



## Multi-Use Commercial Land - Downtown Orangeburg

12.46 +/- Acres | Orangeburg County, SC | \$395,000



### ADDRESS

0 Whittaker Parkway  
Orangeburg, SC 29115

### LOCATION

From the intersection of Whittaker and Five Chop Rd, Turn onto Whitaker. Land is on the left after .2 Miles

### PROPERTY SUMMARY

Located in Orangeburg with 1300 +/- ft of road frontage on Whittaker Parkway, this 12.46-acre parcel offers outstanding potential for a wide range of commercial uses. The property benefits from access to public water, and recent soil testing has confirmed suitability for a conventional septic system or connect to nearby city sewer via lift station. A Phase I Environmental Site Assessment has been completed, with results confirming the land is clear and ready for development.

The land has also been recently surveyed, giving buyers added confidence and a head start on future planning. Positioned in a thriving commercial corridor, the property is surrounded by established businesses and sits just one mile from South Carolina State University, providing excellent visibility and access to a steady flow of traffic with up to 3 entrances. This parcel represents a rare opportunity to secure a versatile tract of land in a prime Orangeburg location.

[nationalland.com/listing/multiuse-commercial-land-downtown-orangeburg](https://nationalland.com/listing/multiuse-commercial-land-downtown-orangeburg)



**National Land Realty**  
669 Marina Drive  
Ste B-4  
Charleston, SC 29492  
[Nationalland.com](https://Nationalland.com)

**Anders Land**  
Office: 843-258-1557  
Cell: 803-460-1477  
Fax: 864-331-1610  
[Aland@nationalland.com](mailto:Aland@nationalland.com)

**Edward Weathers**  
Office: 855-384-5263  
Cell: 803-928-6188  
Fax: 864-331-1610  
[Eweathers@nationalland.com](mailto:Eweathers@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.