

# ORANGEBURG POWER SITE

Rowesville Rd, Orangeburg, SC 29115  
Coordinates: 33.447841, -80.834885



Checked for Readiness



This property has earned a Palmetto Site designation, gathering information to be able to answer development questions on: Property ownership and control; Site Characteristics; Utility Status; and Due Diligence Reporting. Property information was gathered as of June 2021.

**TOTAL ACREAGE:** 749 acres

**DEVELOPABLE ACREAGE:** 366 acres

**MAX BUILDING SIZE:** 1,350,000 sq ft

**OWNED/ CONTROLLED BY:** Orangeburg County

**DISTANCE FROM INTERSTATE:** ~8.5 miles to I-26; 24 miles to I-95

**RAIL ACCESS:** Norfolk Southern (right-of-way required)

**ZONING:** Business Industrial (BI)

Geographic location positions this site on the outskirts of Columbia, allowing for a lower cost of business, while still promoting overall workforce draw. Data shows a strong commuting zone in excess of 40 minutes. There are slightly elevated unemployment, which shows that in historically tight labor markets, there remains some slack and availability of labor. Income and educational statistics are well aligned for manufacturing and overall industrial requirements.

## LOCAL WORK FORCE

*Within 45 miles*

**POPULATION:** 816,506

**PROJECTED GROWTH:** 3.19%

**LABOR FORCE:** 393,232

**MEDIAN INCOME:** \$46,186

## UTILITY INFO

**ELECTRIC:** 14.4 kV and 23.9 kV line are on site; and 115 kV and 230 kV lines are 1.5 miles from the property.

**NATURAL GAS:** 6-inch and a 10-inch steel lines are adjacent to the property on Rowesville Rd and Charleston Hwy.

**WATER:** 12-inch line is adjacent to the property; lines have excess capacity of 2 mgd and system has 18.5 mgd.

**WASTEWATER:** 24-inch line is adjacent to the property; lines have excess capacity of 1.5 mgd and 4.5 mgd. Graywater potentially avail. with 1.5 mile extension.

**TELECOM** Fiber is readily available.

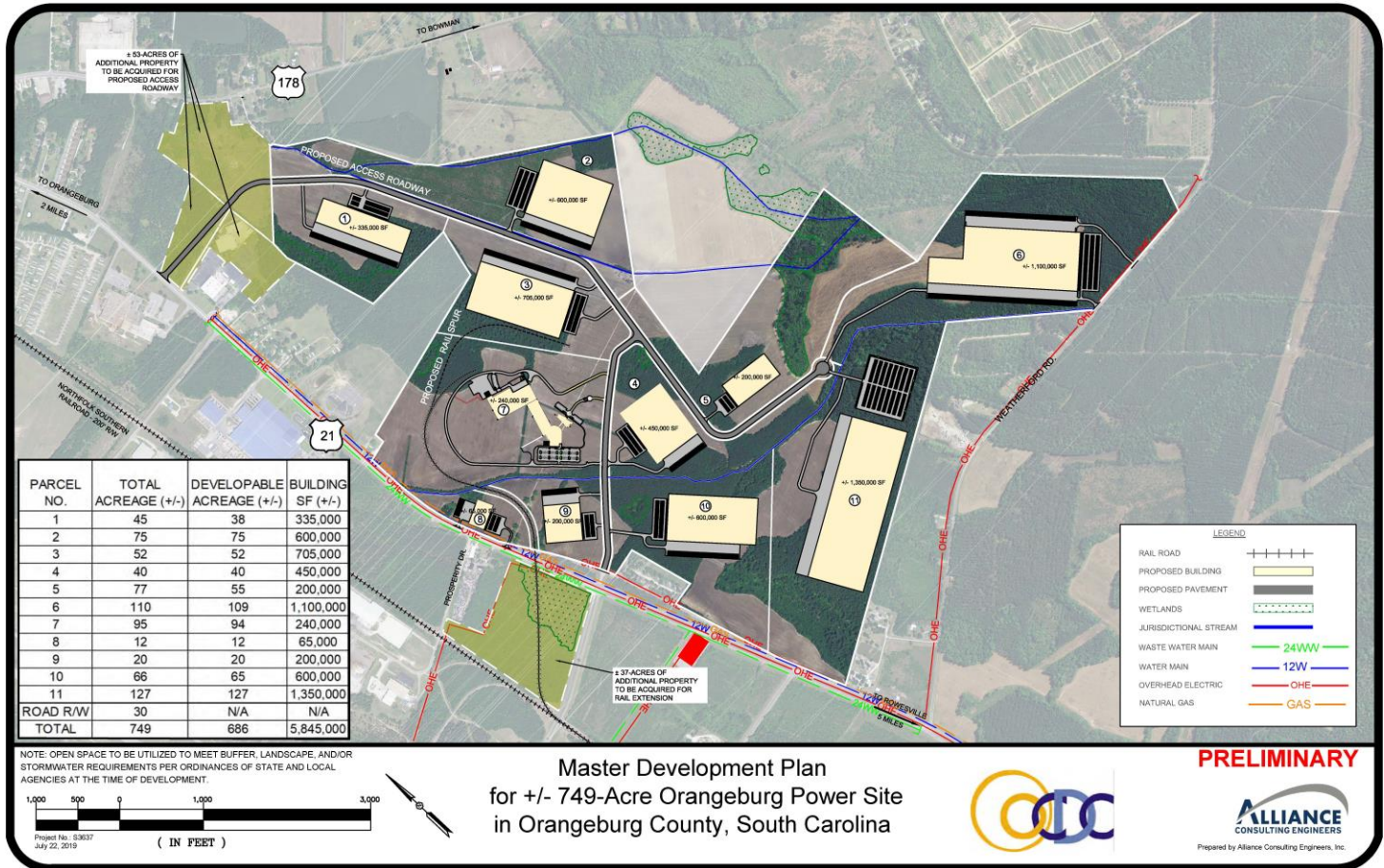


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## DUE DILIGENCE

Phase I Environmental Site Assessment: May 10, 2021

Phase I ESA completed on 744.64 acres. The assessment revealed no recognized environmental conditions (RECs) in connection with the property.

Cultural Resource Identification Survey: July 20, 2011

Cultural Resource Identification Survey was completed on the property. The survey identified five archaeological sites within the property. A letter was received from SHPO indicating none of these sites meet the criteria for listing in the National Register of Historic Places (NRHP) at the time of the letter.

Boundary Survey: June 17, 2011

Boundary Survey can be provided upon request, which captures easements, wetland areas, site conditions, and shows several internal farm roads on site.

Protected Species Assessment: July 6, 2011

See report for full findings. Report indicates that the site does not provide suitable habitat for federally-protected species with documentation populations in Orangeburg County.

Report of Preliminary Geotechnical Exploration: May 13, 2013

Ten (10) borings were completed on the property, and report indicates Seismic Site Classification for property is D.

Wetlands Delineation: May 6, 2021

Wetlands Delineation found that property contains three (3) jurisdictional wetlands totaling approximately 17.32 acres, three (3) jurisdictional tributaries totaling approximately 13,320 linear feet (LF), fourteen (14) non-jurisdictional wetlands totaling approximately 32.06 acres, twenty-three (23) non-jurisdictional ditches totaling approximately 28,665 LF.

US Army Corp of Engineers Jurisdiction Determination Letter: May 6, 2021

An Approved Jurisdictional Determination Request was submitted to the U.S. Army Corps of Engineers on May 6, 2021.

The due diligence summary above is based on a cursory review of the property conditions and research conducted by others. Summary is made with SSG's opinion of what a typical prospect/consultant would like to have completed on the property, and what SSG considers is a common sense approach to due diligence. The Palmetto Sites Program is not a certification program, and SSG does not assume liability associated with future real estate transactions or development.