

THE OAKS - HAWTHORNE

ORANGEBURG, SC 29115



Hawthorne

NAICharleston

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EXECUTIVE SUMMARY

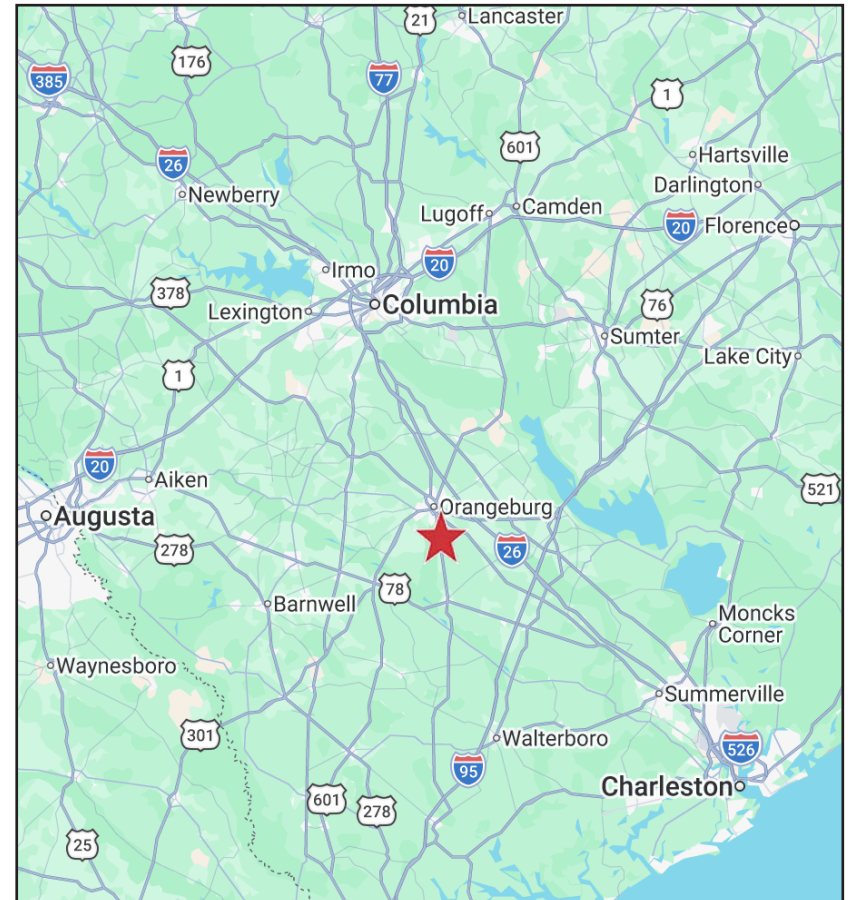
The Oaks – Hawthorne is a ±443-acre mixed-use investment and redevelopment opportunity located in Orangeburg, South Carolina, along the I-26 corridor between Charleston and Columbia. The offering combines scale, existing cash flow, and significant development upside, making it well-positioned for a variety of investment strategies.

This offering includes three primary land parcels: Parcel A-1 (±285 acres; ±183 high acres) with a conceptual plan for 200+ residential lots and recreational amenities; Parcel B-2 (±118.7 acres; ±82 high acres) suited for industrial or flex development; and Parcel C-3 (±40 acres) offering additional frontage and access.

The existing campus features a collection of residential and institutional improvements, anchored by the ±26,500 SF Woodard Complex with dining, office, and conference facilities and The Walsh which offers three stories of apartment spaces with 1, 2 and 3 bedroom opportunities. Additional assets include multiple apartment-style buildings, studio and single-unit housing, and the Wesley Pines and French Quarter residential components, which consist of duplexes, single-family homes, and platted lots.

While portions of the property generate in-place income, vacancy across several buildings presents a clear value-add opportunity through renovation, lease-up, or repositioning. The existing infrastructure and amenity base, including a commercial kitchen, recreational facilities, and office space, support a range of adaptive reuse scenarios, including multifamily, college housing, senior living, institutional, or mixed-use redevelopment.

Orangeburg continues to gain momentum as a regional industrial and logistics hub, benefiting from proximity to I-26, the Port of Charleston, and a growing base of advanced manufacturing employers. The Oaks – Hawthorne offers a rare combination of scale, infrastructure, and optionality, providing investors with both near-term income potential and long-term development upside.



INVESTMENT HIGHLIGHTS:

- ±443-acre large-scale development opportunity
- Existing residential campus with in-place income
- Significant value-add through lease-up and repositioning
- Entitled and conceptual development upside
- Strategic Midlands location along I-26
- Flexible use potential across multiple asset classes
- April 22, 2026: Ferrara Candy Company announces expansion to Orangeburg County
- Zoning: BI (Business Industrial) and RG (Residential General) within Orangeburg County
- Call brokers for pricing

THE ORANGEBURG MARKET

Orangeburg, strategically positioned between Columbia and Charleston along the I-26 corridor, has emerged as a dynamic hub for industrial and manufacturing operations in South Carolina's Midlands region. The city's prime location provides direct access to major transportation routes, including interstates, U.S. highways, and proximity to the Port of Charleston, giving manufacturers and distributors a competitive edge for regional and global markets.

Over the past decade, Orangeburg County has proactively cultivated a robust industrial base anchored by advanced manufacturing, automotive supply, metal fabrication, and food processing sectors. The area is home to established global companies such as Husqvarna, Allied Air Enterprises, and Zeus Industrial Products, which have expanded operations thanks to the region's skilled workforce and business-friendly environment. The county's industrial parks — including the John W. Matthews Industrial Park and the Orangeburg County/City Industrial Park — offer shovel-ready sites, modern infrastructure, and room for future growth.

A notable area of ongoing industrial development is Rowesville Road, which runs south of downtown Orangeburg and has become an important corridor for manufacturing and distribution. This area benefits from easy access to U.S. Highway 21 and I-26, making it highly attractive for new industrial projects. The Rowesville Road area is drawing interest from site selectors seeking cost-effective locations with available utilities and transportation connectivity.

Local and state economic development incentives continue to position Orangeburg as a competitive choice for companies looking to expand or relocate in the Southeast.

Looking ahead, sustained investment in infrastructure improvements along corridors like Rowesville Road, coupled with the region's commitment to economic diversification, ensures that Orangeburg remains a compelling destination for manufacturing and distribution operations seeking a strategic, cost-effective, and growth-oriented location.



FERRARA CANDY COMPANY ANNOUNCEMENT

The recent announcement by Ferrara Candy Company, a subsidiary of Ferrero Group, to develop a \$675 million advanced manufacturing campus in Orangeburg County provides a significant demand driver directly supporting the long-term growth trajectory of The Oaks – Hawthorne.

The project, which will include a ±750,000-square-foot production and distribution facility and is expected to generate approximately 1,000 jobs, reinforces the emergence of the Orangeburg market as a growing employment and industrial hub within the broader I-26 corridor. This level of capital investment and job creation introduces a meaningful increase in daytime population, household formation, and overall economic activity within close proximity to the subject property.

For The Oaks – Hawthorne, this investment serves as a key external catalyst, enhancing the property’s ability to capture:

- Retail and service demand driven by workforce growth and increased consumer spending
- Commercial user interest seeking proximity to new employment centers
- Long-term land value appreciation supported by institutional capital entering the market

Ferrara Candy Company’s expansion into Orangeburg County represents a transformational economic event for the immediate trade area. The resulting job creation and capital investment materially strengthen the underlying fundamentals supporting The Oaks – Hawthorne, positioning the property to benefit from sustained demand growth and expanding commercial activity over the long term.



RAW LAND CALCULATIONS

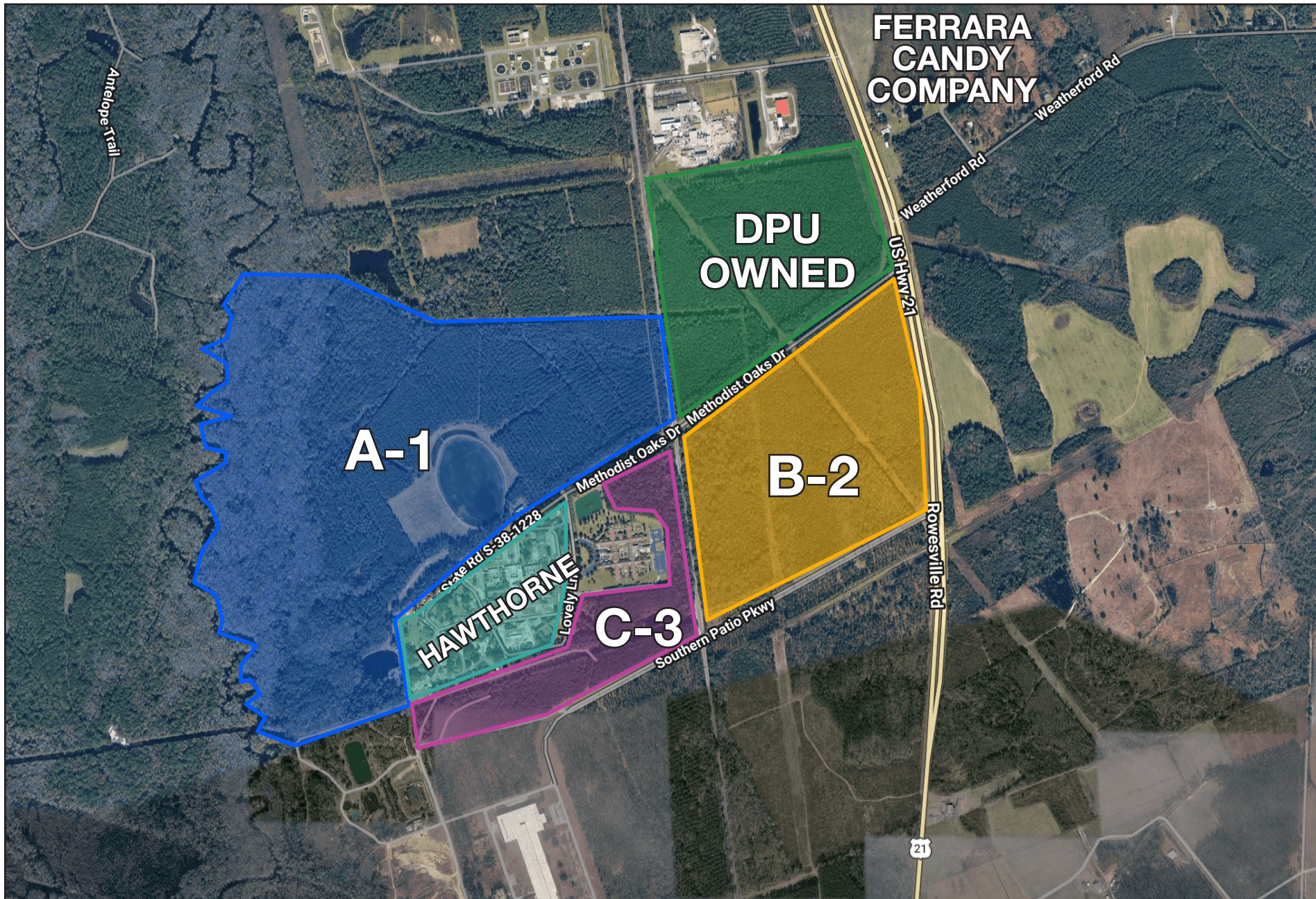
A-1 (Vacant Land with Pond) - ± 285.02 AC total ± 183.64 high

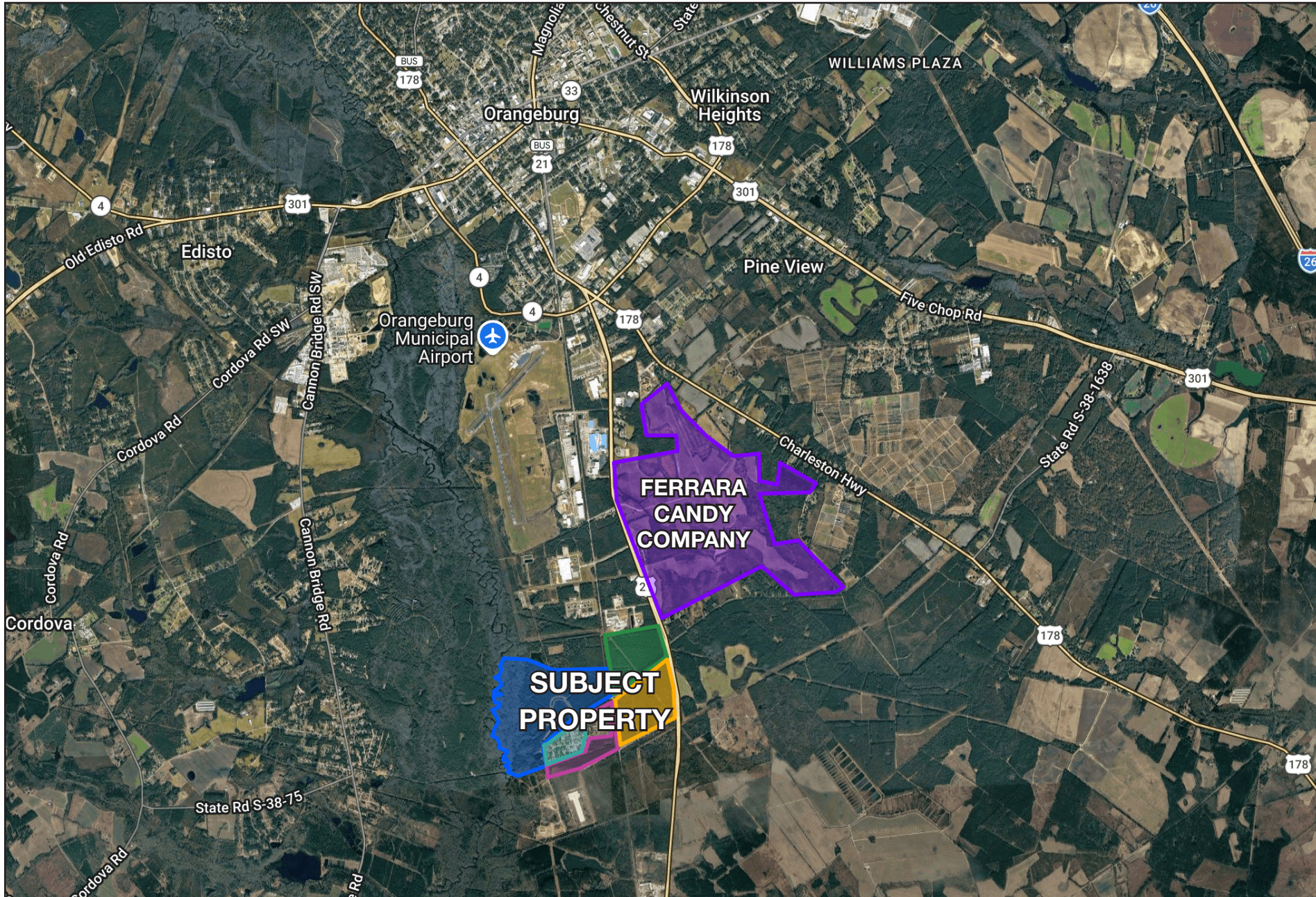
B-2 (Industrial South) - ± 118.7 AC total ± 82.43 high

C-3 (Southern Patio Pkwy Land) - ± 40.04 AC

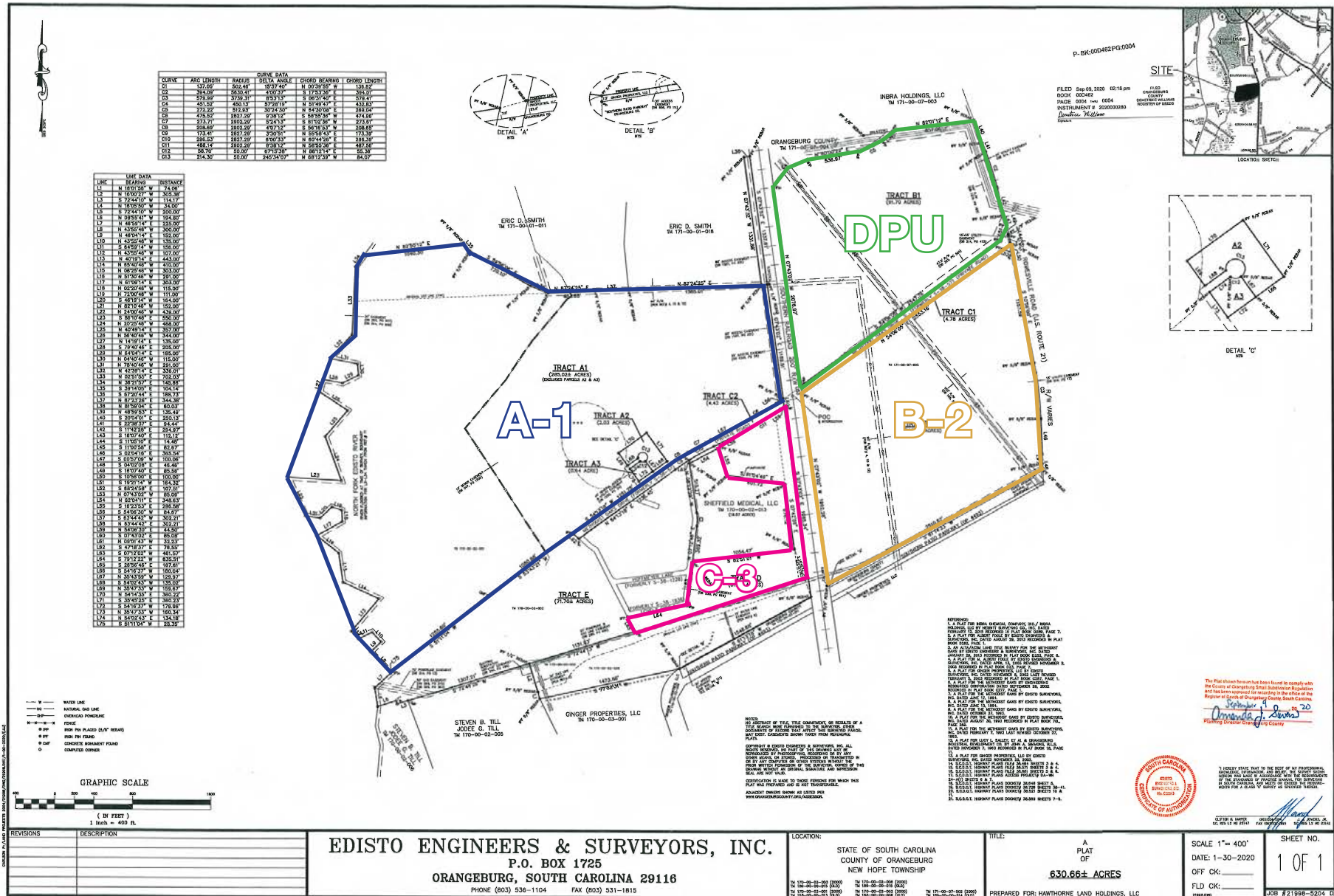
HAWTHORNE DEVELOPMENT

- | | |
|----------------------------------|---|
| 1- Deerfield | 10 unit apartment complex |
| 2- Wesley Pines & French Quarter | 19 duplexes, 29 houses, 2 vacant lots, 26 entitled lots |
| 3- Walsh Apartments | 30 unit, 3-story apartment complex |
| 4- Woodard Complex | 10 building complex consisting of 156 residential units, recreational space, conference rooms, dining rooms, commercial kitchen, pool |
| 5- Hoffmeyer | 5.46 acre block consisting of maintenance shed |





SURVEY



DRAWN BY: J. HARRIS, CHECKED BY: J. HARRIS, DATE: 1/30/2020

This Plat has been filed to comply with the County of Orangeburg Small Subdivision Regulations and has been reviewed for recording in the Office of the Register of Deeds of Orangeburg County, South Carolina.

Deborah J. Adams
Register of Deeds

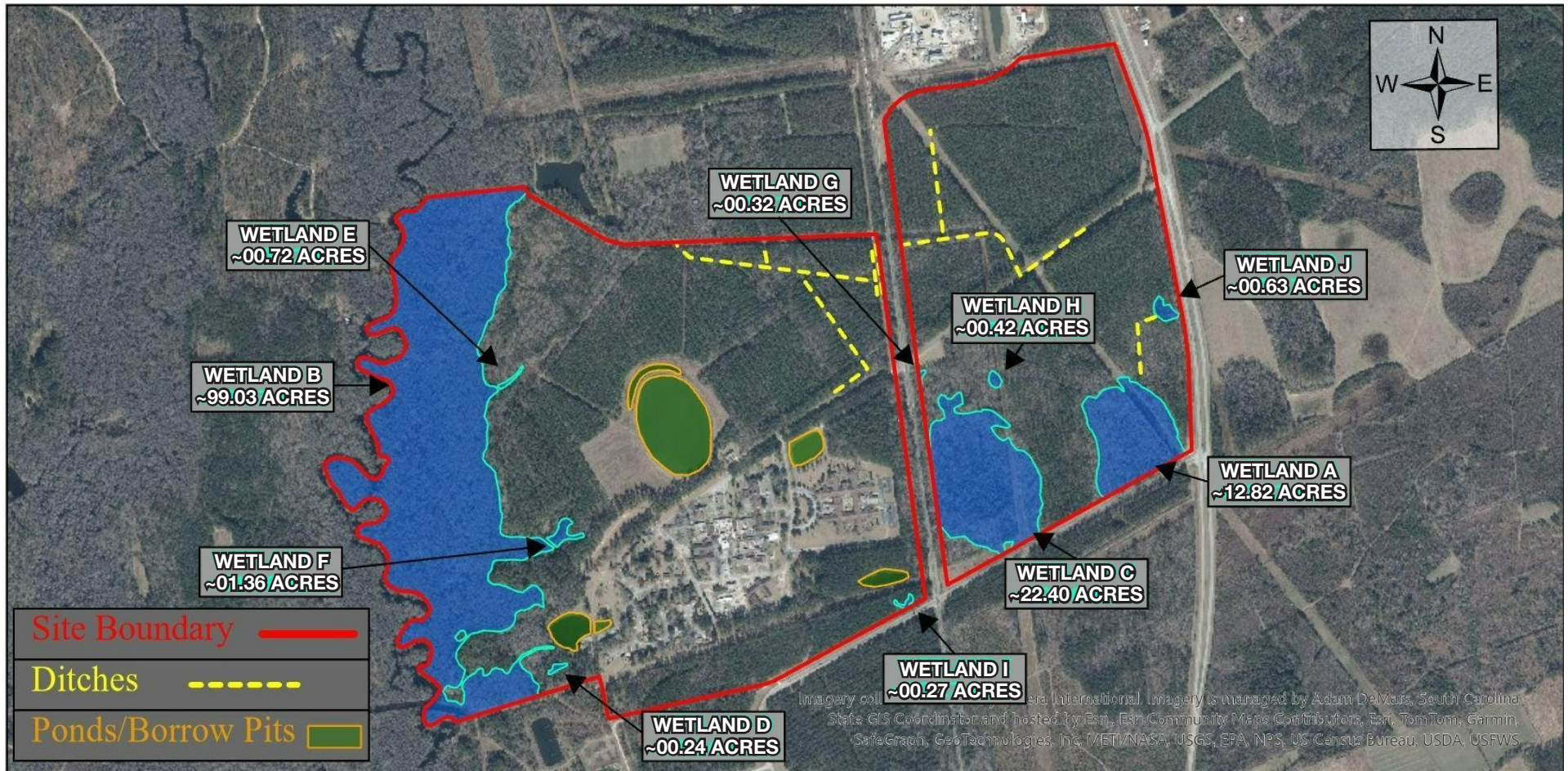


DATE: 1/30/2020
BY: J. HARRIS
FOR: HAWTHORNE LAND HOLDINGS, LLC



1411 King Street Ext., Suite A
Charleston, South Carolina 29403
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WETLANDS DELINEATION



*Please note that property lines and wetland boundary lines are not exact. This exhibit should be used for planning purposes only. A property boundary/wetland boundary survey should be done for exact property boundary and wetland boundary locations.

Source: Esri
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 0171-00-07-002.000

Wetland Exhibit
 Methodist Road Tracts
 Orangeburg, Orangeburg County, SC

EXHIBIT #
1

SITE PLAN OF DEVELOPED PROPERTY

THE OAKS OF ORANGEBURG

ORANGEBURG, SOUTH CAROLINA

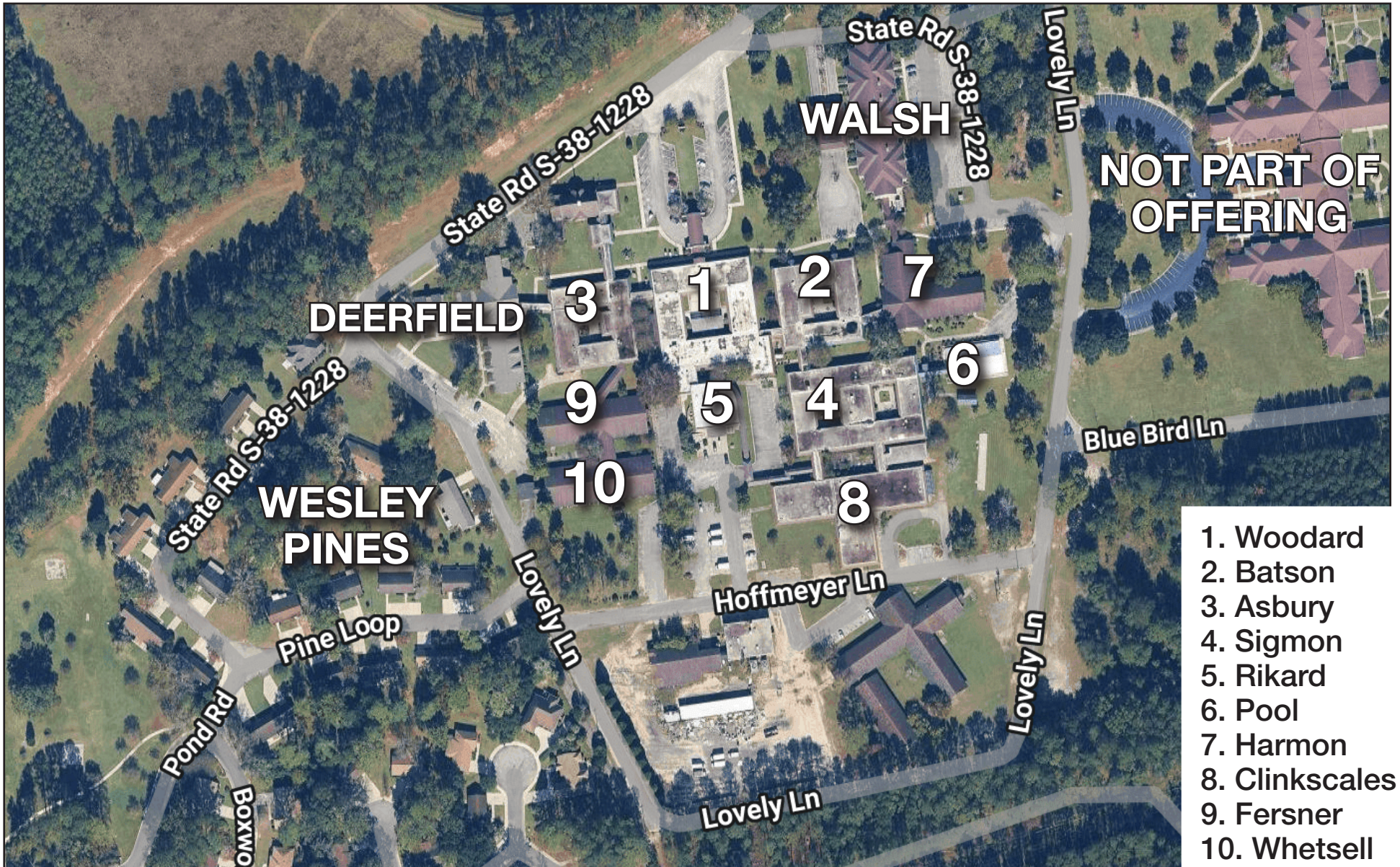
SITE PLAN

THIS SITE PLAN REPRESENTS APPROXIMATELY 105 ACRES WITH MORE THAN 525 ACRES OF UNDEVELOPED, PRIME REAL ESTATE.



| | |
|--------------------------|--|
| Asbury & Batson | Senior Apartments w/ Meals (Studio, 1 or 2 BEDRMs) |
| Deerfield | Patio Apartments w/Private Patio (1 or 2 BEDRMs) |
| French Quarter | Brick Homes w/ Garage and Yard (1,250 to 1,975 SF) |
| Walsh | Deluxe Apartments w/ Balcony (1 or 2 BEDRMs) |
| Wesley Pines | Duplex (Attached) Homes |
| Brewington Center | • Wellness • Campus Life |
| Jennings Center | • Caring ARMS |
| Sheffield Medical Center | • Assisted Living • Rehab • Nursing Care • Chapel |

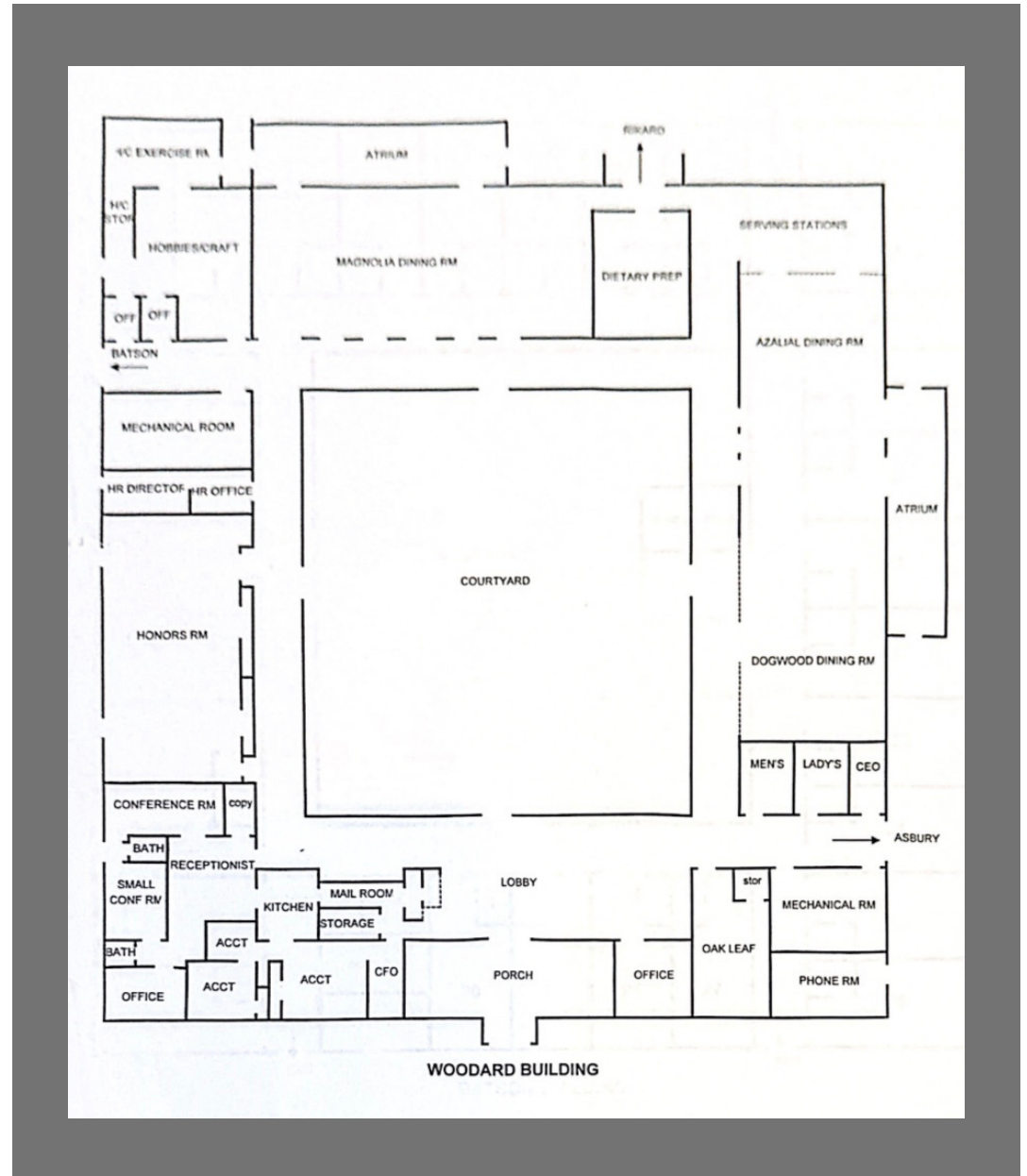
HAWTHORNE - WOODARD COMPLEX



- 1. Woodard
- 2. Batson
- 3. Asbury
- 4. Sigmon
- 5. Rikard
- 6. Pool
- 7. Harmon
- 8. Clinkscales
- 9. Fersner
- 10. Whetsell

WOODARD

- ±26,564 SF
- Grand Courtyard
- 2 Dining Rooms
- 2 Conference Rooms
- 2 Atriums
- Business Office Suites
- Business Offices
- Lobby
- Canopy Entrance
- Ample Parking



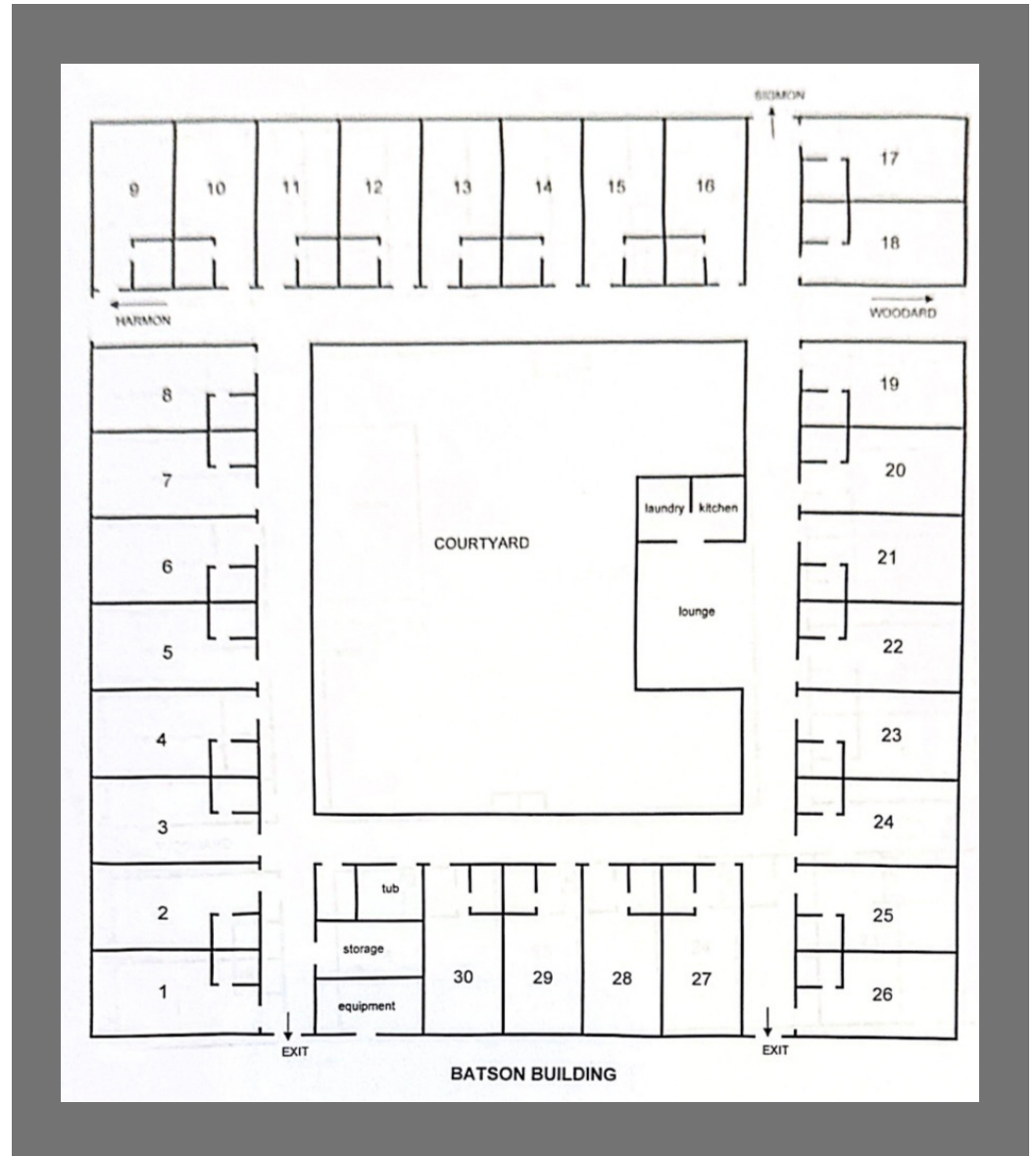
BATSON

- 24 Units
- ±17,033 SF
- Courtyard
- Lounge
- Kitchen
- Laundry

Current Occupancy:

Occupied Units: 4

Current Revenue: \$3,200 Monthly



ASBURY

- 15 Units
- ±17,129 SF
- Courtyard
- Lounge
- Kitchen
- Laundry

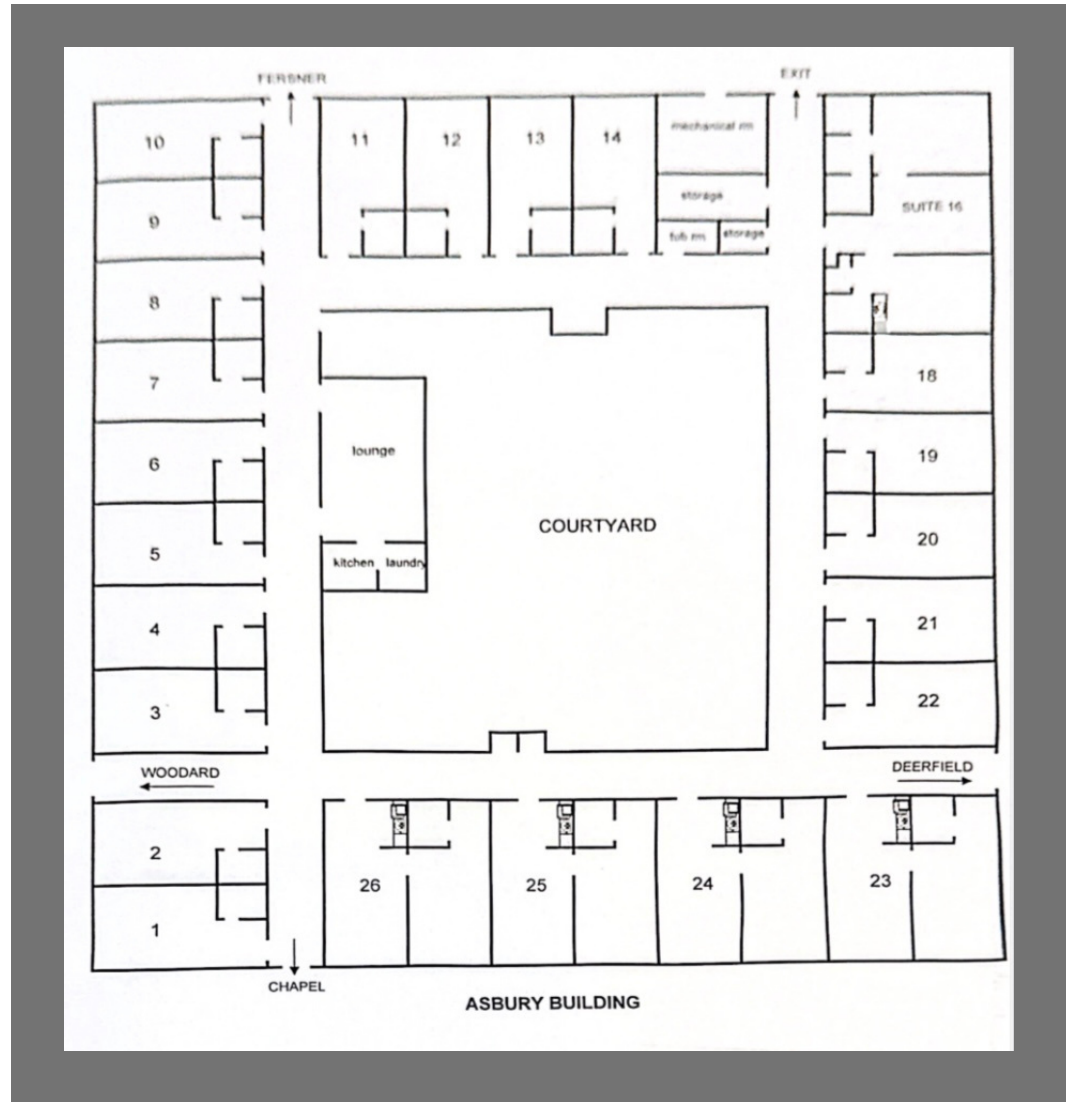
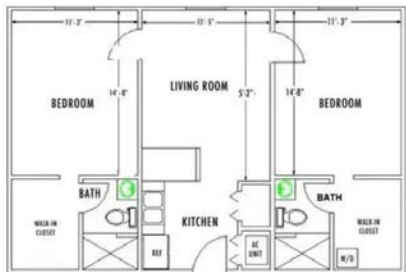
Current Occupancy:

Occupied Units: 5

Current Revenue: \$7,951 Monthly



2 Bedroom, 2 Bath
864⁺ Square Feet



RIKARD COMMERCIAL KITCHEN

- Walk-in Freezer
- 2 Walk-in Refrigerators
- Dish Washing Station
- Prep Tables
- Cooking Stations
- Large Pantry
- Equipment

POOL

- Heated Pool
- Fully Tented
- Fully Fenced
- Pump House
- Exterior Access
- Interior Access adjacent to Locker Rooms
- Regulation Bocci Court
- Ample Parking

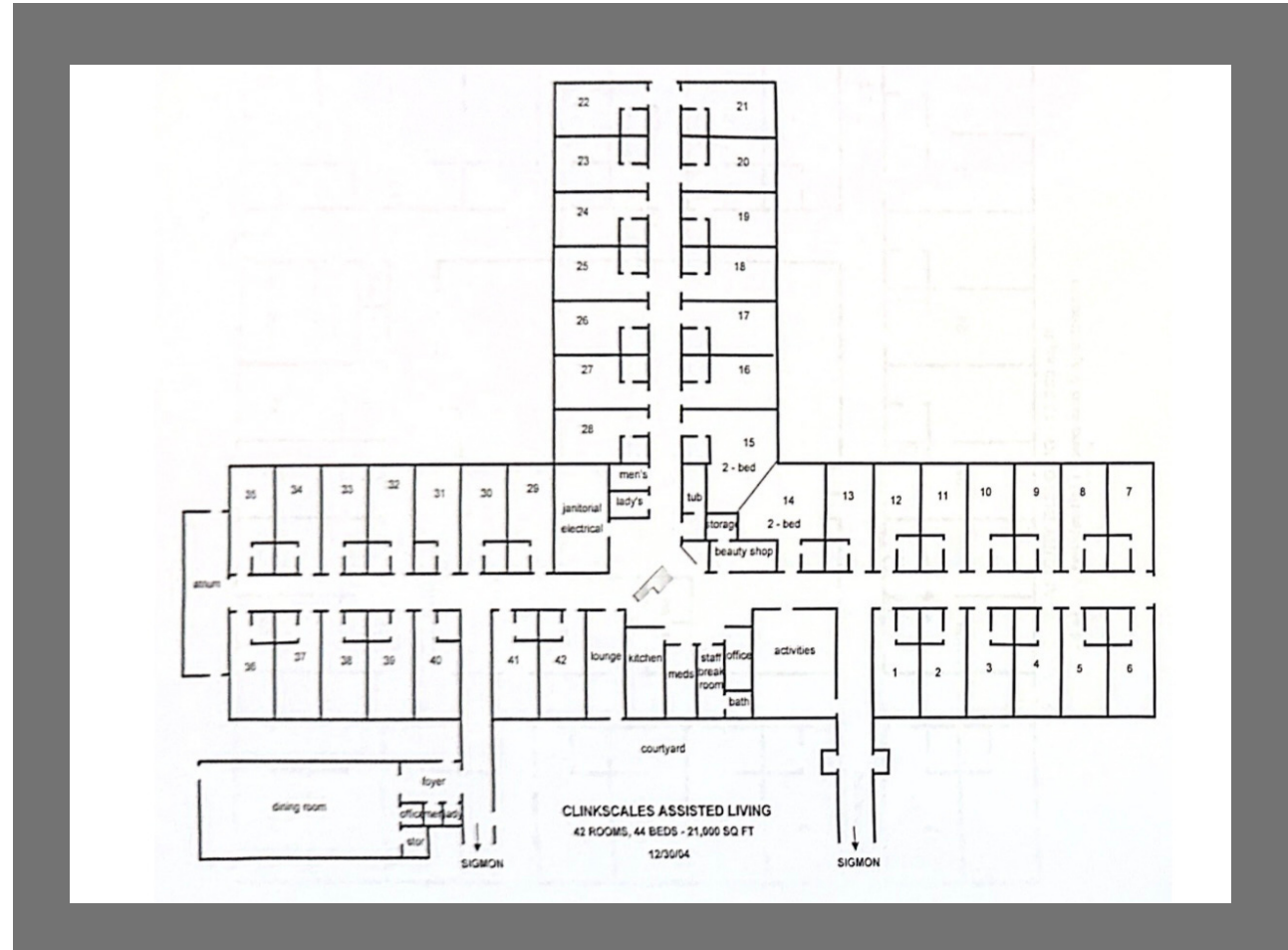


HARMON

- Business Offices with Exterior Access
- Business Offices with Interior Access
- Conference Rooms
- Kitchen

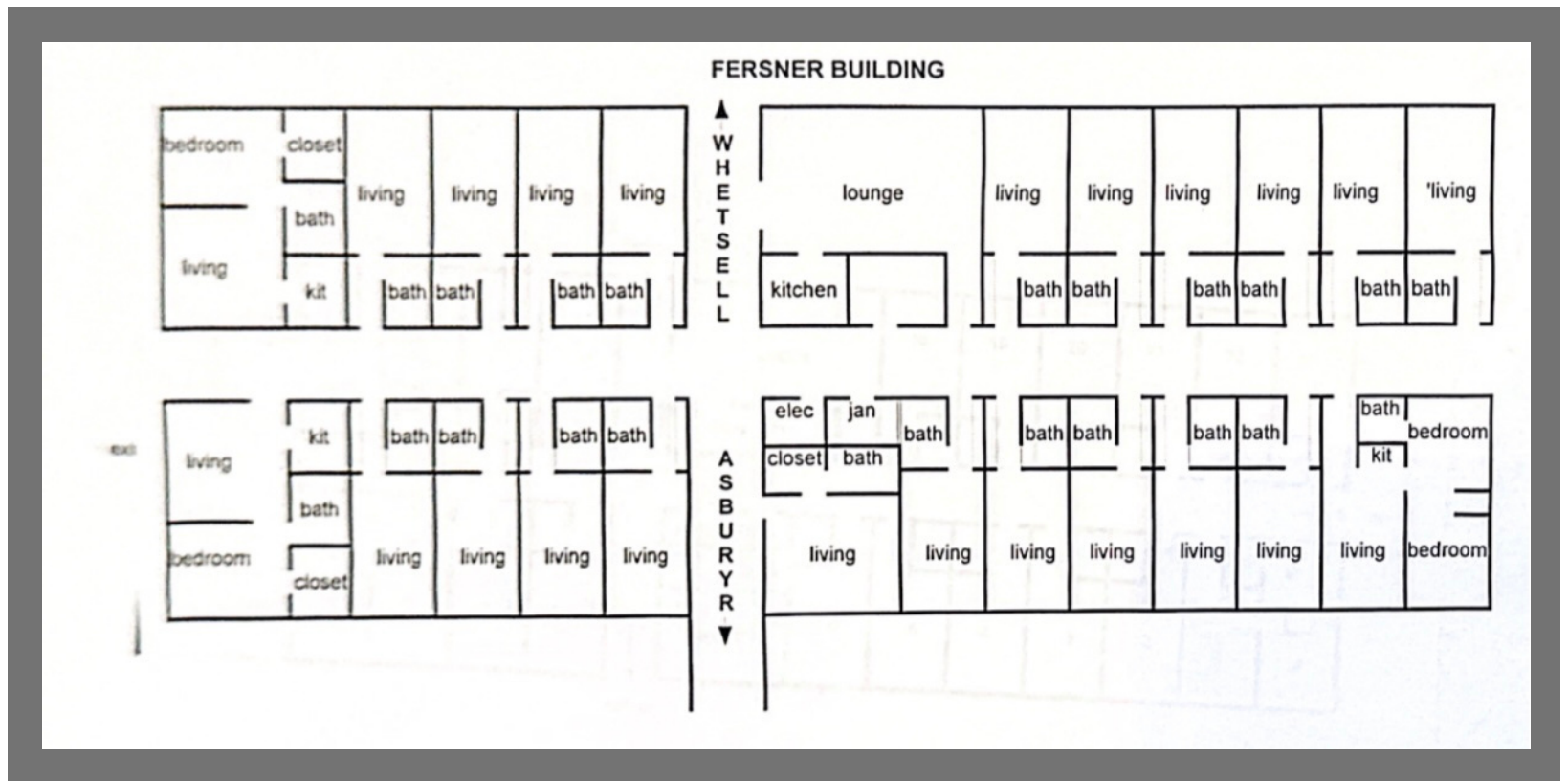
CLINKSCALES

- VACANT
- 42 Single Units
- Kitchen
- Laundry
- Lounge
- Atrium



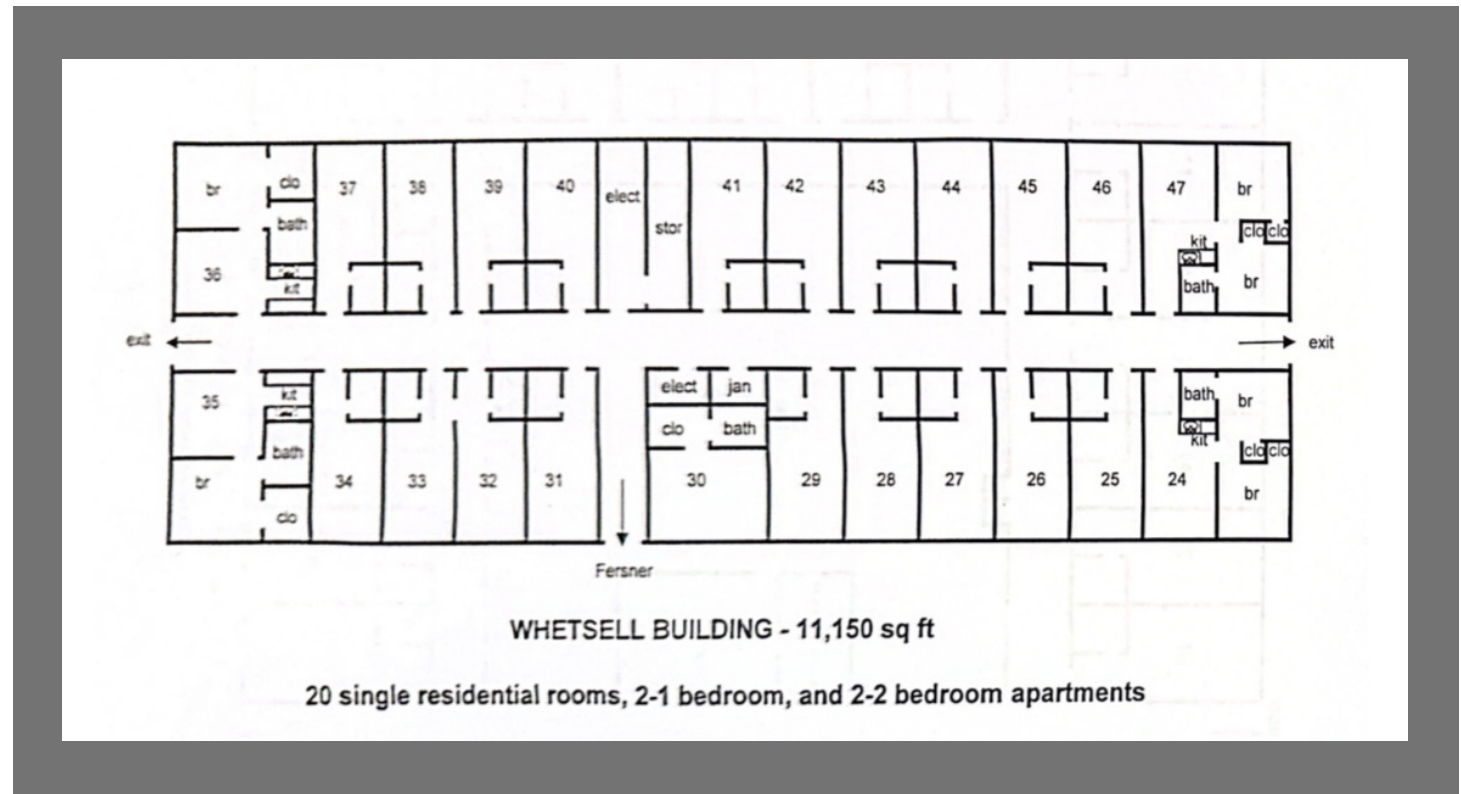
FERSNER

- VACANT
- 16 Single Units; 4 Suites
- Conference Room & Kitchen
- Shared Laundry with Whetsell



WHETSELL

- ±11,150 SF
- 20 Single Units
- (2) 1 Bedroom & (2) 2 Bedroom
- Shared Laundry & Kitchen with Fersner



WESLEY PINES & THE FRENCH QUARTER

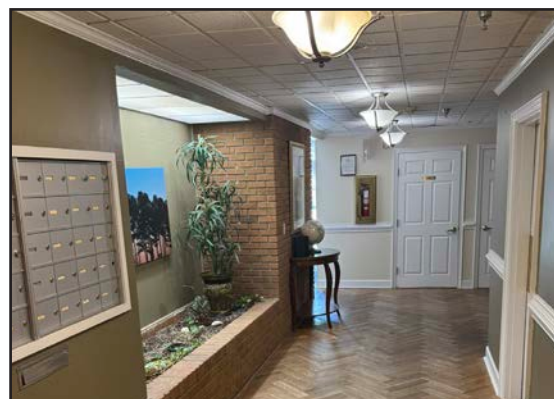
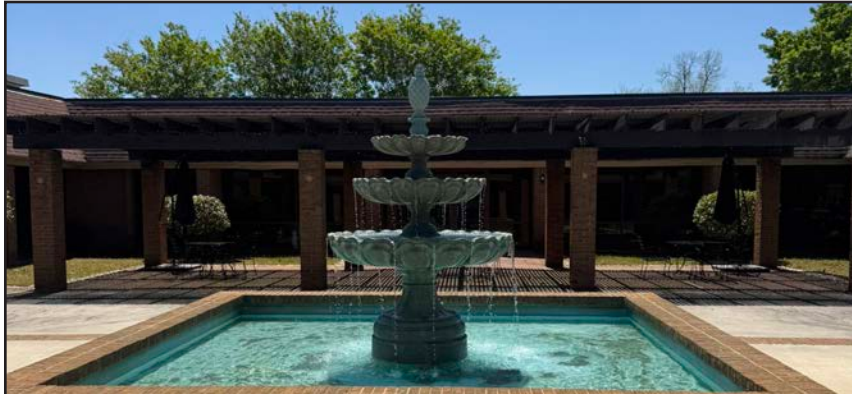
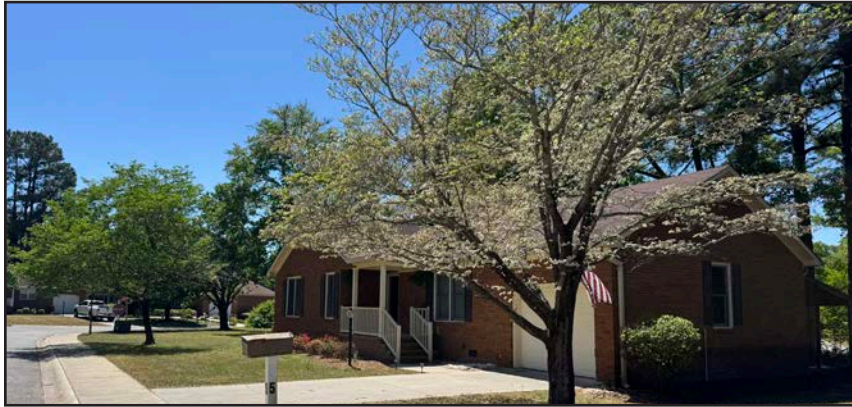
- 19 Duplexes
- 29 Houses
- 2 Vacant Lots
- 26 Entitled Lots



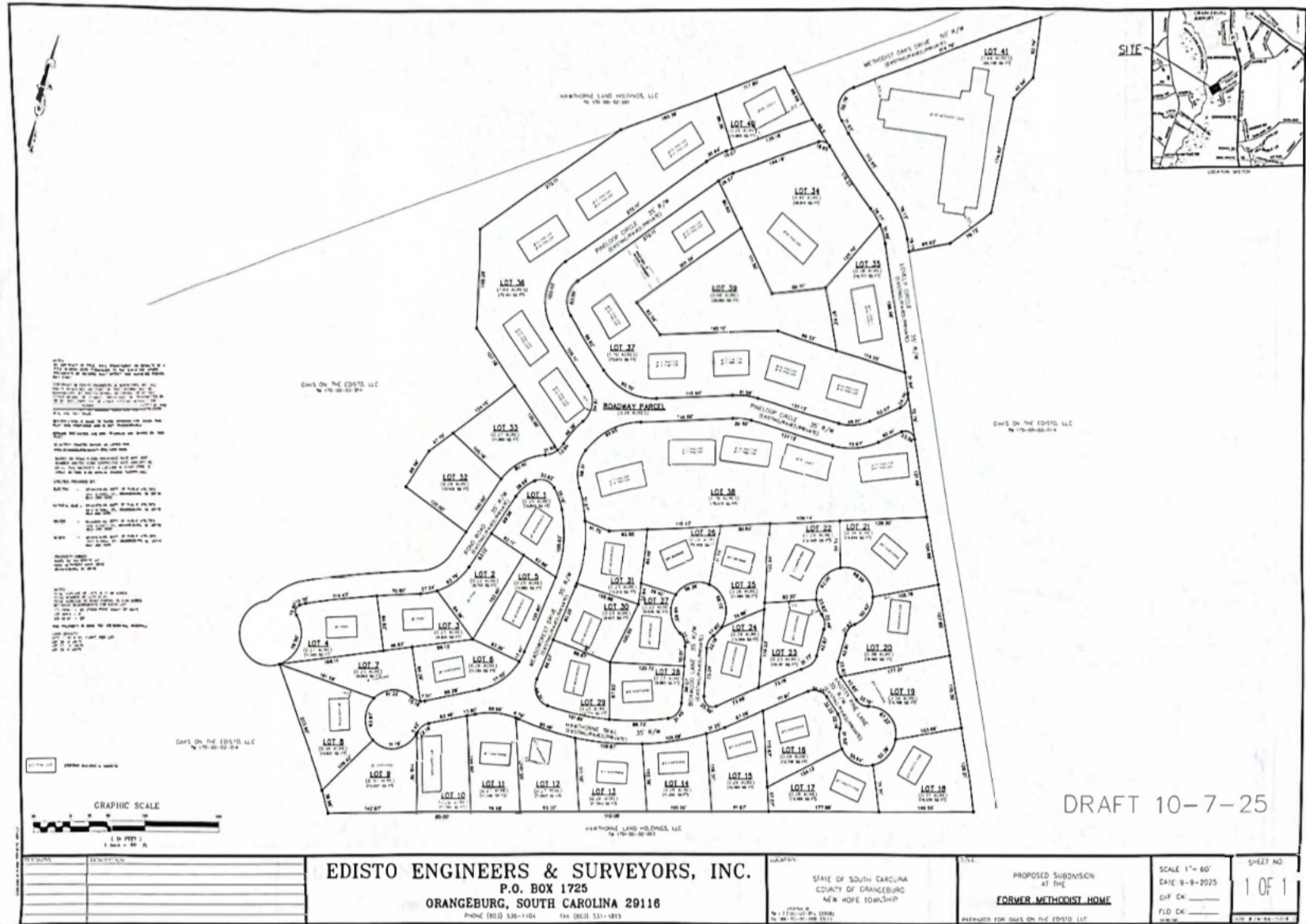
WESLEY PINES & THE FRENCH QUARTER



WESLEY PINES & THE FRENCH QUARTER



WESLEY PINES SURVEY





PARCEL A-1
Conceptual Site Plan:
212 Lots & 9 Hole Golf Course

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