

CAMP HALL COMMERCE PARK



palmetto
sites

114 Three Point Dr, Ridgeville (UI), Berkeley County, SC 29472
Coordinates: 33.148631, -80.280166

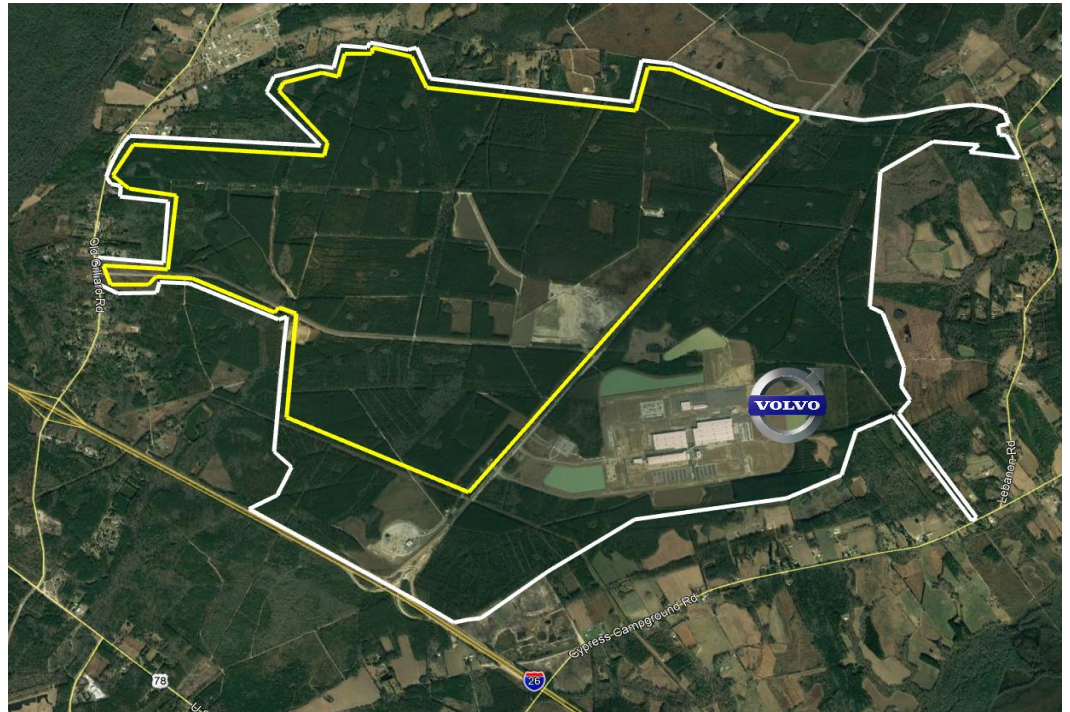
Checked for Readiness

4,000

TOTAL ACRES
(WHITE)

1,300

AVAILABLE ACRES
(YELLOW)



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.

TOTAL ACERAGE: 4,000 acres

DEVELOPABLE ACERAGE: 1,300 acres

MAX TRACT SIZE: 607 acres

OWNED/ CONTROLLED BY: Santee Cooper

DISTANCE FROM INTERSTATE: Adjacent (I-26)

RAIL ACCESS: Palmetto Railway (planned)

ZONING: Planned Development Office & Industrial

Camp Hall has positioned itself as a unique and premier master planned industrial park in SC. Location along I-26 coupled with the exploding population growth of the Charleston metro area, the park is well positioned for projects that are sensitive to finding a higher quality workforce. Assets such as ReadySC and the nearby resources set up to support Volvo will be instrumental in helping new advanced manufacturing tenants ramp up for success.

LOCAL WORK FORCE

Within 45 miles

POPULATION: 963,009

PROJECTED GROWTH: 7.50%

LABOR FORCE: 495,695

MEDIAN INCOME: \$57,860

UTILITY INFO

ELECTRIC: 24.94 kV line and 115 kV line within park

NATURAL GAS: 8-inch high pressure line within park along Volvo Car Drive

WATER: 10-inch and 20-inch line along Volvo Car Drive; lines have 1 MGD excess capacity (upgrades would bring to 5 MGD); system has \approx 21 MGD excess capacity

WASTEWATER: 10-inch and 14-inch lines (0.17 MGD excess) within the park along with pumpstation (0.78 MGD excess); system will have 6.6 MGD excess capacity (with improvements to be completed in 2022)

TELECOM Fiber is readily available



South Carolina
Department of Commerce
Just right for business.

CAMP HALL COMMERCE PARK



palmetto sites

114 Three Point Dr, Ridgeville (UI), Berkeley County, SC 29472
Coordinates: 33.148631, -80.280166

Checked for Readiness



DUE DILIGENCE

Phase I Environmental Site Assessment:	June 26, 2015	Phase I ESA completed on approximately 6,825 acres. The assessment revealed no recognized environmental conditions associated with the property.
Cultural Resource Identification Survey:	March 11, 2016	Survey covered approximately 3,800 acres and did not identify any historical sites that were eligible for the National Register of Historic Places. No further investigation is recommended for the property.
Boundary Survey:	June 18, 2016	Boundary Survey can be provided upon request, which captures easements and site conditions.
Protected Species Assessment:	February 29, 2016	Study found twenty-six (26) protected species listed for Berkeley/Dorchester Counties and potential habitat for seven (7) were identified onsite, but no species were observed during 2016 study. Development is expected to have either "no effect" or "may affect, but not likely to adversely affect" the listed species.
Report of Preliminary Geotechnical Exploration:	2007, 2008, 2018, 2020	There are several Geotech Reports that cover the property, totaling over 150 borings. Seismic Classifications for the property range between D and F, pending location and future project requirements
Wetlands Permit:	February 13, 2017 Valid until December 31, 2041	Wetlands permit 2015-01764 was issued February 13, 2017 authorizing the development to perform work as specified in the drawing therein to minimize wetland areas on site. This permit is valid until December 31, 2041.

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.