



**COLDWELL
BANKER
COMMERCIAL**

CORNERSTONE



BIG BUCK BLVD

ORANGEBURG, SC

Jay Davis, CCIM
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Coldwell Banker Commercial Cornerstone
2 N. Main Street, Sumter SC 29150
(803) 778-1139

FOR SALE

Property Overview

ADDRESS: Big Buck Blvd
PURCHASE PRICE: \$ 2,760,000
PROPERTY SIZE: ± 276 acres



Property Details

The subject site contains 276 acres and is bisected primarily by Interstate 26 and also by a paved secondary road known as Big Buck Boulevard. Approximately 167 acres of the property is cropland with a sandy soil that is well drained. The topography for the property is mostly level with open canals and ditching. The site adjoins Orangeburg County/City Industrial Park which includes neighboring industry such as GKN Aerospace, Allied Air Enterprises, HT Hackney and Montferro. This location is ideal for industrial development because of its exposure to I-26, size, and zoning.

Orangeburg County is located in the midlands of South Carolina, and the City of Orangeburg is approximately 45 miles from the state capital of Columbia.

Road access: Interstate-95, which extends from Maine to Florida and connects most major cities on the east coast, runs the entire southern length of the county.

Train access: The county also has a rail system that is served by CSX Transportation & Norfolk Southern. These trains offer commodities including petroleum, wood, coal, and chemical products.

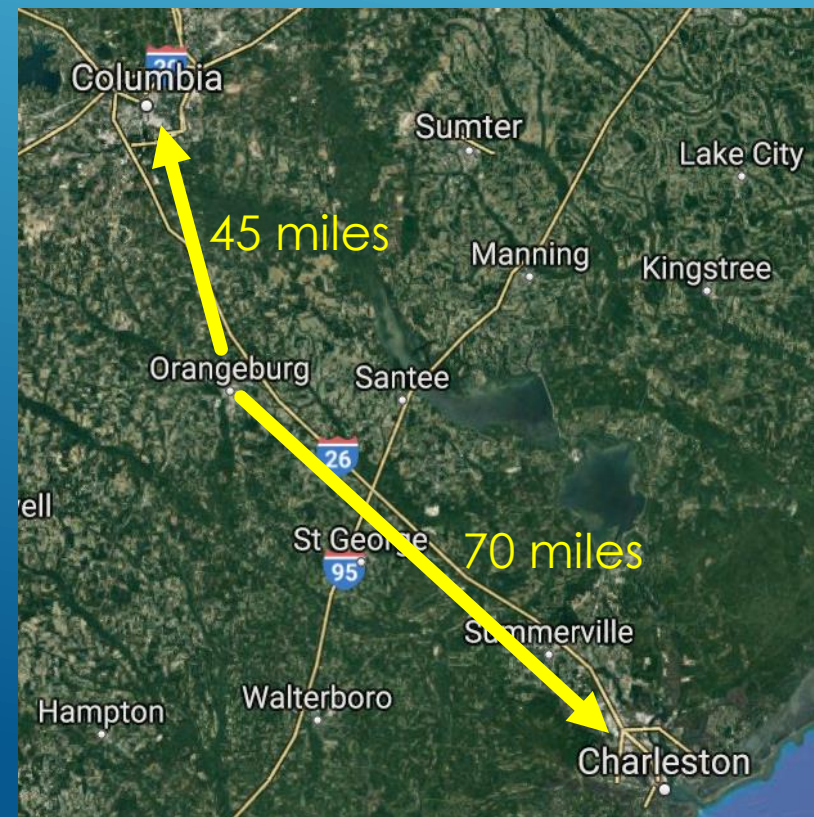
Port access: About 70 miles to the south, Charleston offers the deepest port in the South Atlantic which will be beneficial for companies that utilize naval transportation.

Air access: Orangeburg has two paved runways (4,500 ft. and 5,400 ft.). Additionally, Columbia Metropolitan Airport (CAE) is located 42 miles away and offers access to commercial airlines and air freight operators such as Delta Airlines or Airborne Express respectively.

Orangeburg County

Population: 90,000 (as of 2015)

Land Area: 8.3 sq. mi.





**Jay Davis, CCIM
President**

Specialty:
General Commercial
Tax Appeals
DOT Right-of-way

Experience:
+/- 23 years
• Degree in Real Estate from The University of South Carolina

Contact:
803.778.1139 x106
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Heather Tickel, Broker Associate

Specialty:
General Commercial
Marketing

Experience:
+/- 4 years
• Degree in Business and Marketing from The University of South Carolina
• Licensed Broker

Contact:
803.778.1139 x104
htickel@cbccornerstone.com



Erricka Flesch, Broker Associate

Specialty:
General Commercial
Marketing

Experience:
+/- 1 year
• Degree in Finance and Real Estate from The University of South Carolina
• Licensed Broker

Contact:
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Cornerstone agents are here to help you in any area of commercial real estate. Each agent is a Sumter native with a combined 25+ years experience in commercial real estate, which solidifies our position as Sumter's exclusive commercial real estate firm. As Sumter continues to grow, we have begun to shift to a group of commercial specialists. By approaching the market in this fashion, our agents become more proficient in his area of expertise benefitting both current and prospective clients looking to sell or invest in a commercial market. Along with our experience and expertise, we strive to build lasting relationships with each and every client beyond a closing date. At Cornerstone, we help our clients through each and every transaction with one thing in mind – your needs.

Broker-in-Charge, Jay Davis

Jay Davis, CCIM, is president, broker-in-charge, and a founding partner of Coldwell Banker Commercial Cornerstone. Jay has earned the CCIM designation and is a member of the ICSC. Jay was most recently recognized in March of 2017 at the Global Conference in Las Vegas by Coldwell Banker Commercial as Circle of Distinction Member marking the tenth time in last decade. He was also invited to attend Coldwell Banker Commercial's "Top Two Event", which recognizes the top two percent of producers in the Coldwell Banker Commercial Organization worldwide, marking the fourth time he has achieved this honor. He was recognized in 2015 as the Top Producer in the state of South Carolina for 2014, marking the fourth time he has won this award. He was also previously recognized in "The State Newspaper" as a member of the "20 Under 40" Class of 2008, which recognized 20 of the top business professionals in the state of South Carolina under 40 years old. Jay was recognized as the 2008 Businessperson of the Year by the Greater Sumter Chamber of Commerce.

Jay attended The University of South Carolina where he earned a Bachelor of Science degree in Business Administration with a major in Real Estate. Jay has followed a specific career development strategy which began with Prudential John M. Brabham in Sumter. As a broker associate, he concentrated on commercial sales and completed many commercial real estate courses dealing with topics ranging from financial analysis to 1031 tax deferred exchanges. He then joined Coldwell Banker Commins-Moses and continued his concentration on commercial sales while adding significant experience with leasing, development, and zoning. Next, Jay obtained an appraisal license and joined W. Burke Watson, Jr. Appraisals, where he performed commercial appraisal assignments in Sumter and surrounding counties.

Jay is a native of Sumter with strong ties to the area and is very involved in the Sumter community. He currently serves on the Sumter County Development Board and serves as Vice Chairman of "The Link" Economic Development Alliance. He was Chairman of the 2030 Comprehensive Plan Task Force and served eight years on the Sumter City/County Planning Commission, the last several as Chairman. Additionally, he is on the Covenant Place Board, Workforce Development Board, Santee Lynches Economic Forecast Board, a past member of the USC Sumter Partnership Board, a past president of the USC Sumter Alumni Association, a past education chairman of the Sumter Board of Realtors and a member of the Sumter Downtown Board of Directors. He is on the Bank of Clarendon Advisory Board, a Tuomey Fellow, former Rotarian with the Sumter Palmetto Rotary, a former board member for the Sumter County Empowerment Zone, a past member of the YMCA Touchdown Club Board, and a past president of the Sumter County Gamecock Club Board. Jay is a deacon and member of Graham Baptist Church in Sumter. He presently lives in Sumter and is married to the former Lynn Warren. He is the father of a son, Trey, and twins, Drew and Elizabeth.



Jay Davis

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