



**COLDWELL
BANKER
COMMERCIAL**
ATLANTIC

FOR SALE

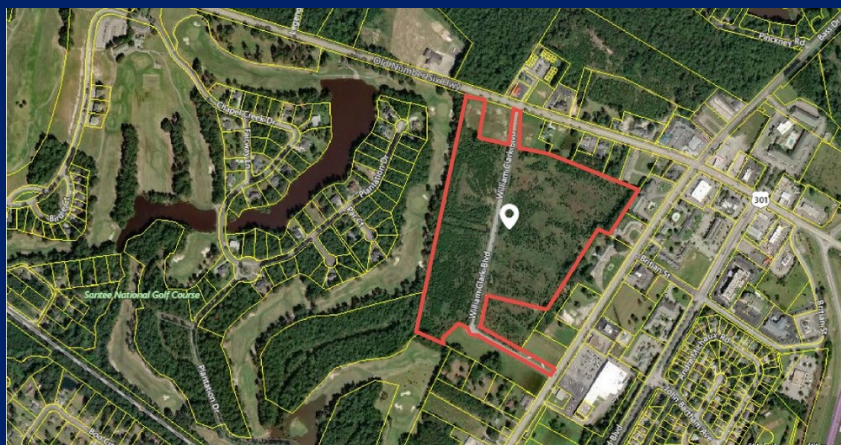
37.3 ACRES IN THE TOWN OF SANTEE FOR RESIDENTIAL DEVELOPMENT

\$1,860,000

0 Old Number Six Highway
Santee, SC 29142

AREA

Conveniently situated on Old Number Six Highway adjacent to the Santee National Golf Club and within 5 minutes of Lake Marion, the Santee Water Park, and the Lake Marion Golf Course, this property provides the live/work/play opportunities buyers are looking for today with its local commute to Volvo and convenient access to I-95 and the Charleston and Columbia areas.



OFFICE

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ATLANTIC**

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0 Old Number Six Highway, Santee, SC 29142

SALE



OFFERING SUMMARY

Sale Price: \$1,860,000

Lot Size: 37.3 Acres

Zoning: PUD

Price/Acre \$49,865

PROPERTY OVERVIEW

Now on the market - 37.3 acres of land available for new residential development in the beautiful Town of Santee and home to Lake Marion. Lake Marion is the state's largest lake with over 110,000 acres of fishing, kayaking, and boating.

Whether single family, townhouses, or multi-family, the Town of Santee PUD zoning provides flexibility for the use of the property. Property is located within the Town limits and public water and sewer are available to the site.

Conveniently situated adjacent to the Santee National Golf Club and within 5 minutes of Lake Marion, the Santee Water Park, and the Lake Marion Golf Course, this property provides the live/work/play opportunities buyers are looking for today with its local commute to Volvo and convenient access to I-95 and the Charleston and Columbia areas.

Property is contiguous to an adjacent 2.8 acres offered for sale by the same ownership.

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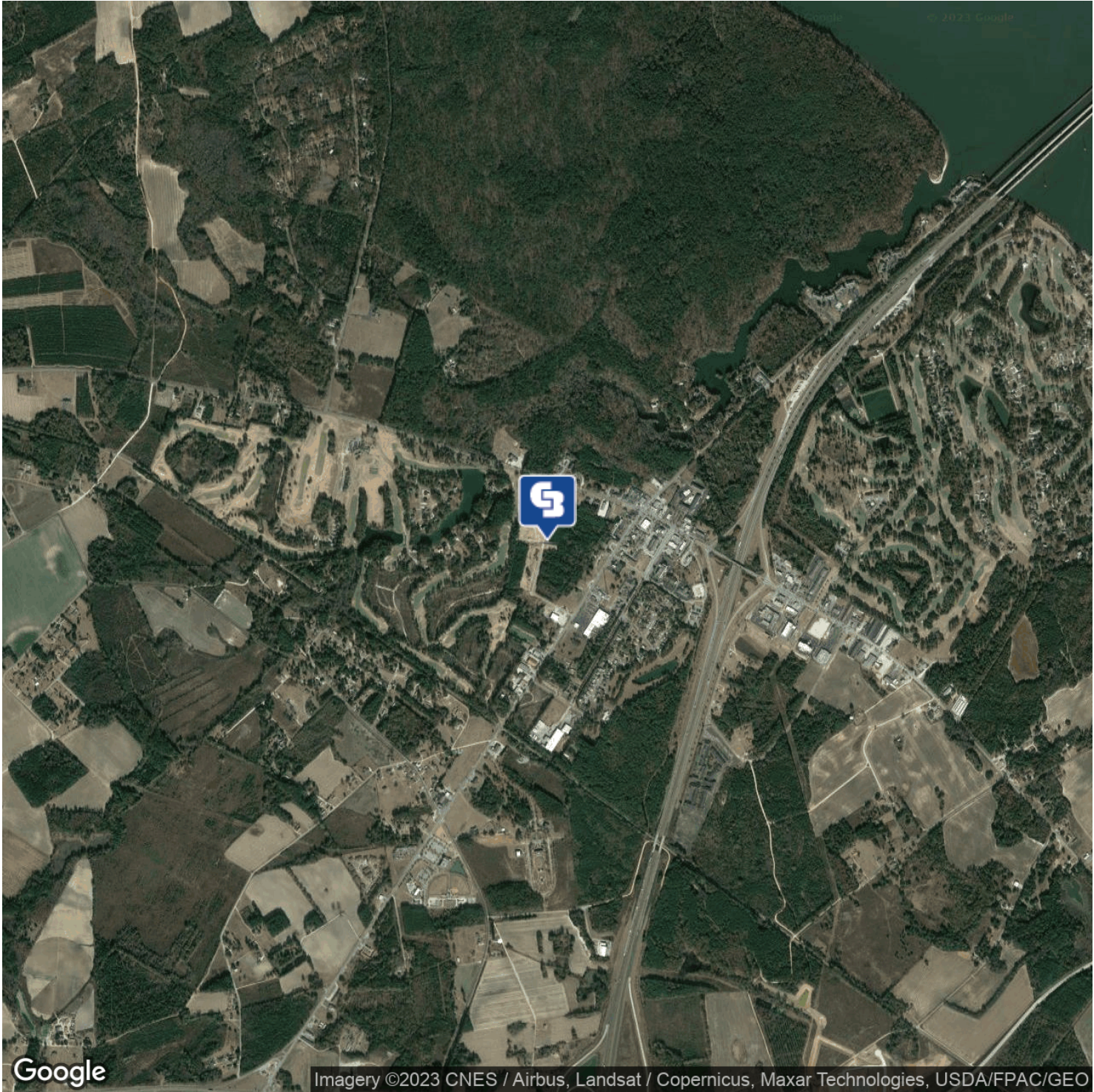
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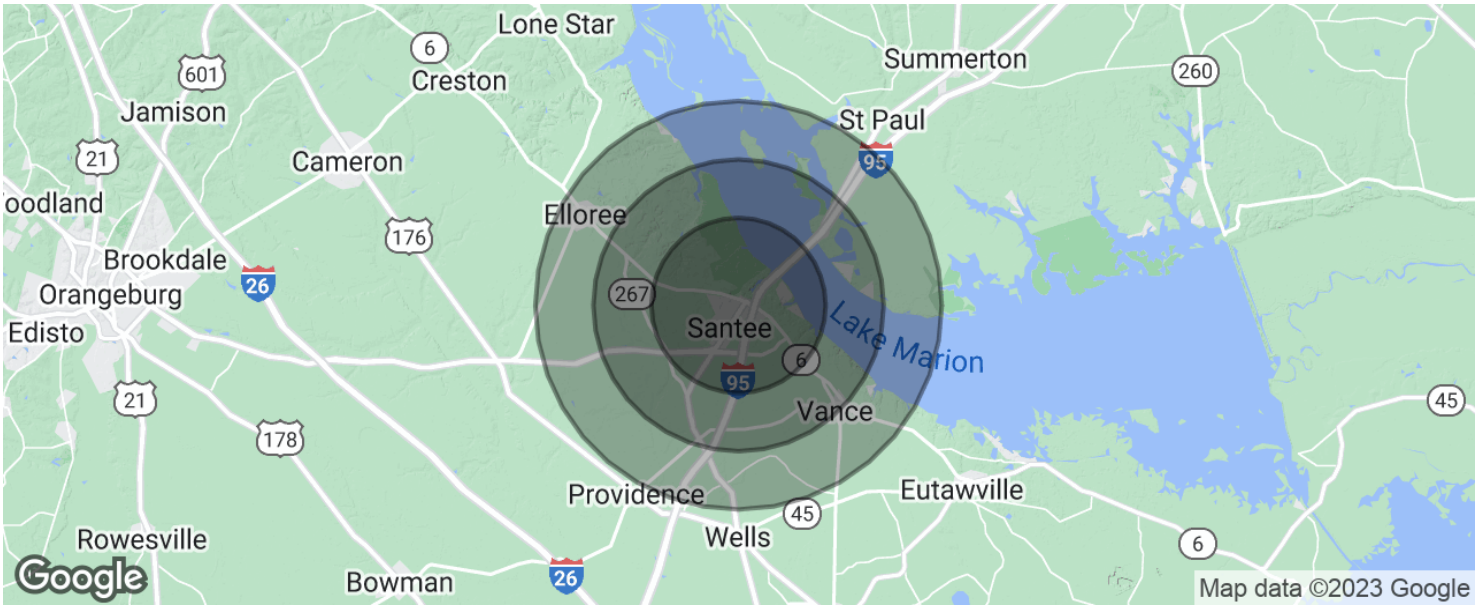
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37.3 ACRES IN THE TOWN OF SANTEE FOR
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POPULATION	3 MILES	5 MILES	7 MILES
Total population	2,193	5,333	9,370
Median age	41.6	42.2	42.7
Median age (Male)	39.0	39.9	40.2
Median age (Female)	43.0	43.5	43.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	820	2,010	3,549
# of persons per HH	2.7	2.7	2.6
Average HH income	\$38,549	\$39,590	\$40,050
Average house value		\$157,693	\$152,896

* Demographic data derived from 2020 ACS - US Census

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