



FOR SALE

VANCE ROAD TRACT

BOWMAN, SC 29018

Strategically Located on I-26
Between Charleston and Columbia!

J. RYAN WELCH, SIOR

Principal
(843) 908-1388
RWelchLee-Associates.com

MILES BARKLEY

Principal, Broker
(843) 514-6984
MBarkley@Lee-Associates.com



960 Morrison Drive, Suite 400 | Charleston, SC 29403 | 843.747.1200 | lee-charleston.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

ADDRESS: Vance Road
CITY, STATE, ZIP: Bowman, SC 29018
TMS #: 276-00-02-003
ZONING: General Commercial
SIZE: (±) 84 AC
SALE PRICE: \$2,100,000

PROPERTY OVERVIEW

(+/-) 84 acre development site strategically located on I-26 halfway between Charleston and Columbia in Bowman, SC. Site is situated at the intersection of I-26 and Vance Road in the heart of the Global Logistics Triangle. The site provides 2,850' of frontage on I-26, 3,582'; of frontage on Landsdowne Road and 976' of frontage on Vance Road. The site is level and currently under cultivation in row crops. Orangeburg County's establishment of the Global Logistics Triangle is based on the vision of transforming South Carolina's low country into a regional gateway for the United States with twenty-first century trade and logistics infrastructure that links the world economy to the markets of the southeast and beyond. The GLT is projected to become a regional intermodal transportation center over the next decade, providing an ideal location for distribution and other transportation related business.

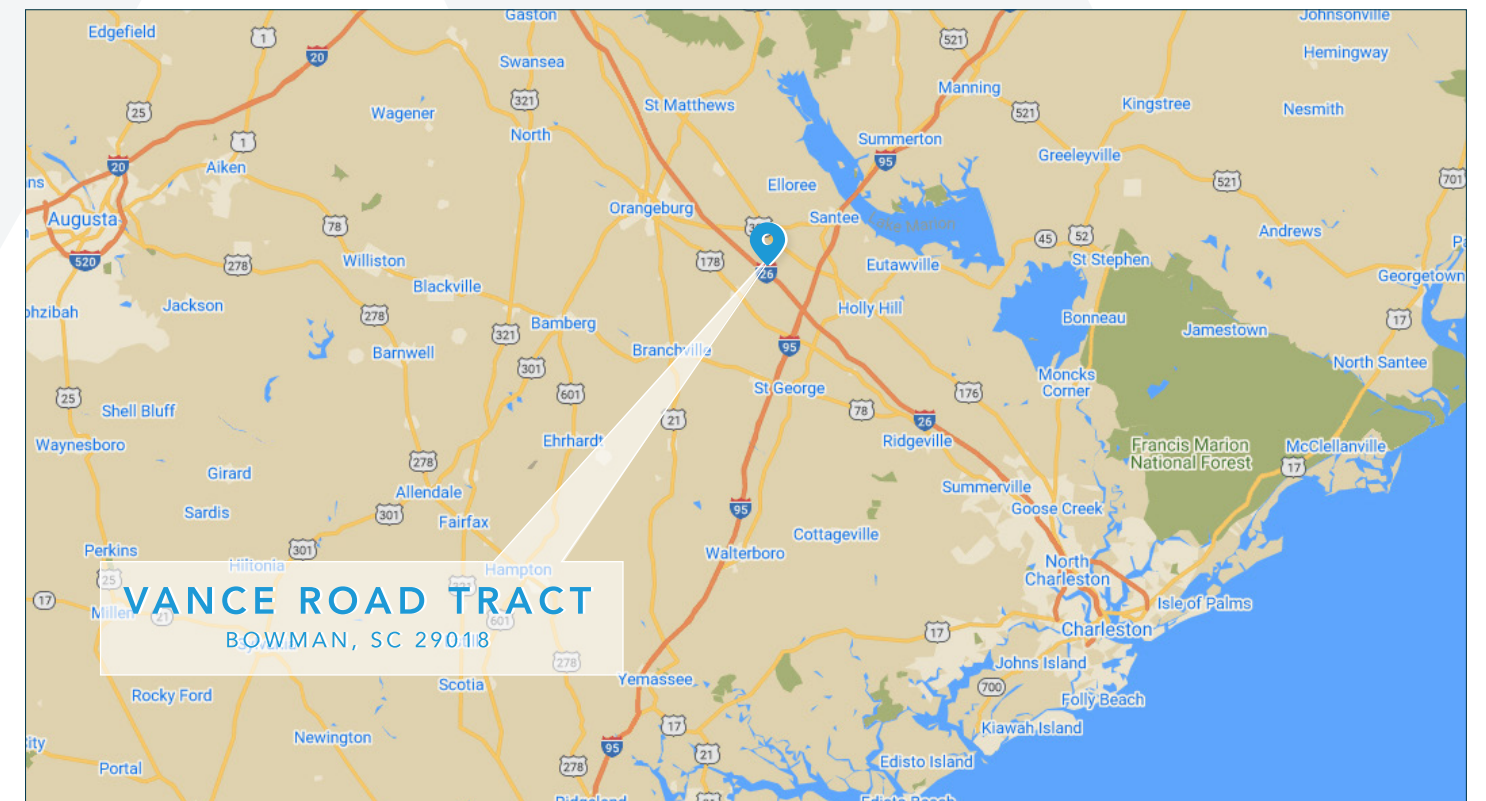
LOCATION OVERVIEW

Orangeburg County provides a pro-business climate, a qualified and available workforce, multiple workforce training institutions and a strategic central location. Directions from Charleston: Take I-26 W towards Columbia and get off on Exit 165 - Road 210, the first exit once you pass I-95. Turn right and the subject property will be on your immediate left, look for the Lee & Associates sign. Directions from Columbia: Take I-26 E towards Charleston and get off on Exit 165-Road 210. Turn left and the subject property will be the first property on your left hand side, look the for the Lee & Associates sign.

PROPERTY PHOTOS



AREA MAP



LOCATION AERIAL

VANCE ROAD TRACT

BOWMAN, SC 29018



GAS STATION LOCATION AERIAL

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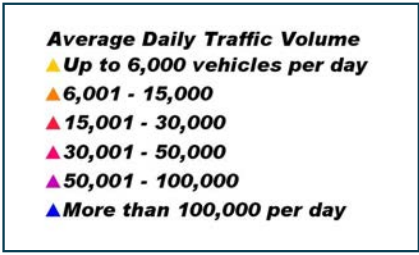
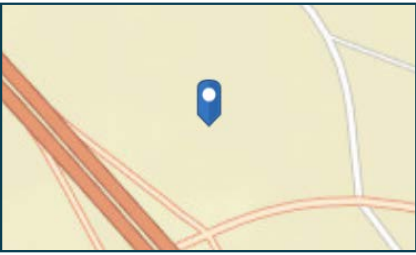
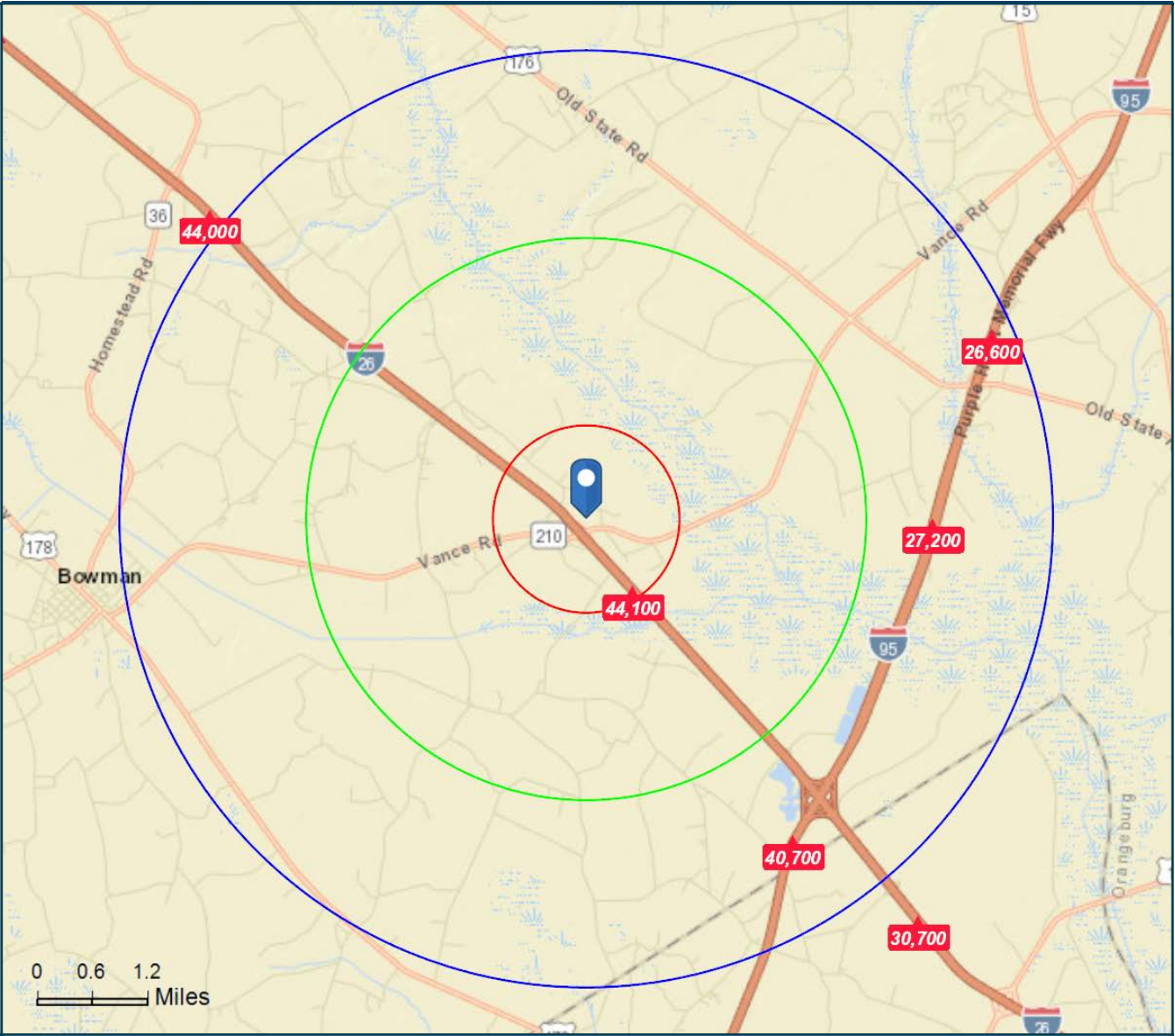


TRAFFIC COUNT MAP

Traffic Count Map

29018
29018, Bowman, SC
Rings: 1, 3, 5 mile radius

Prepared by Esri
Latitude: 33.36156
Longitude: -80.59108



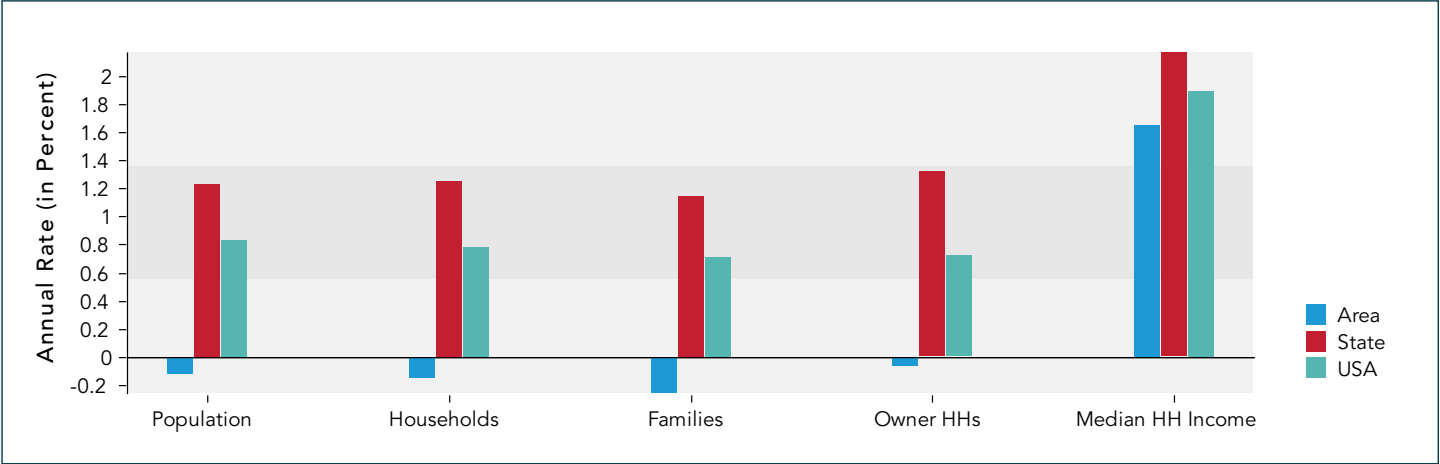
AREA DEMOGRAPHICS

DEMOGRAPHIC & INCOME COMPARISON PROFILE

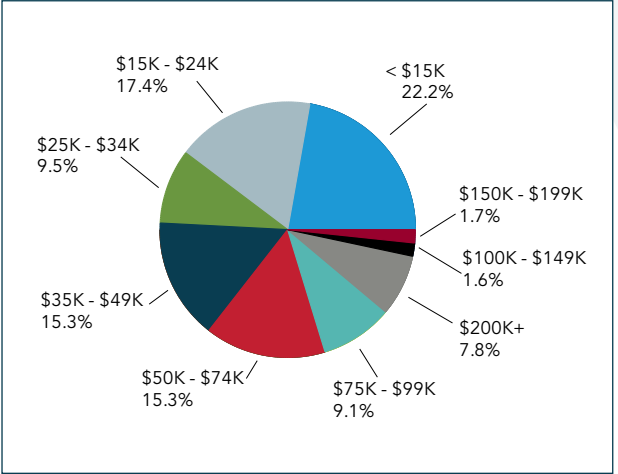
2019 SUMMARY				
Population	Households	Median Age	Median HH Income	Avg HH Income
81,904	31,833	40.5	\$35,652	\$50,253
2024 SUMMARY				
Population	Households	Median Age	Median HH Income	Avg HH Income
81,422	31,585	42.1	\$38,688	\$55,631

20 MILE RADIUS

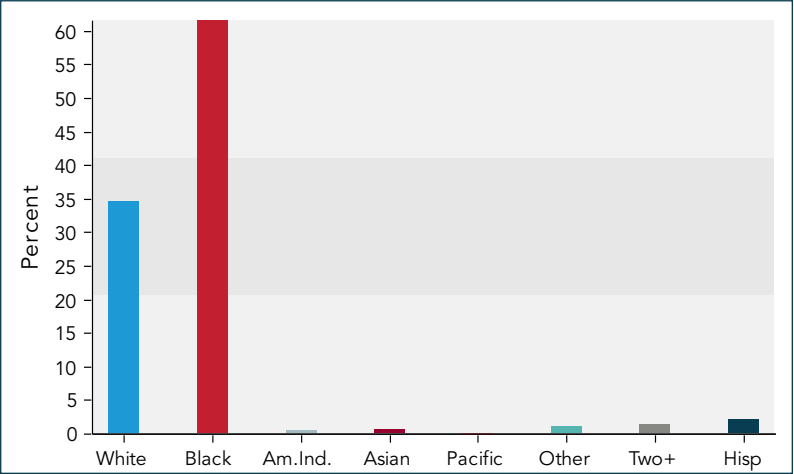
Trends 2019-2024



2019 Household Income

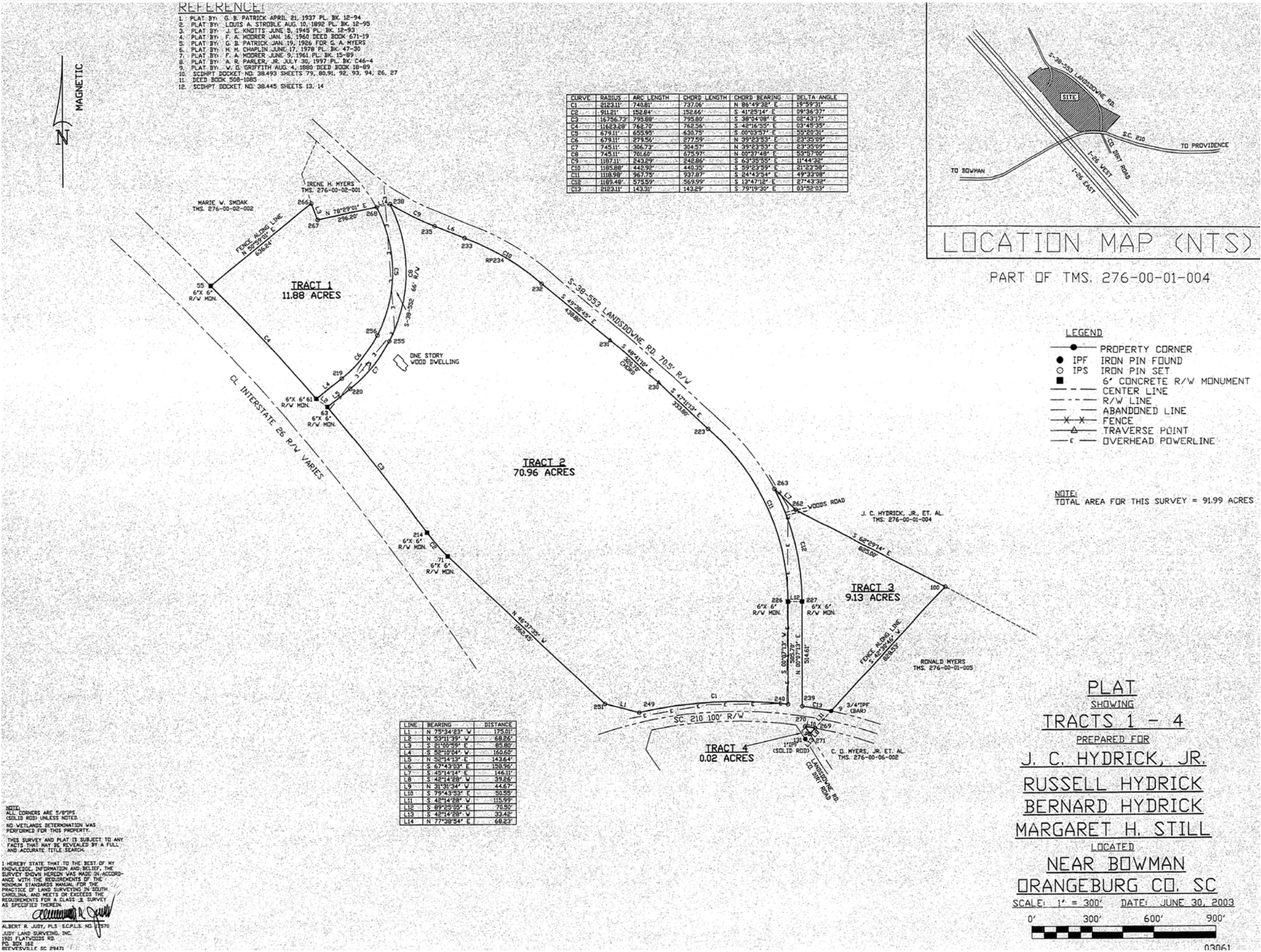


2019 Population by Race



VANCE ROAD TRACT

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CONCEPTUAL PLAN

VANCE ROAD TRACT

BOWMAN, SC 29018



THE EXECUTION TEAM



RYAN WELCH, SIOR | PRINCIPAL

Ryan has experience and expertise encompassing the management of a diversity of commercial real estate types including land and industrial properties. Ryan has extensive agriculture experience with land and timber tracks, sales of Industrial buildings for landlords throughout the state of South Carolina.

(843) 747-5856
RWelch@Lee-Associates.com



MILES BARKLEY | BROKER

Miles is a Principal and Broker with Lee & Associates Charleston with over 35 years of experience in the commercial real estate market as an owner, broker, project manager, developer and property/asset manager. He specializes in project and client representation and business development. Miles is a native of Charleston, SC, and has been involved in over \$200 million in commercial real estate transactions, with a primary focus on downtown Charleston, Mount Pleasant, and North Charleston.

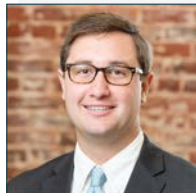
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CLARKE ATTAWAY | ASSOCIATE

Clarke joined Lee's Industrial Team in 2019 after serving as a Transitional Researcher with the firm. He focuses on sales and leasing of industrial properties. Prior to joining Lee, Clarke lived in Austin, Texas where focused on single-tenant industrial properties. Clarke currently holds a South Carolina and Texas real estate license.

(843) 475-8285
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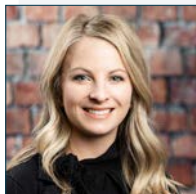


WESTON BRADLEY | ASSOCIATE

Weston holds a South Carolina real estate license and is a sales associate with Lee & Associates Charleston. After joining Lee in January of 2019 and completing the transitional researcher program, Weston graduated to the brokerage team in July and is focused on the sales and leasing of commercial, industrial and land properties in the Charleston Tri-County area and in the State of South Carolina.

(843) 203-1060
WBradley@Lee-Associates.com

BACKSTAGE TEAM



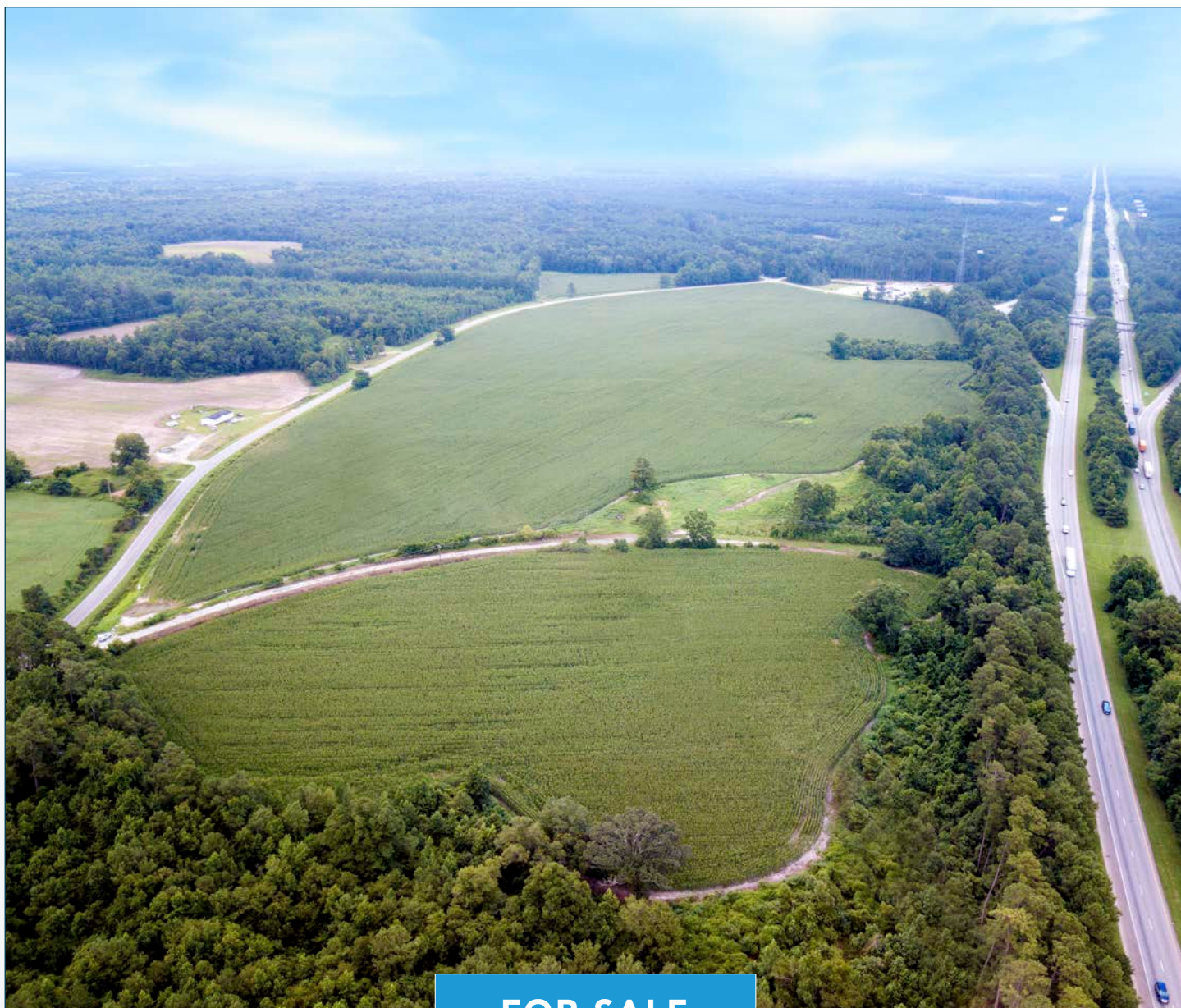
ASHLEY LUCAS | INDUSTRIAL CLIENT SERVICES SPECIALIST

As the Industrial Client Services Specialist, Ashley assists the industrial agents in all aspects of selling/leasing and buyer/tenant rep assignments. She performs in-depth market research, prepares important documentation, manages files, and coordinates the entire listing process from start to finish. Ashley also carries out various public relation's tasks and all aspects of marketing.

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ALucas@Lee-Associates.com



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