITH THE ORANGEBURG COUNTY REGISTER OF DEEDS IN PLAT BOOK L-20, PAGE 86.  
PLAT PREPARED FOR AZALEA MEATS, INC. BY HENRY H. CHAM, JR. DATED APRIL 7, 1971, AND RECORDED WITH THE ORANGEBURG COUNTY REGISTER OF DEEDS IN PLAT BOOK L-33, PAGE 24.  
PLAT PREPARED FOR A.M. DENNIS & SHIRLEY H. DENNIS BY EUSTIS SUBYOVICH, INC. DATED JUNE 6, 1984, AND RECORDED WITH ORANGEBURG COUNTY REGISTER OF DEEDS IN PLAT BOOK L-57, PAGE 108.  
PLAT PREPARED FOR DAVID C. LAWSON AND SHERRELL P. LAWSON BY DONALD J. SMITH, JR. DATED FEBRUARY 11, 1991, AND RECORDED WITH ORANGEBURG COUNTY REGISTER OF DEEDS IN PLAT BOOK S-73, PAGE 113.
- I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP NUMBER 4202C-0121C AND 4202C-0121C-BOTH WITH EFFECTIVE DATE JANUARY 14, 2014, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AND IS DESIGNATED FLOOD ZONE.
- THE INFORMATION SHOWN ON THIS SHEET WAS DERIVED FROM A FIELD SURVEY. OBVIOUS AND APPARENT FEATURES ENCOUNTERED ARE INCLUDED ON THIS SHEET. RELATED, UNRECORDED INSTRUMENTS ARE ALSO USED, UNLESS STATED OTHERWISE. NO TITLE SEARCH HAS BEEN PERFORMED BY CIVIL ENGINEERING OF COLUMBIA, AND SOME INSTRUMENTS OR OTHER MATTERS OF RECORD MAY NOT APPEAR. THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT TO BE USED FOR A SPECIFIC PURPOSE. USE BY ANY OTHER PARTY, WITHOUT WRITTEN CONSENT, IS UNAUTHORIZED.
- WETLANDS DELINEATION BY PALMETTO ENVIRONMENTAL CONSULTING, INC.
- PROPERTY OF SHIRLEY H. DENNIS, ORANGEBURG COUNTY TMS 0151-06-02-003.000, HAS REASONABLE RIGHT OF WAY AND EGRESS OVER THE SITE. DEED BOOK 1238, PAGE 214.
- PROPERTY OF JAMES WALDOE FRAZIER, JR., ORANGEBURG COUNTY TMS 0151-06-02-012.000, HAS RIGHT OF WAY AND EGRESS ACROSS PRIVATE ROAD 50' RIGHT OF WAY. PLAT BOOK S-64, PAGE 444.
- PROPERTY CORNERS ARE NEW #5 REBAR UNLESS SHOWN OTHERWISE.



LINE	BEARING	DISTANCE
L1	N15° 15' 16"E	24.17'
L2	N14° 56' 27"E	163.54'
L3	N45° 20' 02"E	206.30'
L4	N14° 42' 04"E	100.79'
L5	S50° 14' 17"E	185.10'
L6	S50° 18' 57"E	225.15'
L7	S49° 52' 38"E	58.83'
L8	S50° 00' 08"E	147.88'
L9	S30° 40' 04"W	88.95'
L10	N60° 18' 41"W	185.57'
L11	N20° 06' 25"W	200.71'
L12	N50° 06' 06"W	234.48'
L13	S31° 41' 09"W	113.20'
L14	S42° 57' 28"W	65.70'
L15	S42° 06' 21"W	137.86'
L16	N40° 44' 34"W	149.91'
L17	N40° 49' 53"W	50.20'
L18	N38° 44' 50"E	223.04'
L19	S50° 54' 09"E	179.84'
L20	S30° 38' 13"E	230.08'
L21	N63° 38' 20"W	179.68'

CIVIL ENGINEERING OF COLUMBIA  
 1000 W. HUNTER STREET, SUITE 100  
 GREENVILLE, SC 29601  
 TEL: (863) 798-2820  
 POST OFFICE BOX 1137 IRMO, SOUTH CAROLINA 29063

**PROPERTY DESCRIPTION**

Vacant land conveniently located on Willington Road just off Hwy 178. Excellent development opportunity with over 400' of frontage. Located near Garden City Prep Academy, WalMart Super Center and other major retailers

**PROPERTY HIGHLIGHTS**

- 28.77 acres
- Good topo
- Over 400' of frontage on Willington Road

**OFFERING SUMMARY**

Sale Price: \$517,860  
 Lot Size: 28.77 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	51	181	859
Total Population	119	417	1,980
Average HH Income	\$71,140	\$77,645	\$83,249

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

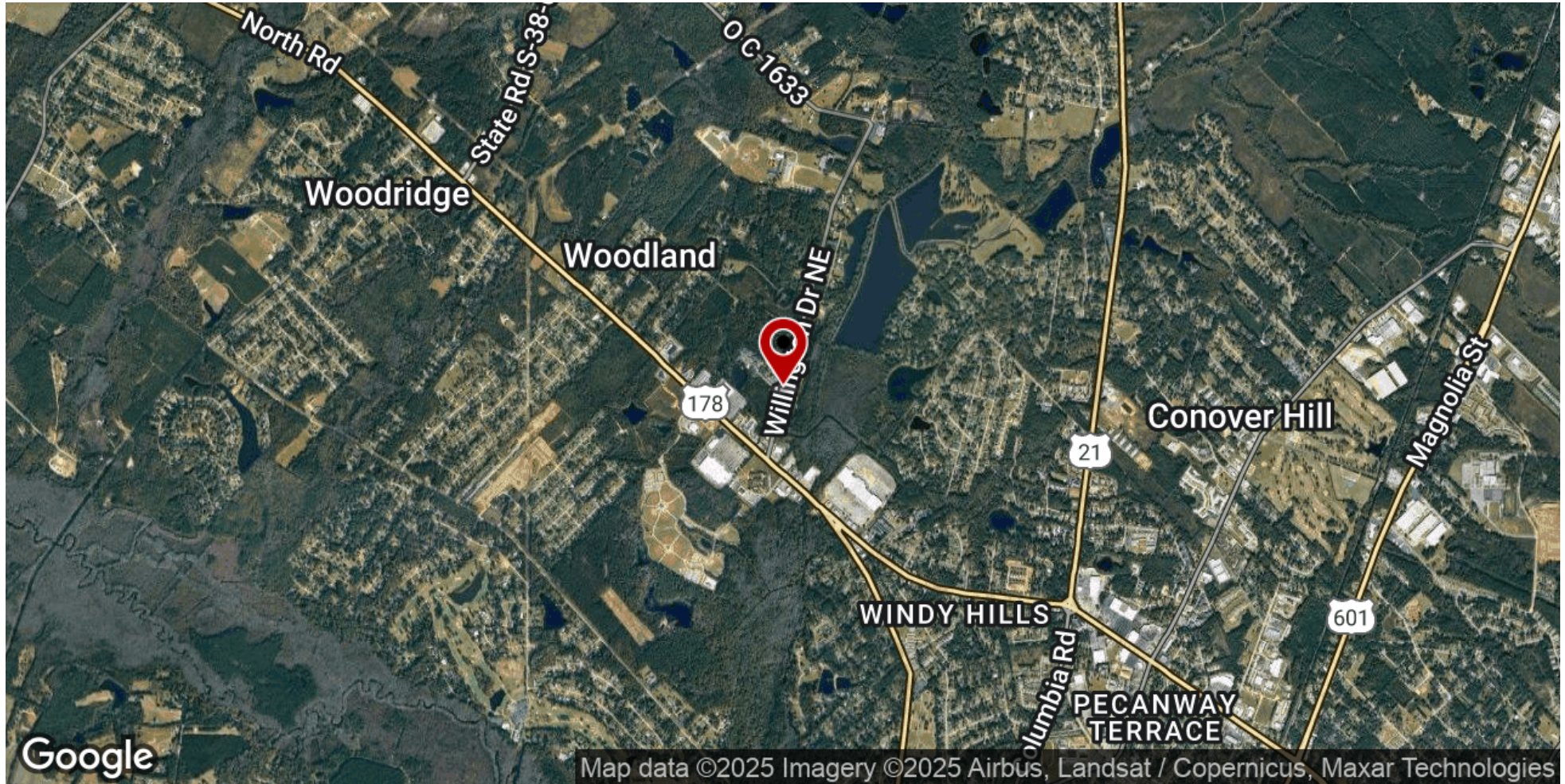
**BRENT EDGERTON**  
 Managing Director  
 O: 864.422.9510  
 C: 864.979.0335  
 brente@kw.com

**KW COMMERCIAL**  
 301 Augusta Road  
 Suite 100  
 Greenville, SC 29601

**LAND FOR SALE**

# PARCEL B WILLINGTON ROAD

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C: 864.979.0335  
brente@kw.com

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301 Augusta Road  
Suite 100  
Greenville, SC 29601

Each Office Independently Owned and Operated [kwcommercialupstate.com](http://kwcommercialupstate.com)