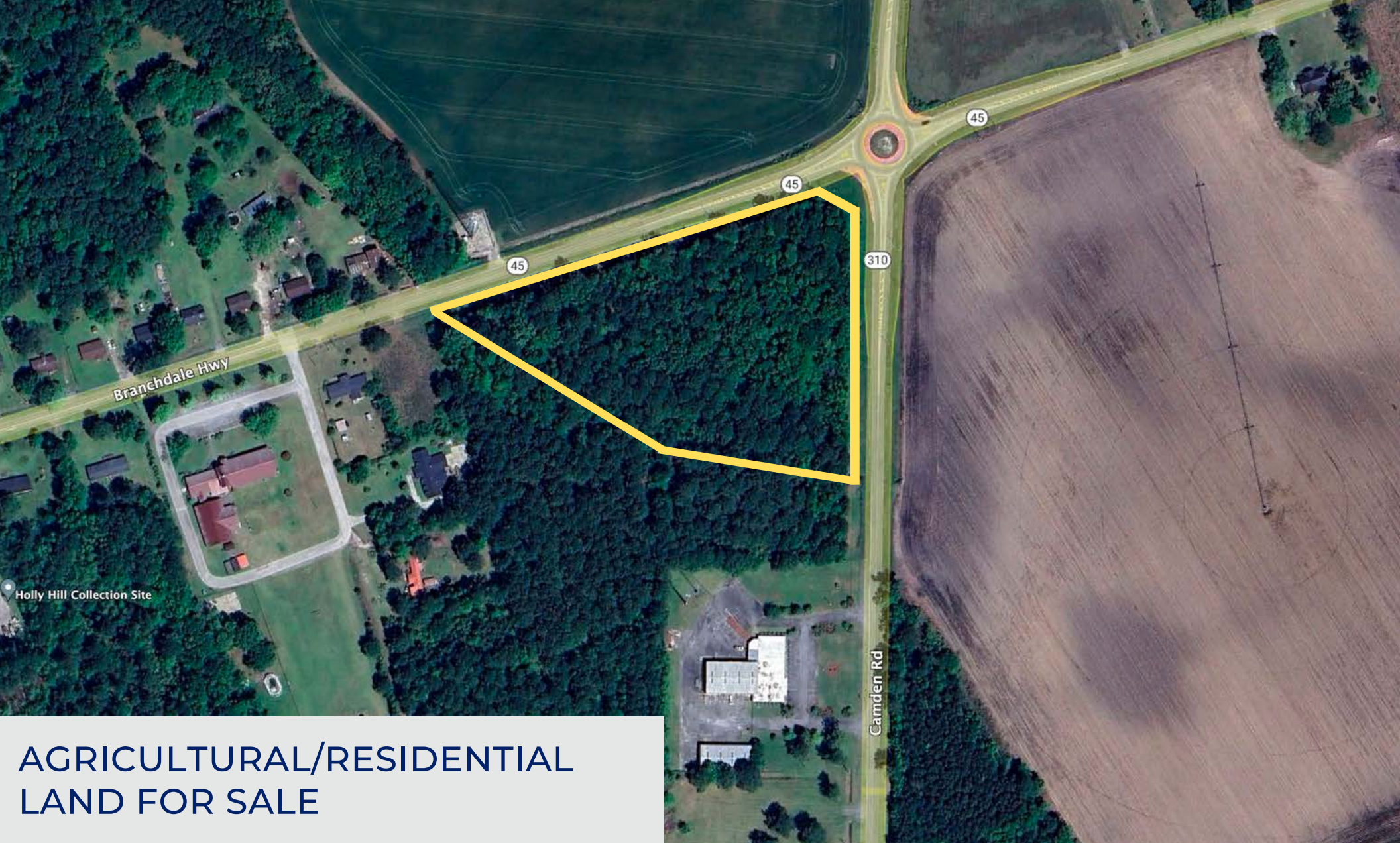




AGRICULTURAL/RESIDENTIAL LAND FOR SALE

00 Branchdale Hwy SW
Holly Hill, SC 29509

Neal Walsh | Senior Broker | nwalsh@cbcatlantic.com

Trey Davis | Associate | tdavis@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**



ADDRESS

00BranchdaleHwy SW
Holly Hill, SC 29509



PRICE

\$109,000



TAX ID

0330-00-06-001.000



ZONING

FA - Forestand Agriculture



COUNTY

Orangeburg County



ACRES

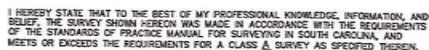
+/- 5.7 Acres

PROPERTY OVERVIEW

PRICED TO MOVE. ±5.7 acres offered at just \$109,000.

Positioned at the prominent corner of the Branchdale Highway and Camden Road roundabout, the property sits roughly halfway between the Town of Holly Hill and the Town of Vance. Offering excellent visibility, access, and long-term upside, the tract provides flexibility for residential, agricultural, investment, or other permitted uses. At this basis, buyers are getting a highly visible corner tract at a price point that is increasingly difficult to find in this part of Orangeburg County. This property is positioned for buyers looking to acquire land well below typical replacement or development basis





WILLIAM W. WEATHERS, PE, PLS. SC REG. No. 28158 DATE

PO BOX 175
BOWMAN, SC 29018
PH: (843) 509-4516
william@3Wengineering.com



DRAWN BY: WWW APPROVED BY: WWW

JW PROJECT: 159-HWY 310 TRAFFIC CIP

REVISIONS			
No.	ITEM	BY	DATE
1	"	"	"
"	"	"	"
"	"	"	"
"	"	"	"
"	"	"	"

DATUM
VERTICAL: NAVD 83
HORIZONTAL: NAD 83

TOTAL AREA
5.890 AC

PREPARED FOR & OWNED BY
LANDCO DEVELOPERS, LLC

LOCATION
HWY 45 & HWY 310
TRAFFIC CIRCLE

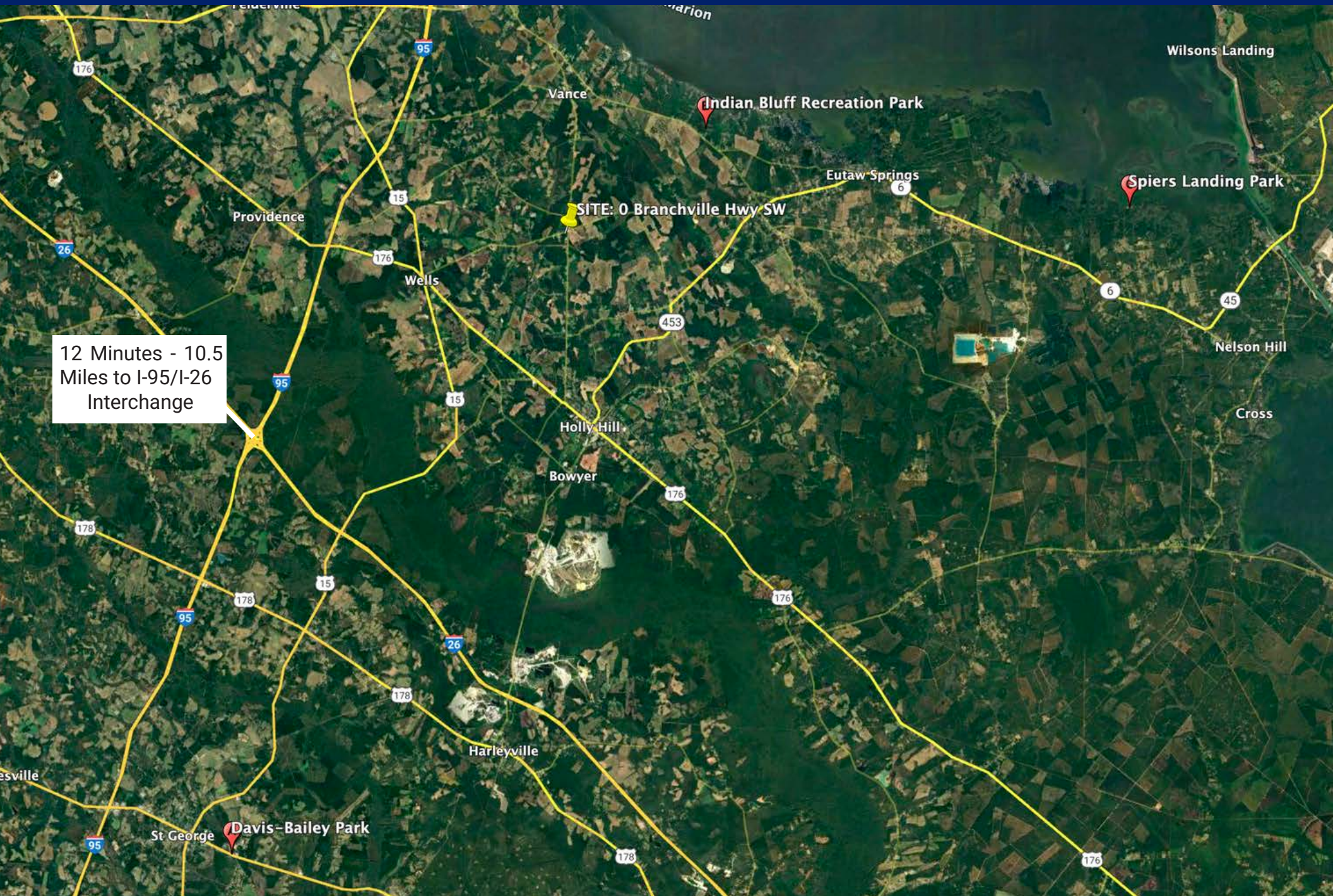
NORTH OF HOLLY HILL
ORANGEBURG COUNTY, SC

SCALE: 1"=50'



ORIGINAL SHEET SIZE: 24" X 36"

AREA map



Neal Walsh
Senior Broker
(C) 843.330.3787
nwalsh@cbbatlantic.com



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AGRICULTURAL/RESIDENTIAL LAND FOR SALE