



Gardner Blvd

INDUSTRIAL LAND FOR SALE

0 Gardner Blvd
Holly Hill, SC 29059

Neal Walsh | Senior Broker | nwalsh@cbcatlantic.com

Trey Davis | Associate | tdavis@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

EXECUTIVE SUMMARY

**** Approximate measurements for all lots.**



Lot A-1	1.153 Acres	\$198,000
Lot A-2	1.116 Acres	\$198,000
Lot A-3	1.333 Acres	\$198,000
Lot A-4	1.551 Acres	\$198,000
Lot A-5	1.743 Acres	\$198,000
Lot A-6	12.38 Acres	\$540,000

Lot B-1	1.14 Acres	\$198,000
Lot B-2	1.14 Acres	\$198,000
Lot B-3	1.14 Acres	\$298,000

Price: **\$2,224,000**

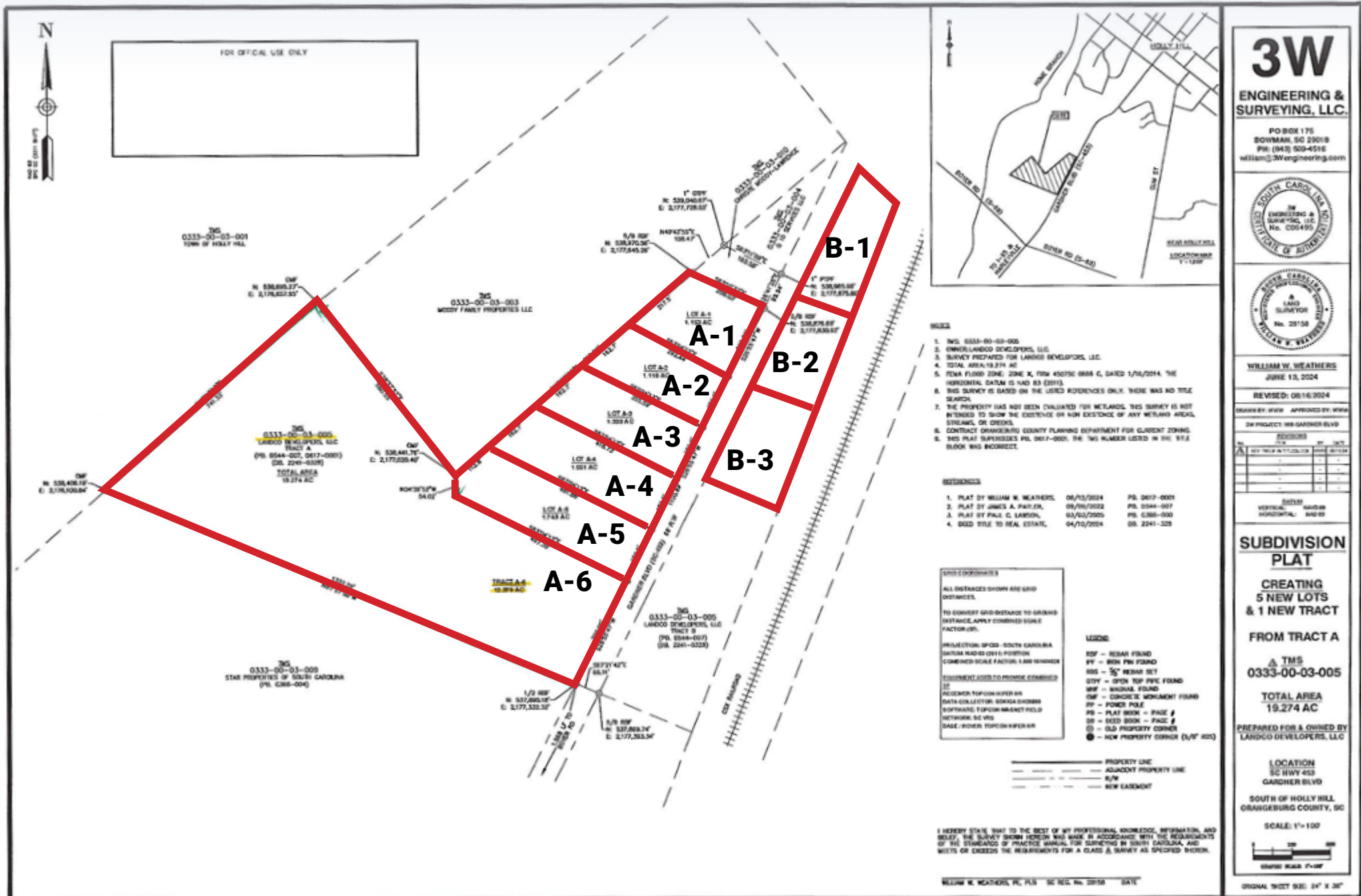
Total Acres: **22.12 Acres**

Tax ID: **0333-00-03-005.000**

Zoning: **BI - Business Industrial**

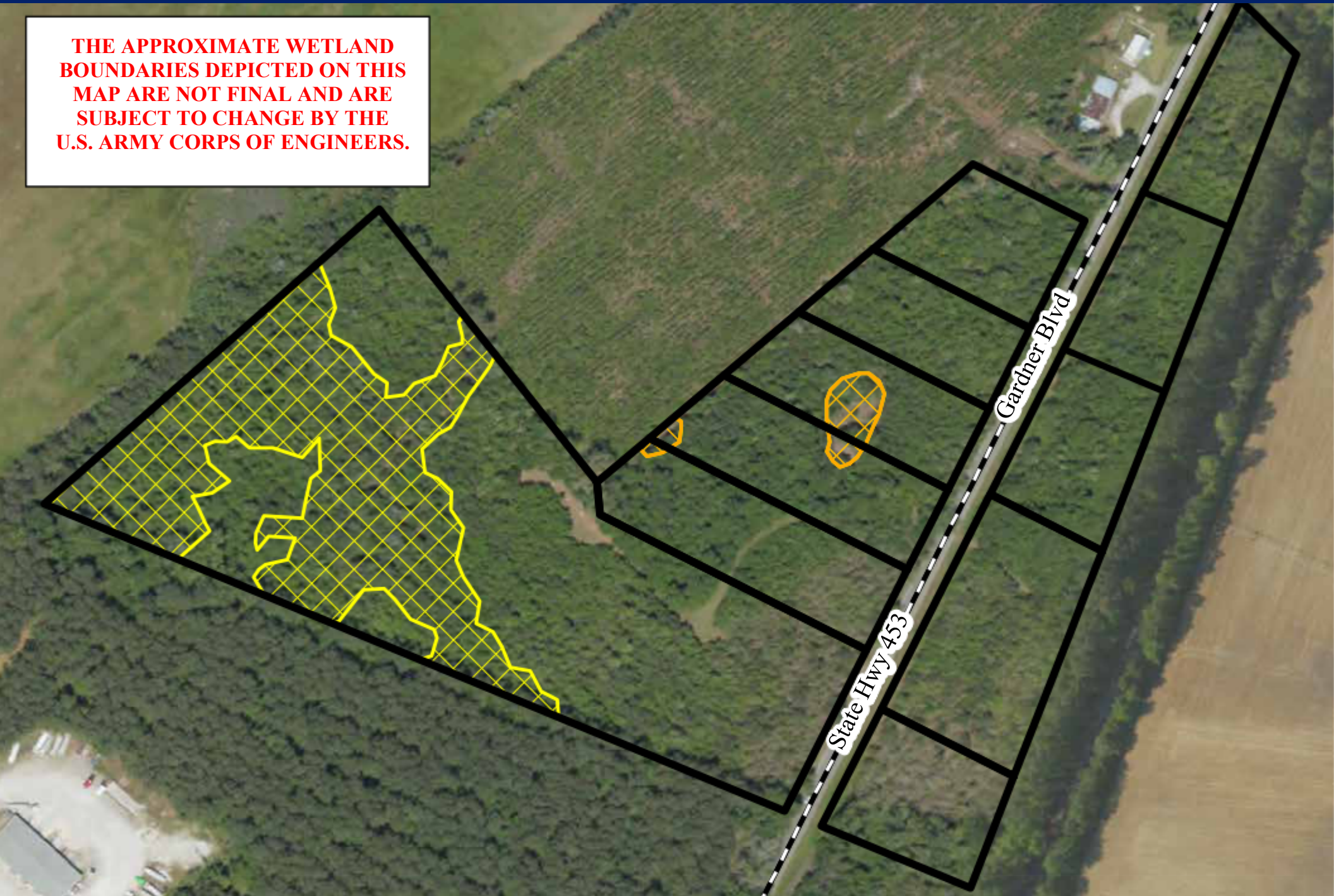
Orangeburg County

These strategically located parcels along Gardner Boulevard in Holly Hill, SC — A-1 to B-3 were recently rezoned to Business Industrial (BI in Orangeburg County) and are ideal for manufacturing, logistics, warehousing, or commercial development. These offerings showcase excellent frontage and accessibility in a growing commercial corridor, with seamless connectivity to major highways and economic hubs like Charleston and Columbia. Notably, it's approximately 15 minutes from both the Walmart Distribution Center and the Volvo Manufacturing Plant, enhancing its appeal for businesses seeking proximity to these major facilities. Additionally, the site is conveniently located just 10 minutes from I-95 and 7 minutes from I-26, providing efficient access to regional and national transportation networks. The offering includes parcels with over 2,000 square feet of rail-road frontage/access, further supporting multimodal industrial operations. As a result of a wetland study, the largest parcel (12.38 acres) is listed for \$540,000, with adjacent lots available at \$198,000 per lot. This site presents a rare industrial investment opportunity in a high-growth area.

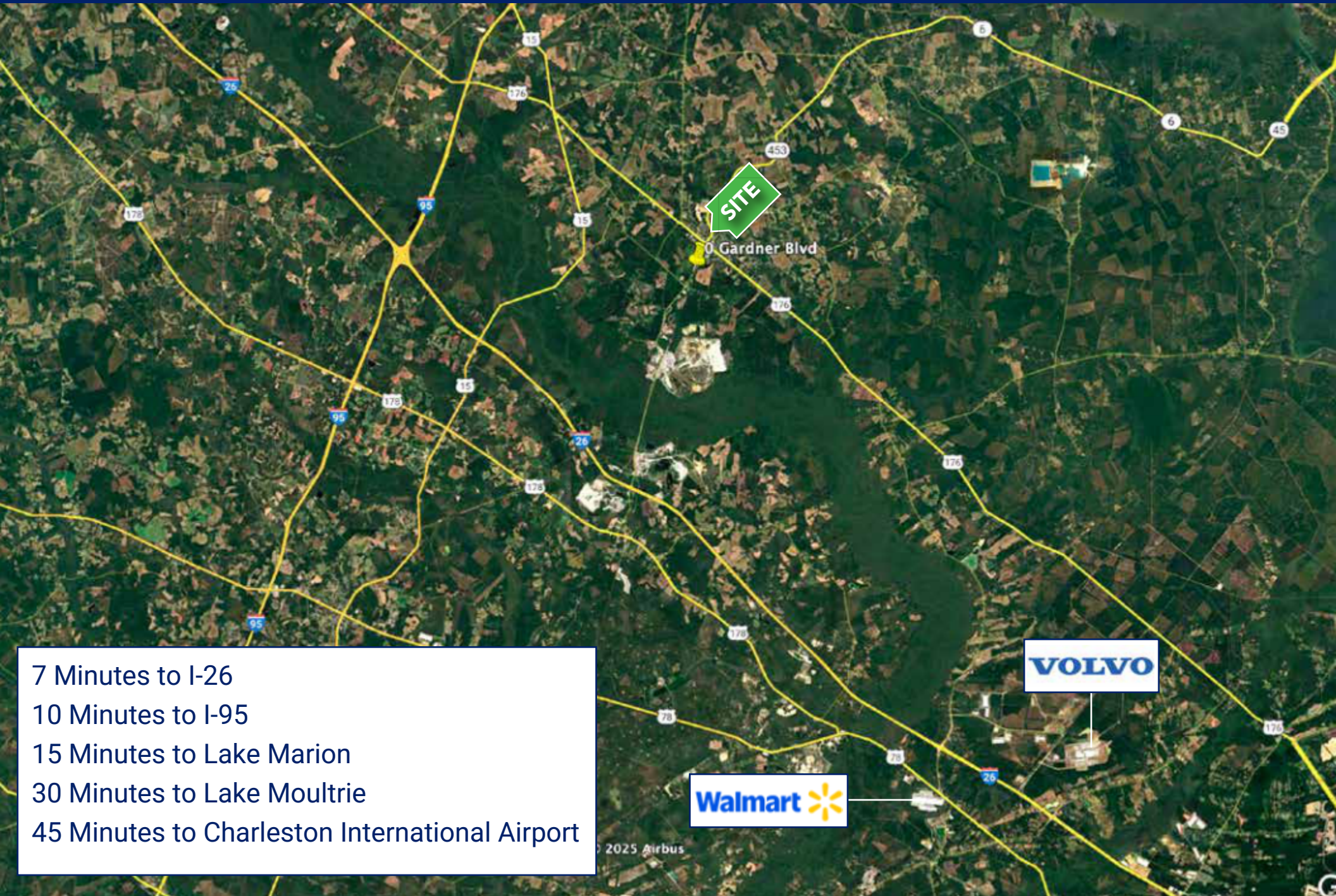


WETLAND STUDY

**THE APPROXIMATE WETLAND
BOUNDARIES DEPICTED ON THIS
MAP ARE NOT FINAL AND ARE
SUBJECT TO CHANGE BY THE
U.S. ARMY CORPS OF ENGINEERS.**



AREA MAP

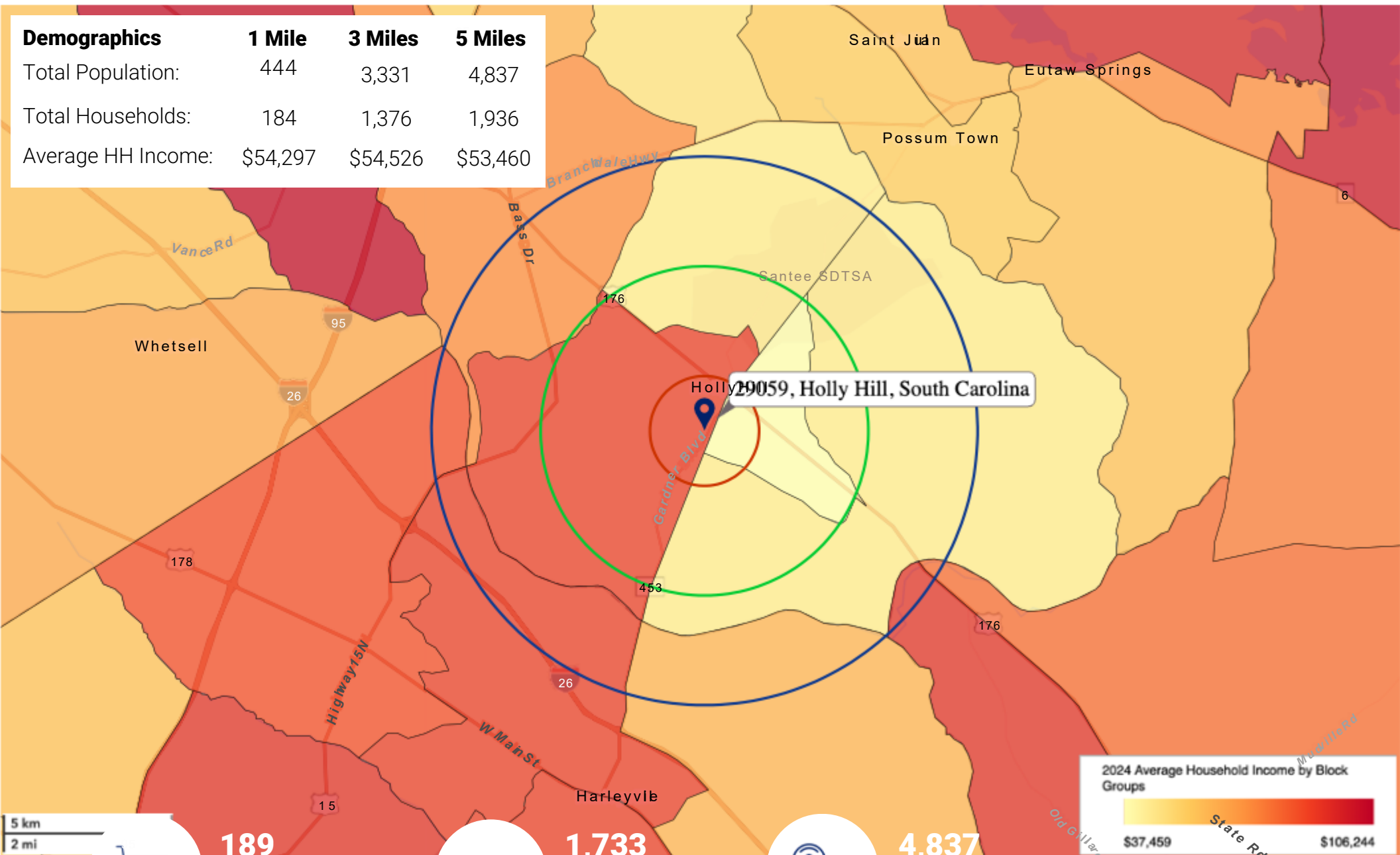


0 Gardner Blvd | Holly Hill, SC 29059

INDUSTRIAL LAND FOR SALE

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	444	3,331	4,837
Total Households:	184	1,376	1,936
Average HH Income:	\$54,297	\$54,526	\$53,460



189
Businesses
within 5 Miles



1,733
Employees
within 5 Miles



4,837
Population
within 5 Miles



All demographics based on Esri forecasts for 2024

Neal Walsh

(C) 843.330.3787

nwalsh@cbcatlantic.com

Trey Davis

(C) 803.468.7766

tdavis@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.

INDUSTRIAL LAND FOR SALE