



±648 *Acres on Lake Marion*
Lakefront living, Lowcountry lifestyle

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Property Details

Tax Map Numbers

Orangeburg County: 0303-00-04-001.000
Calhoun County: 232-00-02-036 | 232-00-02-033

Lake Frontage

Approximately 9/10 of a mile of frontage on Lake Marion

Utilities

Water/Sewer available

Orangeburg Zoning

Forest & Agriculture
Residential Single-Family

Potential Uses

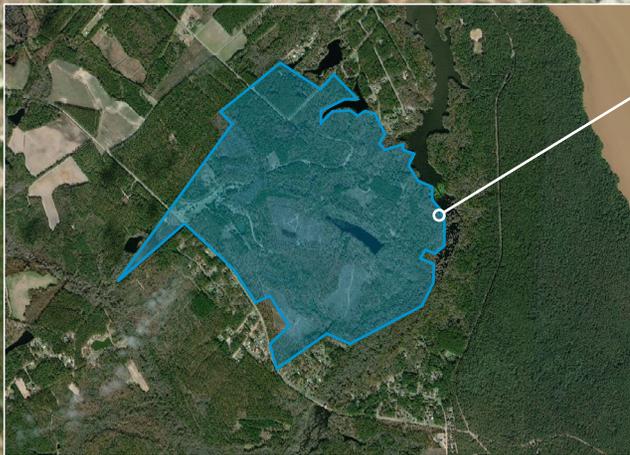
Retirement community, golf course, marina, mitigation bank, easement

Distances

I-95: 5 miles
Charleston: 70 miles
Summerville: 49 miles
New York: 650 miles
Miami: 700 miles

SALE PRICE:

\$7,000,000



POPLAR
CREEK
LANDING



SANTEE
STATE PARK



LAKE MARION

Masterplan





Endless Possibilities
Proposed site plan



Amenities

5 golf courses within 25 minutes

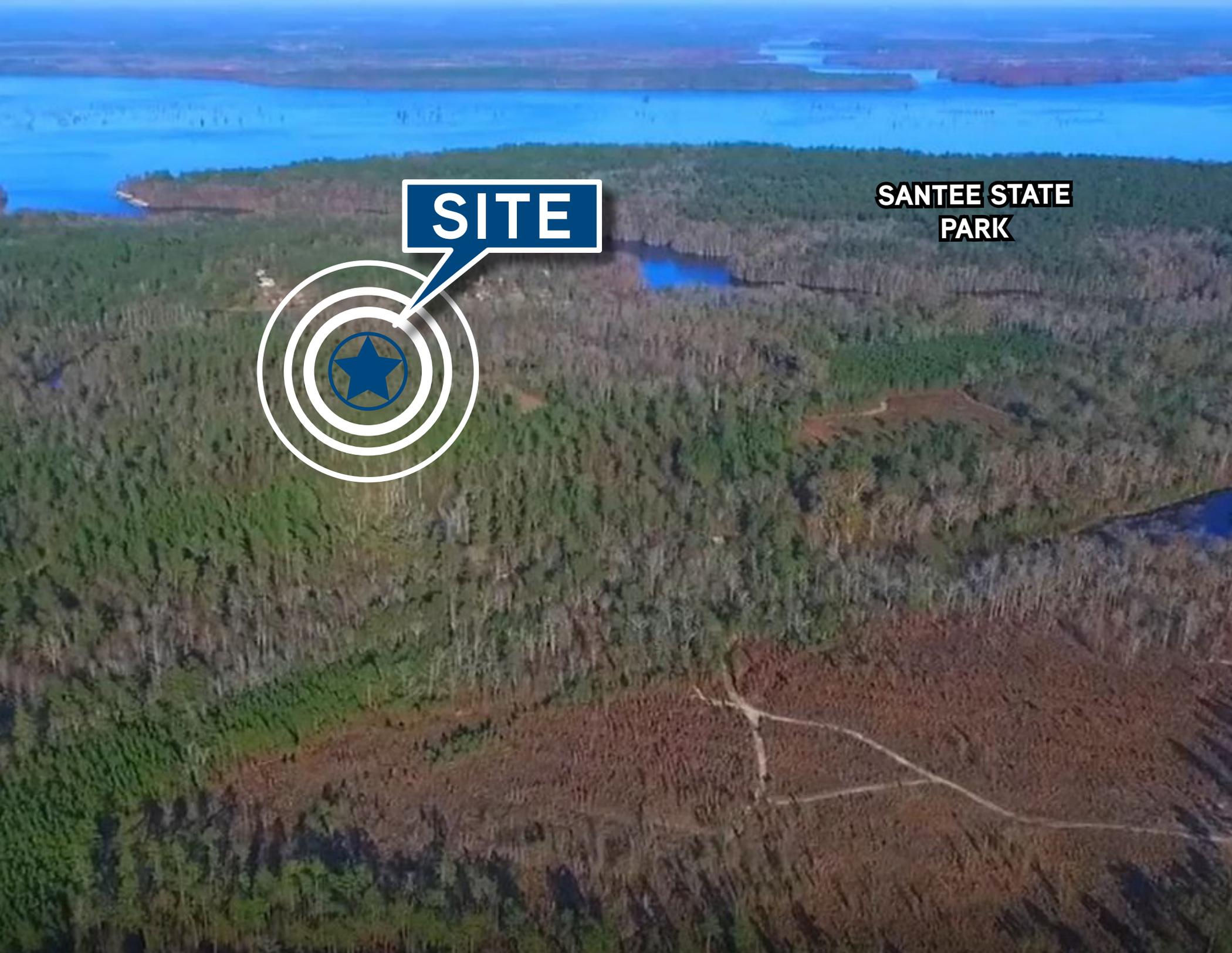
7 golf courses 45 minutes away

Adjacent to Santee State Park

2 campgrounds at Santee State Park

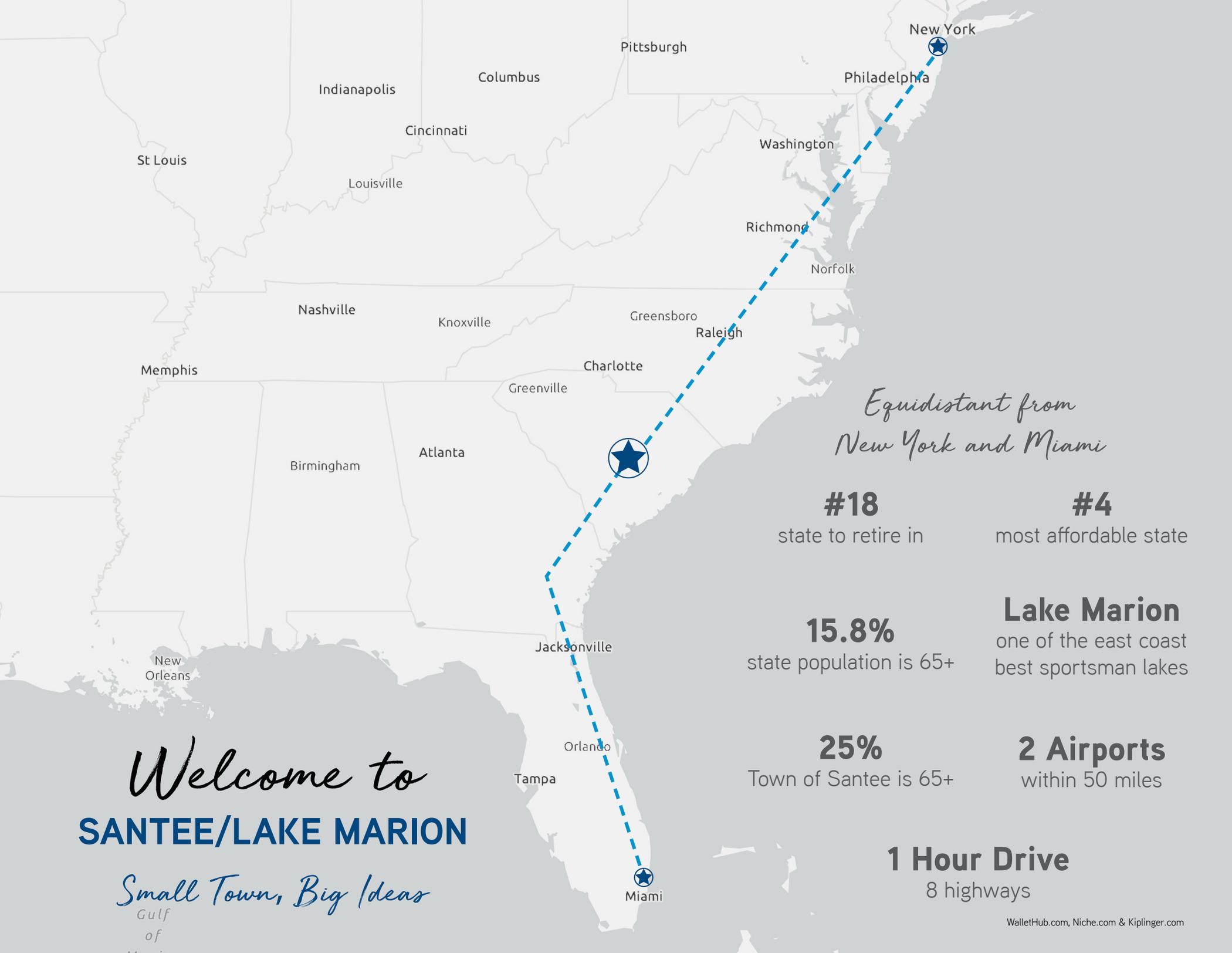
10 miles of hiking trails

Boating and Fishing on Lake Marion and Moultrie



SITE

**SANTEE STATE
PARK**



New York

Philadelphia

Washington

Richmond

Norfolk

Pittsburgh

Columbus

Indianapolis

Cincinnati

Louisville

St Louis

Nashville

Knoxville

Greensboro

Raleigh

Memphis

Charlotte

Greenville

Birmingham

Atlanta



New Orleans

Jacksonville

Orlando

Tampa



Miami

*Equidistant from
New York and Miami*

#18

state to retire in

#4

most affordable state

15.8%

state population is 65+

Lake Marion

one of the east coast
best sportsman lakes

25%

Town of Santee is 65+

2 Airports

within 50 miles

1 Hour Drive

8 highways

Welcome to **SANTEE/LAKE MARION**

Small Town, Big Ideas

*Gulf
of
Mexico*



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