

OFFERED FOR SALE:
0 Jedburg Road

Tom Barnes
Commercial REALTOR®

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Carolina One
Commercial Real Estate®

2070001106

To I-95 / Columbia
Ridgeville Exit 187



To Summerville / Charleston
Jedburg Exit 194

For Sale

Land

ADDRESS:

0 Jedburg Road • Summerville, SC 29486
Berkeley County

PRICE & ACREAGE:

\$11,000,000 • 110 Acres

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TRUSTED BY MORE.SM

PROPERTY OVERVIEW:

Great opportunity for industrial, retail and many other possibilities. Great visibility from I-26. This tract is near Volvo, Sheep Island Road interchange, Jedburg Interchange and is 15 minutes from Boeing and port. This land consists of 110 acres with I-26 frontage, or you can combine with 104.5 acres next to this site for a total of 214 acres. Utilities are in the area. This is one of the largest frontage tracts remaining along I-26 in Jedburg.

Address: 0 Jedburg Road
Summerville, SC 29486

County: Berkeley County

Zoning: Agricultural

TMS #: 207-00-01-106

Flood Zone: N/A

- Phase I environmental Geo site assessment has been completed.
- Wetland Study completed.

LOCATION:

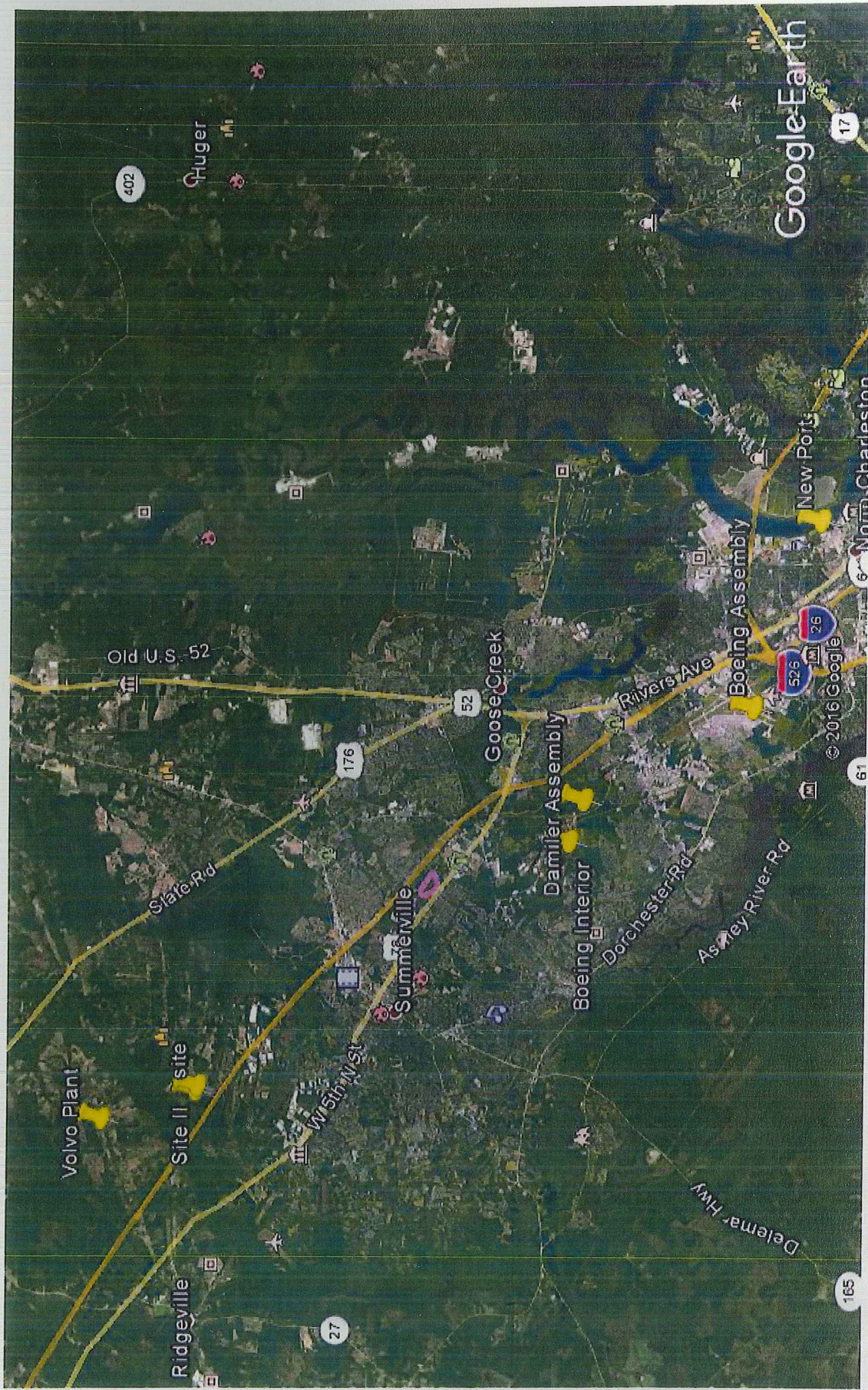


Jedburg Road Aerial View

LOCATION:



Jedburg Road Aerial View



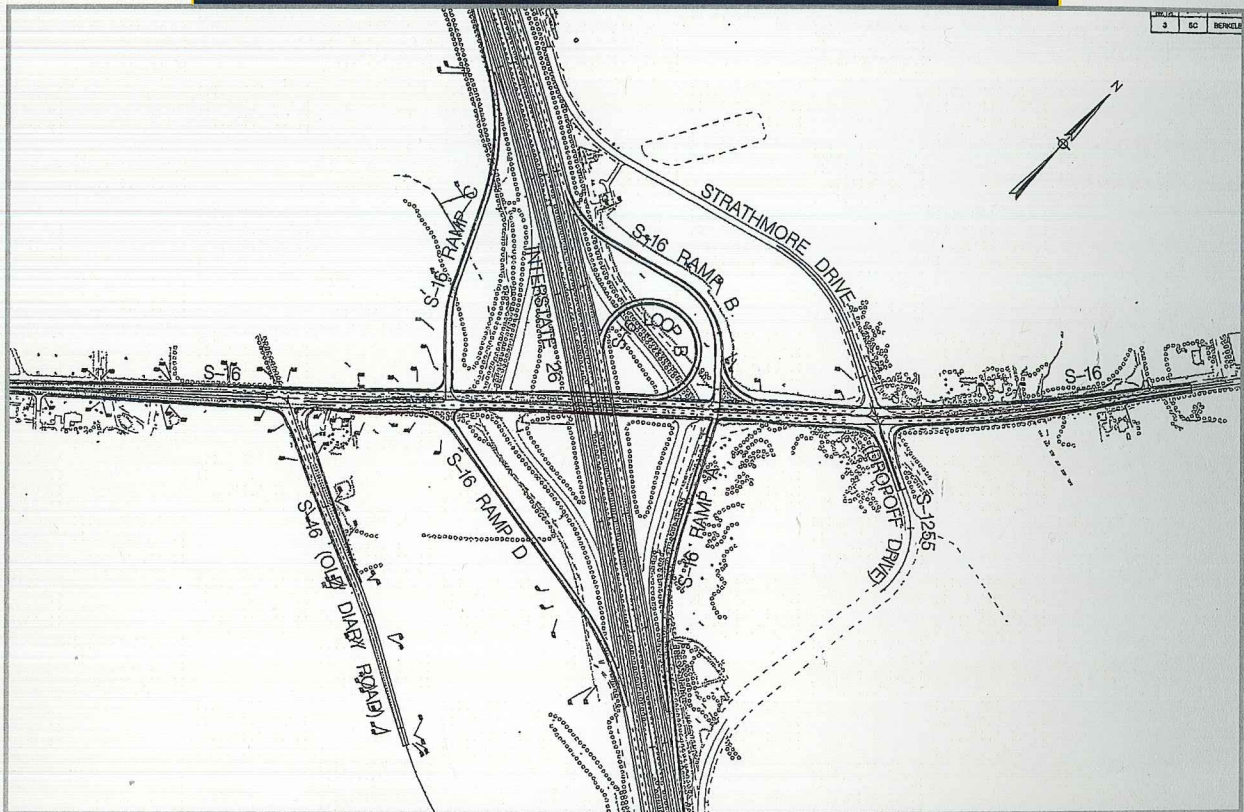
Google Earth

miles
km

20
30



LOCATION:



New Reworked Jedburg Exit



Site Details Map

I 26, Summerville, South Carolina, 29486
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 33.08807
Longitude: -80.21742



This site is located in:

City: ---
County: Berkeley County
State: South Carolina
ZIP Code: 29483
Census Tract: 45015020710
Census Block Group: 450150207101
CBSA: Charleston-North Charleston, SC Metropolitan Statistical Area

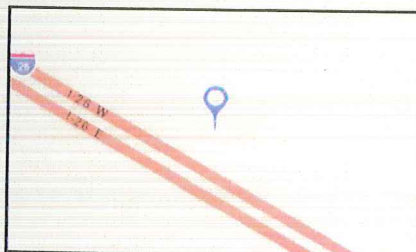
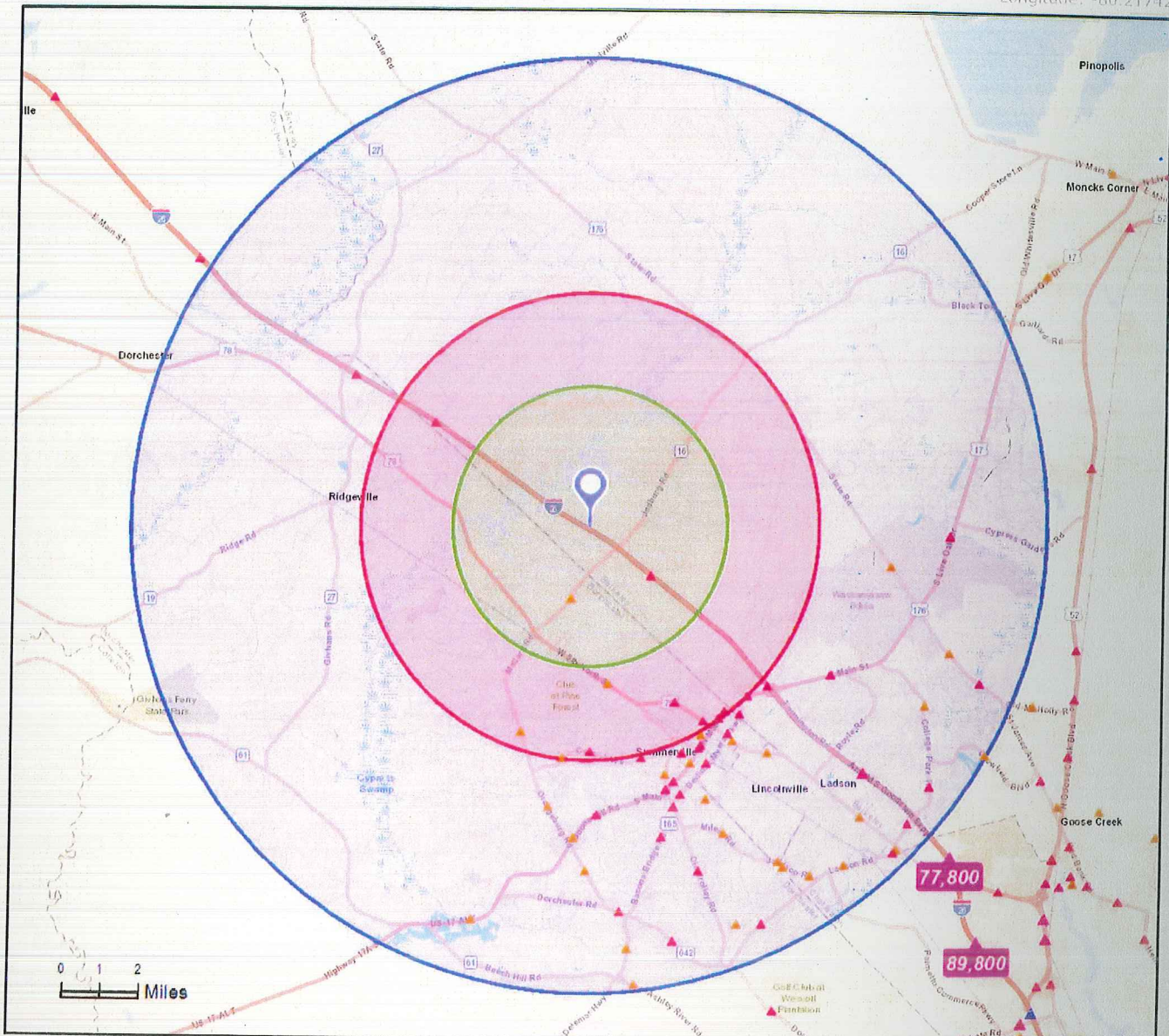
November 29, 2016



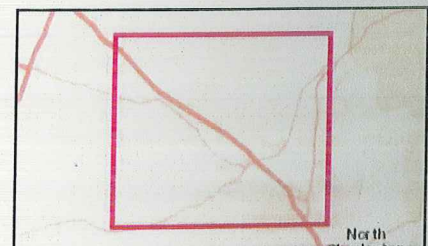
Traffic Count Map

I 26, Summerville, South Carolina, 29486
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 33.08807
Longitude: -80.21742



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

November 29, 2016

DEMOGRAPHIC & INCOME PROFILE:



Demographic and Income Profile

126, Summerville, South Carolina, 29486
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.08807
Longitude: -80.21742

Summary	Census 2010	2016	2021
Population	3,378	4,386	4,939
Households	1,200	1,551	1,745
Families	922	1,182	1,325
Average Household Size	2.75	2.78	2.79
Owner Occupied Housing Units	951	1,206	1,353
Renter Occupied Housing Units	249	344	392
Median Age	33.5	34.6	35.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	2.40%	1.15%	0.84%
Households	2.39%	1.14%	0.79%
Families	2.31%	1.01%	0.72%
Owner HHs	2.33%	1.12%	0.73%
Median Household Income	2.13%	2.30%	1.89%

Households by Income	2016	2021
	Number Percent	Number Percent
<\$15,000	226 14.6%	247 14.2%
\$15,000 - \$24,999	90 5.8%	112 6.4%
\$25,000 - \$34,999	135 8.7%	109 6.2%
\$35,000 - \$49,999	173 11.2%	142 8.1%
\$50,000 - \$74,999	361 23.3%	392 22.5%
\$75,000 - \$99,999	282 18.2%	335 19.2%
\$100,000 - \$149,999	177 11.4%	257 14.7%
\$150,000 - \$199,999	49 3.2%	75 4.3%
\$200,000+	58 3.7%	77 4.4%

Median Household Income	\$57,898	\$64,348
Average Household Income	\$71,544	\$79,860
Per Capita Income	\$25,140	\$28,020

Population by Age	Census 2010	2016	2021
	Number Percent	Number Percent	Number Percent
0 - 4	282 8.3%	350 8.0%	389 7.9%
5 - 9	240 7.1%	353 8.0%	400 8.1%
10 - 14	249 7.4%	301 6.9%	403 8.2%
15 - 19	228 6.7%	259 5.9%	293 5.9%
20 - 24	208 6.2%	247 5.6%	233 4.7%
25 - 34	567 16.8%	712 16.2%	745 15.1%
35 - 44	523 15.5%	663 15.1%	816 16.5%
45 - 54	475 14.1%	590 13.5%	596 12.1%
55 - 64	336 9.9%	471 10.7%	527 10.7%
65 - 74	179 5.3%	298 6.8%	350 7.1%
75 - 84	74 2.2%	111 2.5%	152 3.1%
85+	18 0.5%	31 0.7%	36 0.7%

Race and Ethnicity	Census 2010	2016	2021
	Number Percent	Number Percent	Number Percent
White Alone	2,377 70.3%	3,071 70.0%	3,416 69.2%
Black Alone	770 22.8%	984 22.4%	1,110 22.5%
American Indian Alone	26 0.8%	31 0.7%	34 0.7%
Asian Alone	41 1.2%	64 1.5%	84 1.7%
Pacific Islander Alone	4 0.1%	7 0.2%	9 0.2%
Some Other Race Alone	84 2.5%	113 2.6%	135 2.7%
Two or More Races	77 2.3%	116 2.6%	151 3.1%
Hispanic Origin (Any Race)	192 5.7%	266 6.1%	319 6.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

DEMOGRAPHIC & INCOME PROFILE:

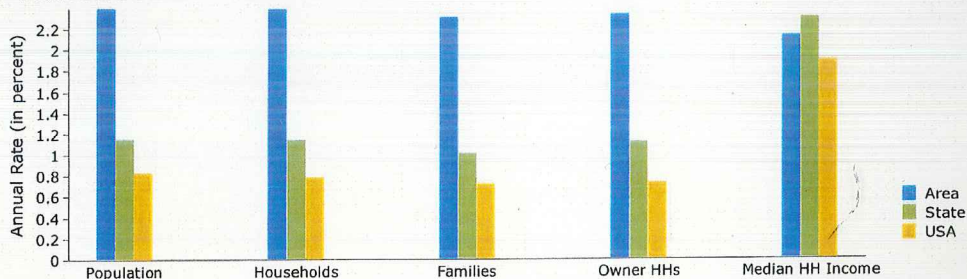


Demographic and Income Profile

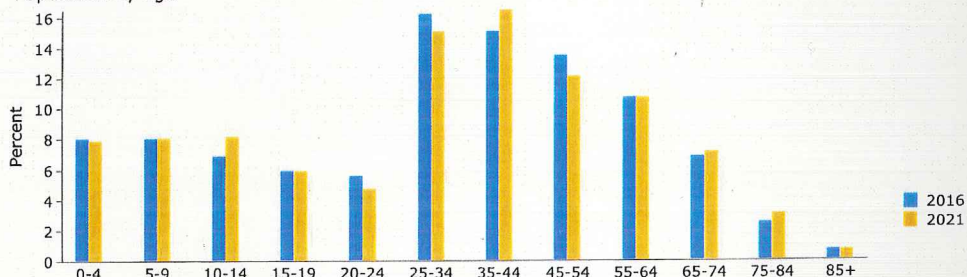
I 26, Summerville, South Carolina, 29486
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.08807
Longitude: -80.21742

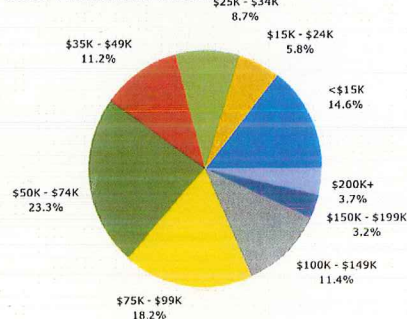
Trends 2016-2021



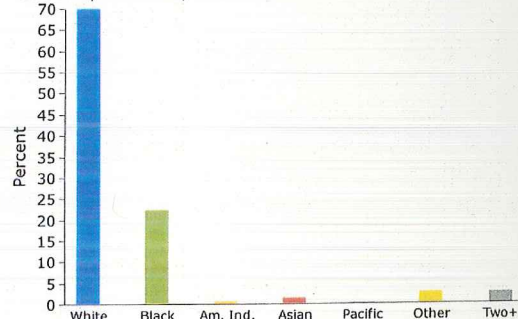
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 6.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

DEMOGRAPHIC & INCOME PROFILE:



esri

Demographic and Income Profile

I 26, Summerville, South Carolina, 29486
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.08807
Longitude: -80.21742

Summary	Census 2010	2016	2021
Population	26,976	30,335	33,726
Households	9,161	10,313	11,494
Families	6,901	7,697	8,541
Average Household Size	2.80	2.82	2.82
Owner Occupied Housing Units	6,994	7,715	8,572
Renter Occupied Housing Units	2,167	2,598	2,921
Median Age	35.3	36.5	36.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	2.14%	1.15%	0.84%
Households	2.19%	1.14%	0.79%
Families	2.10%	1.01%	0.72%
Owner HHs	2.13%	1.12%	0.73%
Median Household Income	2.16%	2.30%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,215	11.8%	1,316	11.4%
\$15,000 - \$24,999	780	7.6%	955	8.3%
\$25,000 - \$34,999	1,113	10.8%	899	7.8%
\$35,000 - \$49,999	1,390	13.5%	1,261	11.0%
\$50,000 - \$74,999	2,016	19.5%	2,221	19.3%
\$75,000 - \$99,999	1,594	15.5%	1,804	15.7%
\$100,000 - \$149,999	1,403	13.6%	1,912	16.6%
\$150,000 - \$199,999	439	4.3%	649	5.6%
\$200,000+	364	3.5%	476	4.1%
Median Household Income	\$56,069		\$62,388	
Average Household Income	\$72,271		\$80,463	
Per Capita Income	\$25,304		\$28,100	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,986	7.4%	2,119	7.0%	2,322	6.9%
5 - 9	1,971	7.3%	2,198	7.2%	2,435	7.2%
10 - 14	1,965	7.3%	2,134	7.0%	2,508	7.4%
15 - 19	1,841	6.8%	1,837	6.1%	2,108	6.3%
20 - 24	1,484	5.5%	1,797	5.9%	1,748	5.2%
25 - 34	4,122	15.3%	4,407	14.5%	4,898	14.5%
35 - 44	4,133	15.3%	4,396	14.5%	5,045	15.0%
45 - 54	3,839	14.2%	4,217	13.9%	4,225	12.5%
55 - 64	2,982	11.1%	3,498	11.5%	3,895	11.5%
65 - 74	1,573	5.8%	2,361	7.8%	2,841	8.4%
75 - 84	747	2.8%	960	3.2%	1,276	3.8%
85+	334	1.2%	410	1.4%	426	1.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,701	69.3%	21,055	69.4%	23,228	68.9%
Black Alone	6,758	25.1%	7,364	24.3%	8,102	24.0%
American Indian Alone	167	0.6%	177	0.6%	194	0.6%
Asian Alone	243	0.9%	337	1.1%	448	1.3%
Pacific Islander Alone	22	0.1%	37	0.1%	50	0.1%
Some Other Race Alone	496	1.8%	607	2.0%	728	2.2%
Two or More Races	588	2.2%	758	2.5%	977	2.9%
Hispanic Origin (Any Race)	1,273	4.7%	1,582	5.2%	1,916	5.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

DEMOGRAPHIC & INCOME PROFILE:



esri

Demographic and Income Profile

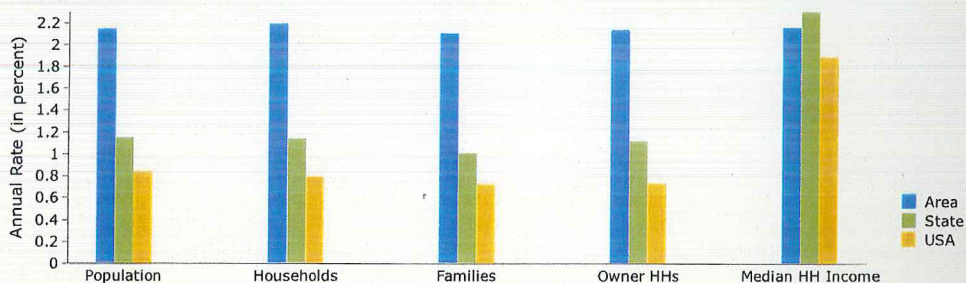
I 26, Summerville, South Carolina, 29486
Ring: 5 mile radius

Prepared by Esri

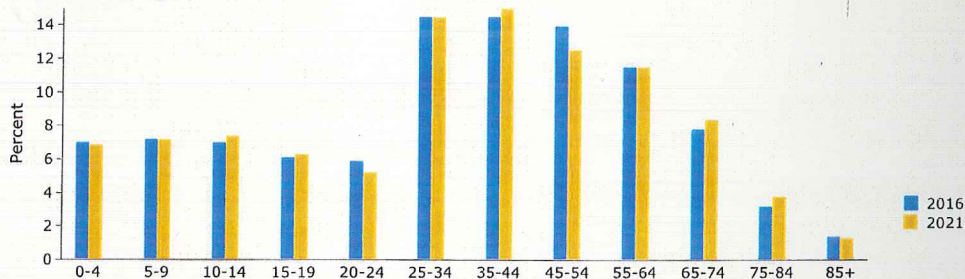
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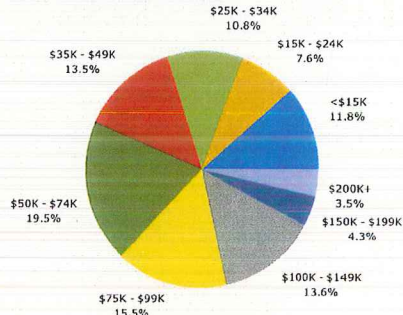
Trends 2016-2021



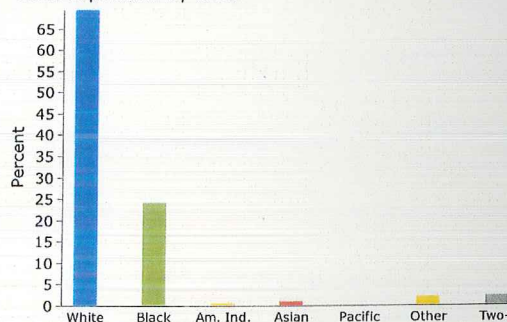
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 5.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

DEMOGRAPHIC & INCOME PROFILE:



Demographic and Income Profile

I 26, Summerville, South Carolina, 29486
Ring: 10 mile radius

Prepared by Esri
Latitude: 33.08807
Longitude: 80.21742

Summary	Census 2010	2016	2021
Population	151,327	171,385	189,507
Households	54,987	62,238	68,817
Families	40,525	45,359	49,900
Average Household Size	2.71	2.72	2.72
Owner Occupied Housing Units	39,953	44,219	48,849
Renter Occupied Housing Units	15,034	18,019	19,968
Median Age	35.1	36.2	36.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	2.03%	1.15%	0.84%
Households	2.03%	1.14%	0.79%
Families	1.93%	1.01%	0.72%
Owner HHs	2.01%	1.12%	0.73%
Median Household Income	2.03%	2.30%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	6,093	9.8%	6,656	9.7%
\$15,000 - \$24,999	5,975	9.6%	7,493	10.9%
\$25,000 - \$34,999	6,625	10.6%	5,429	7.9%
\$35,000 - \$49,999	9,753	15.7%	7,922	11.5%
\$50,000 - \$74,999	12,828	20.6%	14,590	21.2%
\$75,000 - \$99,999	9,307	15.0%	10,964	15.9%
\$100,000 - \$149,999	8,312	13.4%	11,274	16.4%
\$150,000 - \$199,999	2,167	3.5%	2,999	4.4%
\$200,000+	1,179	1.9%	1,489	2.2%

Median Household Income	\$53,625	\$59,283
Average Household Income	\$66,627	\$73,239
Per Capita Income	\$24,399	\$26,790

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,158	7.4%	11,890	6.9%	12,828	6.8%
5 - 9	11,156	7.4%	12,202	7.1%	13,195	7.0%
10 - 14	11,205	7.4%	12,180	7.1%	13,839	7.3%
15 - 19	10,891	7.2%	10,795	6.3%	12,141	6.4%
20 - 24	9,514	6.3%	10,662	6.2%	10,130	5.3%
25 - 34	21,492	14.2%	25,145	14.7%	27,529	14.5%
35 - 44	21,935	14.5%	23,318	13.6%	26,931	14.2%
45 - 54	22,187	14.7%	23,558	13.7%	23,416	12.4%
55 - 64	17,072	11.3%	20,640	12.0%	23,047	12.2%
65 - 74	9,392	6.2%	13,854	8.1%	16,850	8.9%
75 - 84	4,013	2.7%	5,496	3.2%	7,583	4.0%
85+	1,314	0.9%	1,647	1.0%	2,018	1.1%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	107,258	70.9%	120,791	70.5%	132,123	69.7%
Black Alone	33,274	22.0%	36,874	21.5%	40,422	21.3%
American Indian Alone	1,138	0.8%	1,230	0.7%	1,336	0.7%
Asian Alone	2,178	1.4%	3,038	1.8%	3,964	2.1%
Pacific Islander Alone	142	0.1%	222	0.1%	290	0.2%
Some Other Race Alone	3,055	2.0%	3,673	2.1%	4,272	2.3%
Two or More Races	4,282	2.8%	5,555	3.2%	7,099	3.7%
Hispanic Origin (Any Race)	8,153	5.4%	9,911	5.8%	11,673	6.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

DEMOGRAPHIC & INCOME PROFILE:



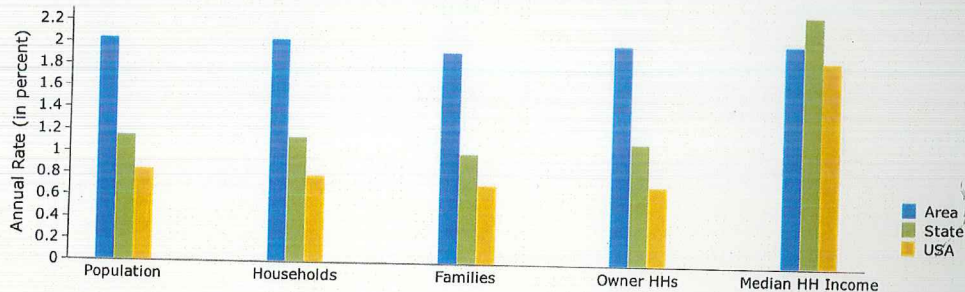
esri

Demographic and Income Profile

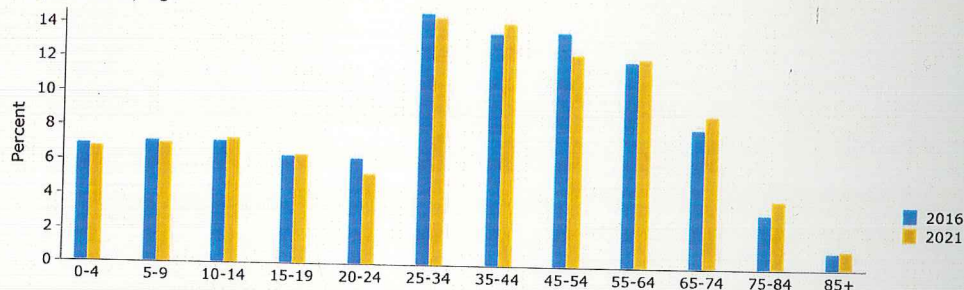
126, Summerville, South Carolina, 29486
Ring: 10 mile radius

Prepared by Esri
Latitude: 32.05607
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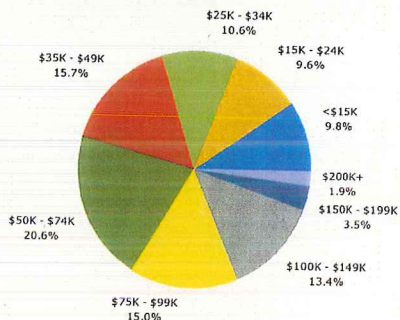
Trends 2016-2021



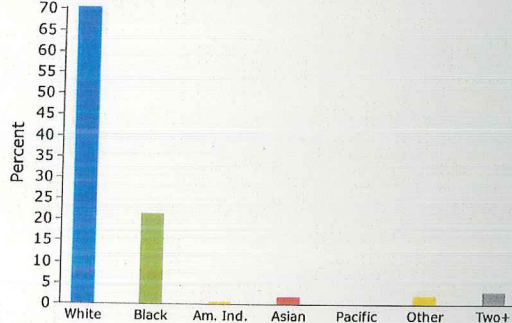
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 5.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



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