

BOWMAN EQUESTRIAN CENTER

2285 Landsdowne Rd, Bowman, SC 29018



SALE PRICE: \$807,450

PRICE PER ACRE: \$10,467

LOT SIZE: 77.14 Acres

APN #: 0267-00-05-014, 0267-00-04-008

ZONING: Agricultural

MARKET: Orangeburg

CROSS STREETS:

PROPERTY OVERVIEW

Ideally located just off I-26 and South of Orangeburg, this 77.14+/- acres would make the ideal location for everything from an equestrian farm to an industrial or warehouse use. Located 2.5 miles from Exit 165. This property is currently has approx 59 +/- acres of leased farm land in corn production, 16.7 +/- acres in timber, and 2 ponds of approx .27 +/- Acres and .78 +/- acres each. Owner is willing to subdivide. Landsdowne Rd splits property in two. Sale is for 2 parcels and includes 128 Automobile Ln. For More info, please call Cait Sessoms 407.922.2748 Caits@kw.com or Alex Mozingo 843.732.0291 AlexMozingo@kw.com

PROPERTY FEATURES

- Bordering I-26
- 2.5 Miles from Exit 165
- 2 Freshwater ponds on site (.27 Acres and .78 Acres)
- 16.7 Acres Timber
- 59 Acres in crop production

KW COMMERCIAL
496 Bramson Court
Mt. Pleasant, SC 29464

ALEX MOZINGO
Broker
910.233.9996
alexmozingo@kw.com
SC #94266 - NC #279532

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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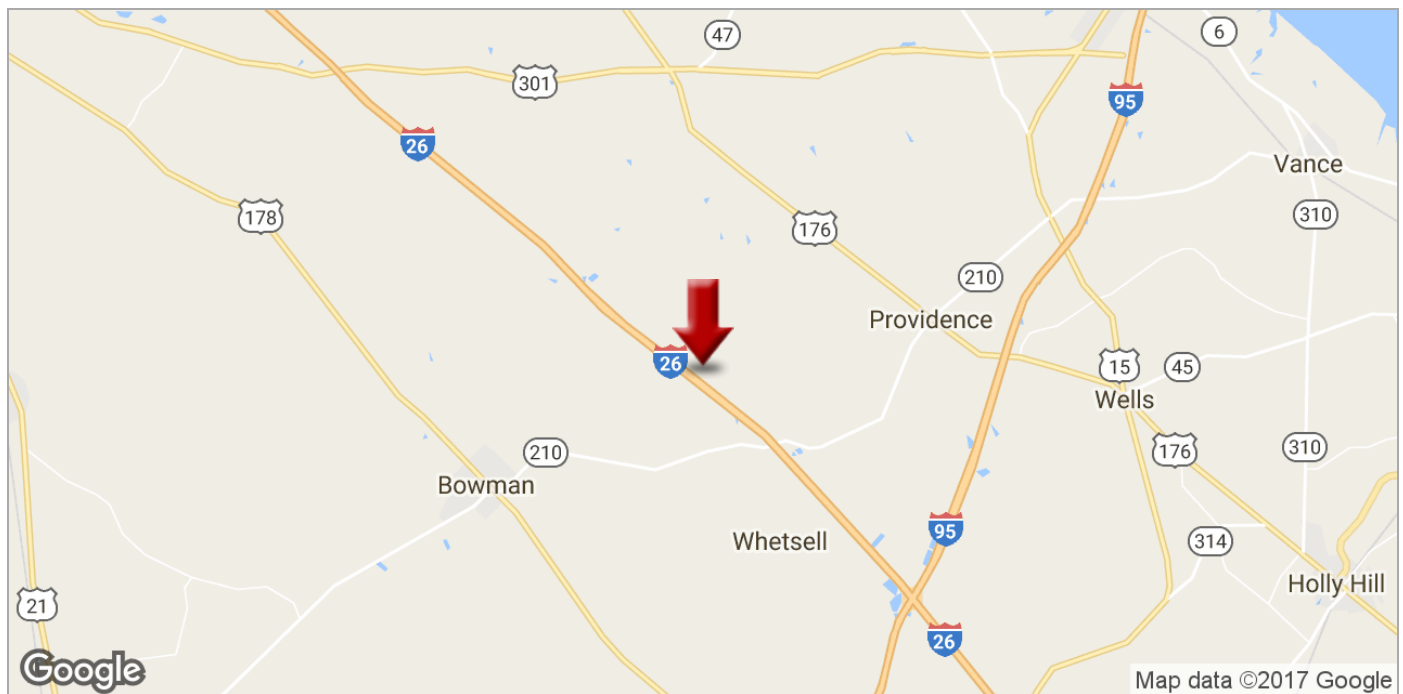
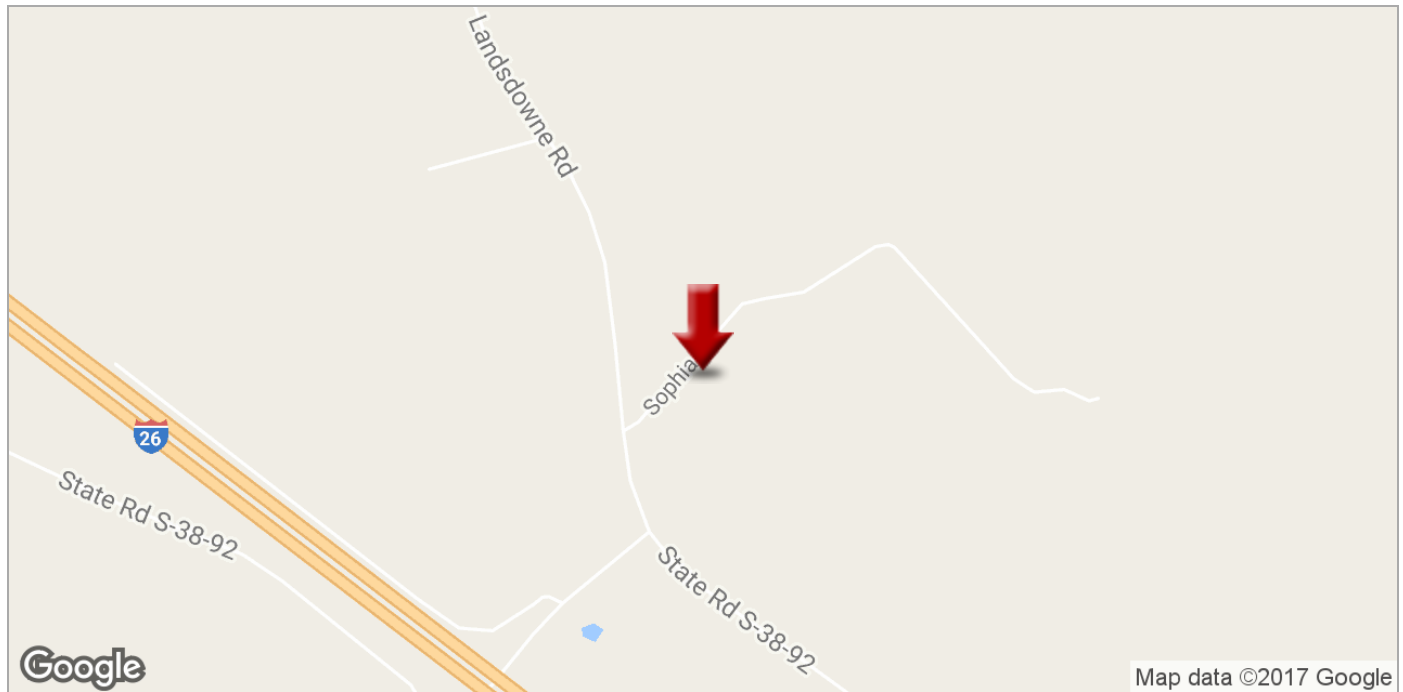
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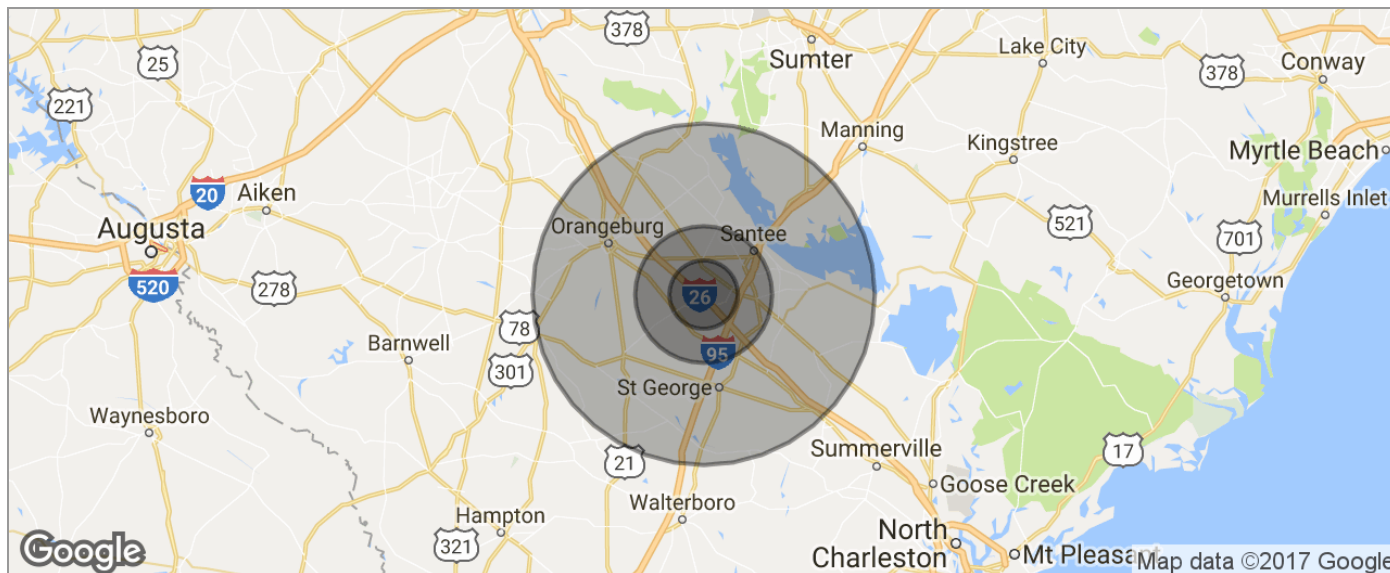
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POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	3,223	15,148	124,129
MEDIAN AGE	41.1	40.4	38.8
MEDIAN AGE (MALE)	39.4	37.8	36.5
MEDIAN AGE (FEMALE)	43.4	43.6	40.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	1,126	5,577	47,846
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$42,792	\$42,751	\$43,562
AVERAGE HOUSE VALUE		\$134,520	\$128,847
RACE	5 MILES	10 MILES	25 MILES
% WHITE	35.1%	34.9%	36.4%
% BLACK	64.0%	63.3%	61.0%
% ASIAN	0.1%	0.1%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.4%
% OTHER	0.4%	0.7%	0.8%
ETHNICITY	5 MILES	10 MILES	25 MILES
% HISPANIC	0.7%	1.5%	2.1%

* Demographic data derived from 2010 US Census

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