



# Dorchester County, South Carolina

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*Your Destination for Opportunity  
Zone Investment*



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Connect in  
Dorchester  
County

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Located in the Charleston region of South Carolina, discover what makes Dorchester County one of the premier communities in the Southeast for logistics, workforce and business environment.

# Connect: Place to Place

*Dorchester is a place that can get goods and people where they need to go. Centrally located midway between New York and Miami, the region's multi-modal transportation options include:*

- Air – Charleston International Airport features 120+ daily flights going to almost 20 destinations, along with air cargo facilities in St. George and Summerville.
- Rail – Intermodal service provided by Norfolk Southern.
- Interstates – Major interstates include I-95 and I-26; additional highway access throughout the county, including US Highways 15, 78, 176 and 17-A.
- Ports – easy access to both the Port of Charleston and the Port of Savannah.



# Connect: Person to Person

*Part of a region growing three times faster than the national average, with a young, educated population, Dorchester is a place where people want to work and live.*

- More than 26 new people move to the Charleston region each day. This means an annual in-migration of 9,450 people per year to the region, experiencing more than 18.5% growth since 2010.
- More than 50,000 students are enrolled in area colleges and universities. There are also 14,800 students enrolled in high school career academies.
- The Charleston region's median age is only 36.





# Connect: Person to Person

## *Focus: Dorchester County*

- People are Dorchester's greatest asset. As the 5<sup>th</sup> fastest growing county in South Carolina, Dorchester County has experienced population growth rates averaging 1.9% per year since 2015 with a civilian labor force of more than 70,000.
- Dorchester County is home to award-winning school districts, including one of the fastest growing districts in the State. It also boasts on-time graduation rates at more than 90%, well above the state (84%) and national (85%) averages.
- Various county-wide programs are in place to address workforce needs, including STEMersion, FIRST Robotics Program, ManuFirstSC, the Advanced Manufacturing Center, the Career & Technology Center, the QuickJobs Training Center and more. Statewide programs include readySC, SC Works On-the-Job Training and Apprenticeship Carolina.

# Connect: Dollar to Dollar

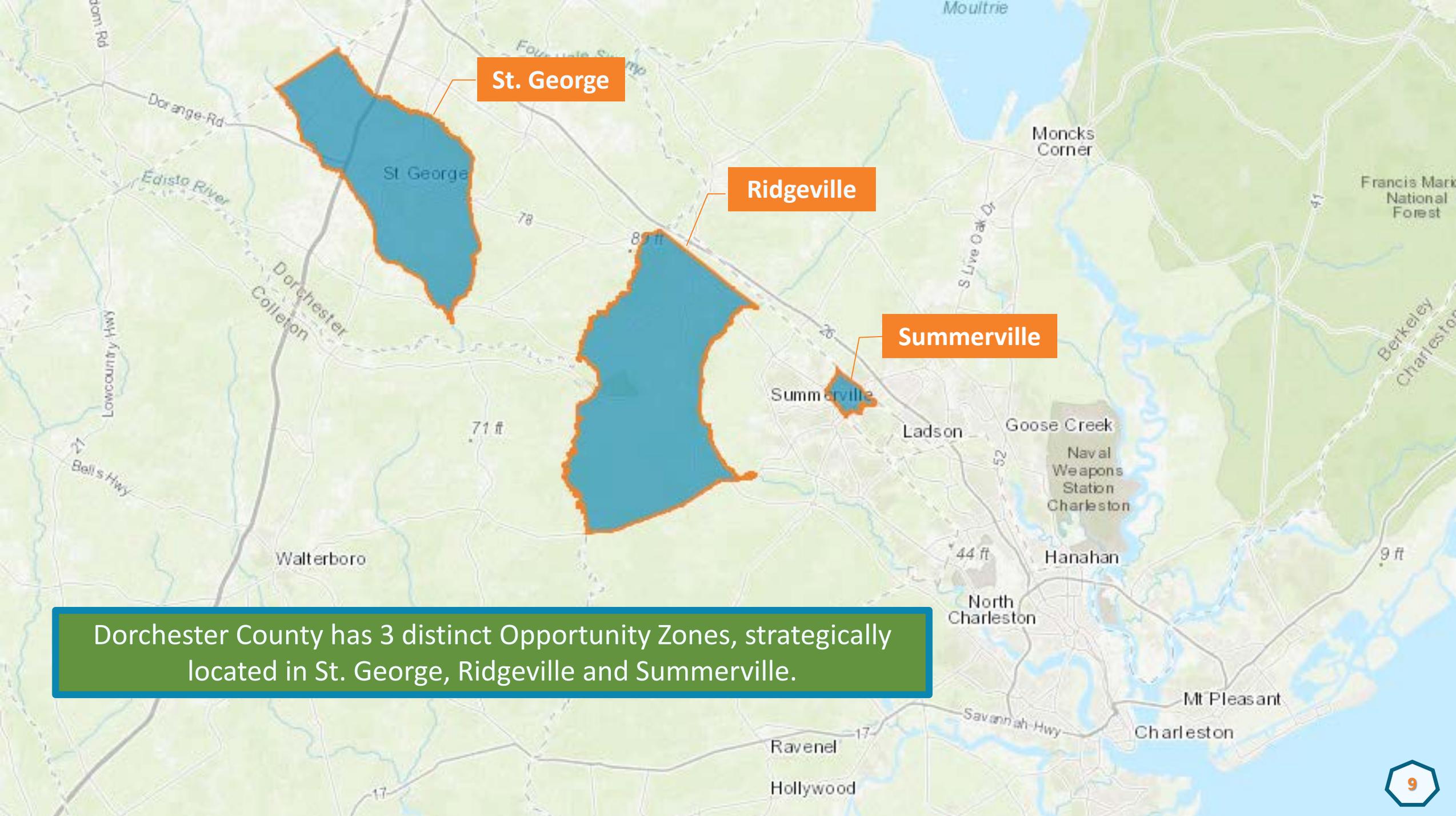
*Your dollar goes a long way in Dorchester County – a business location with low operating costs.*

- South Carolina's industrial power rates are 12% less than the national average.
- South Carolina's corporate income tax is among the lowest in the Southeast at 5%. Sales taxes in Dorchester County are only 7%.
- *Area Development Magazine* ranks South Carolina as one of the top US States for Incentive Programs.
- Valuable local property tax incentives may be available for new investment projects of at least \$2.5M.





# Opportunity Zones in Dorchester County



**St. George**

**Ridgeville**

**Summerville**

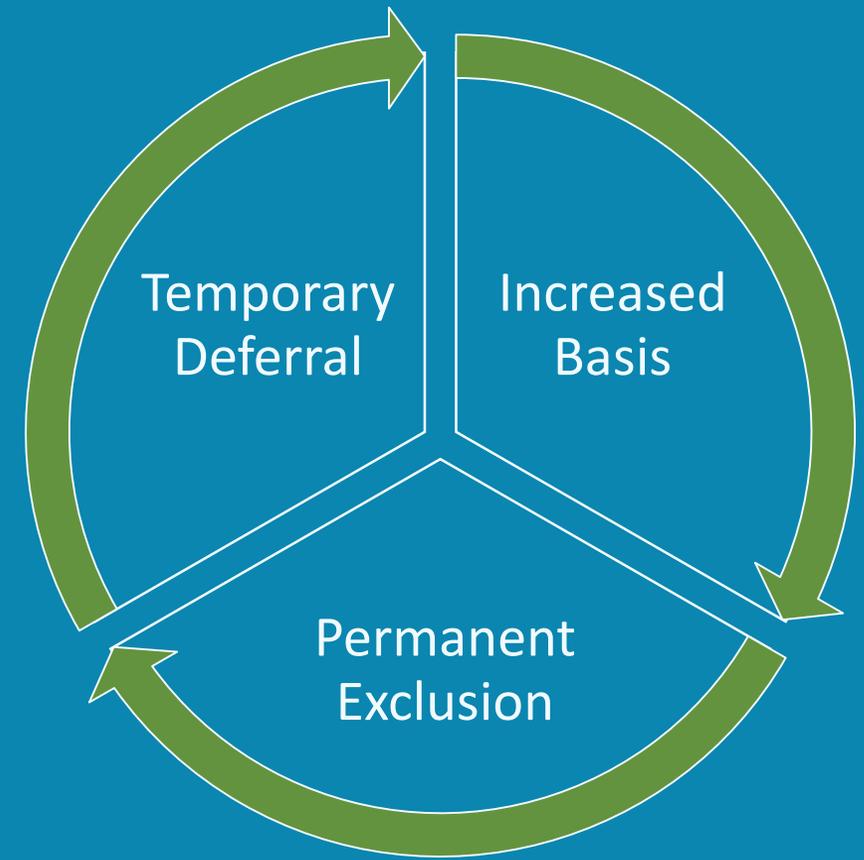
Dorchester County has 3 distinct Opportunity Zones, strategically located in St. George, Ridgeville and Summerville.

# Benefits of Opportunity Zone Investment

**Temporary Deferral** – Capital gains from the sale of property held by a taxpayer can be deferred from inclusion in “Gross Income” if a qualified Opportunity Zone investment is made.

**Increased Basis** – If an investor holds its investment in an Opportunity Fund for at least 5 years, the basis of the deferred capital gains increases by 10%, effectively excluding 10% of the deferred capital gain from taxation. If the investment is held for at least 7 years, the basis is stepped up an additional 5%, for a total of 15%.

**Permanent Exclusion** – If the new Opportunity Fund investment is held for at least 10 years, any new gains resulting from the investment will be permanently excluded from taxable income.



# Investment Opportunities

## Manufacturing & Distribution

St. George

- Winding Woods Commerce Park

Ridgeville

- Ridgeville Industrial Campus
- Pine Hill Business Campus

## Residential & Commercial

St. George & Ridgeville

- Housing

Summerville

- Housing
- Mixed Use Buildings
- Class A & Class B Office Space
- Retail Operations
- Boutique Hotel



# Manufacturing & Distribution



# St. George

Opportunity Zone 1

# Winding Woods Commerce Park

*Winding Woods is a certified industrial campus located in St. George, South Carolina.*

*This 1300-acre site is located only four miles from Interstate 95 and is ideal for manufacturing or distribution.*

*Boasting a new 100,000 square foot county-owned speculative industrial building (pictured), the Commerce Park is currently ready for its next tenant.*

## **Investment Opportunities:**

- Developer or end user to purchase all or a portion of the Industrial Campus and utilize for industrial building(s).
- End user to purchase and upfit speculative building.

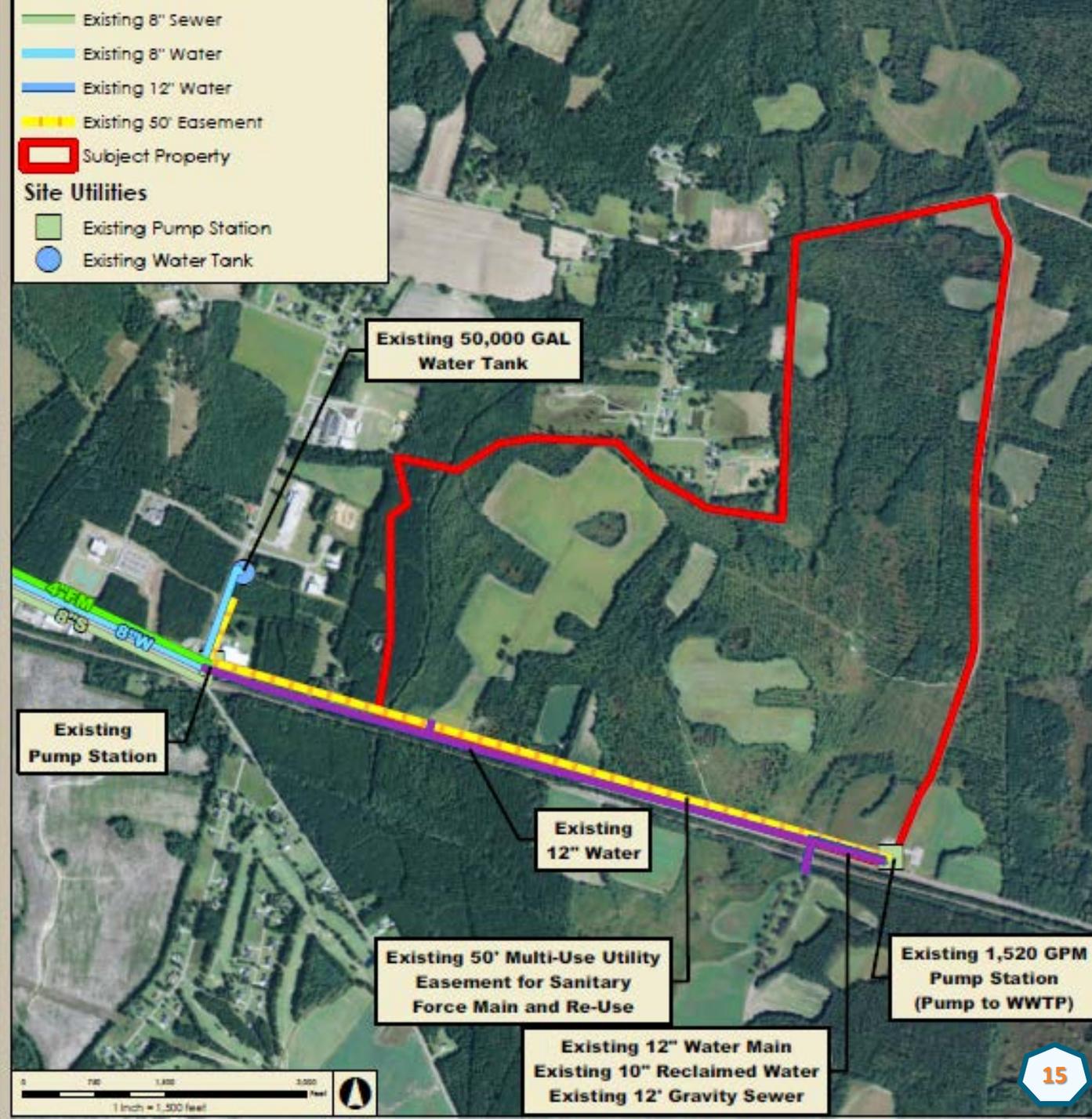


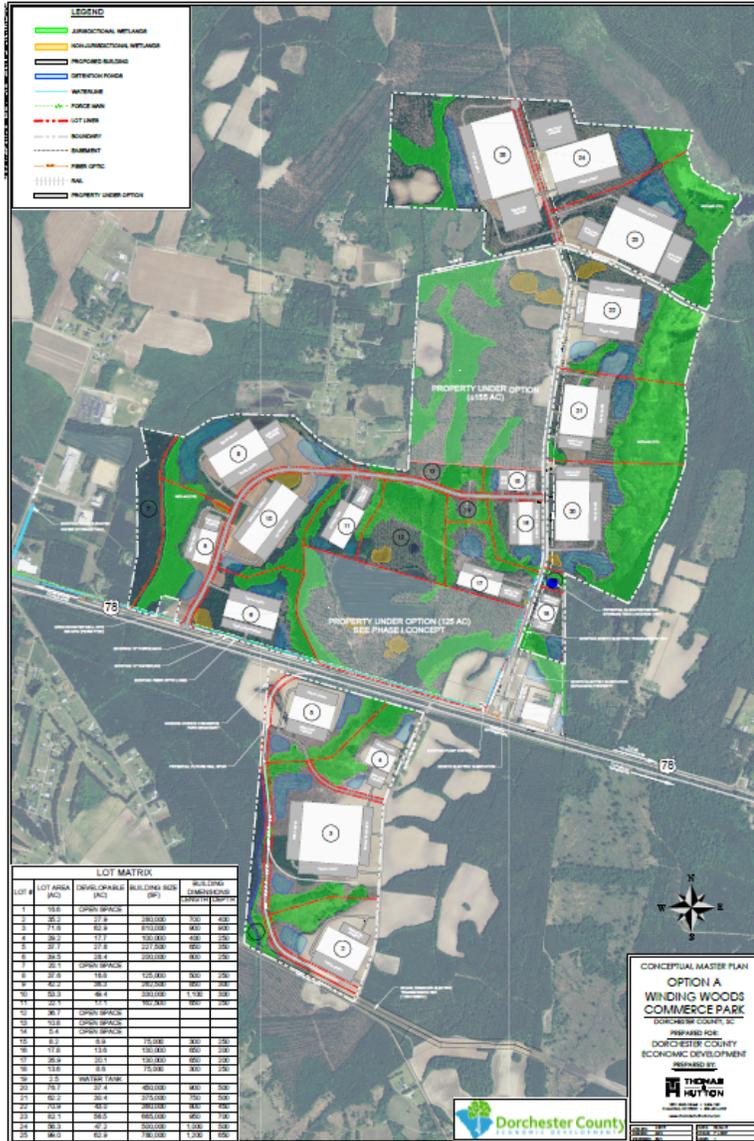
# Winding Woods Commerce Park

*A Certified Industrial Park*

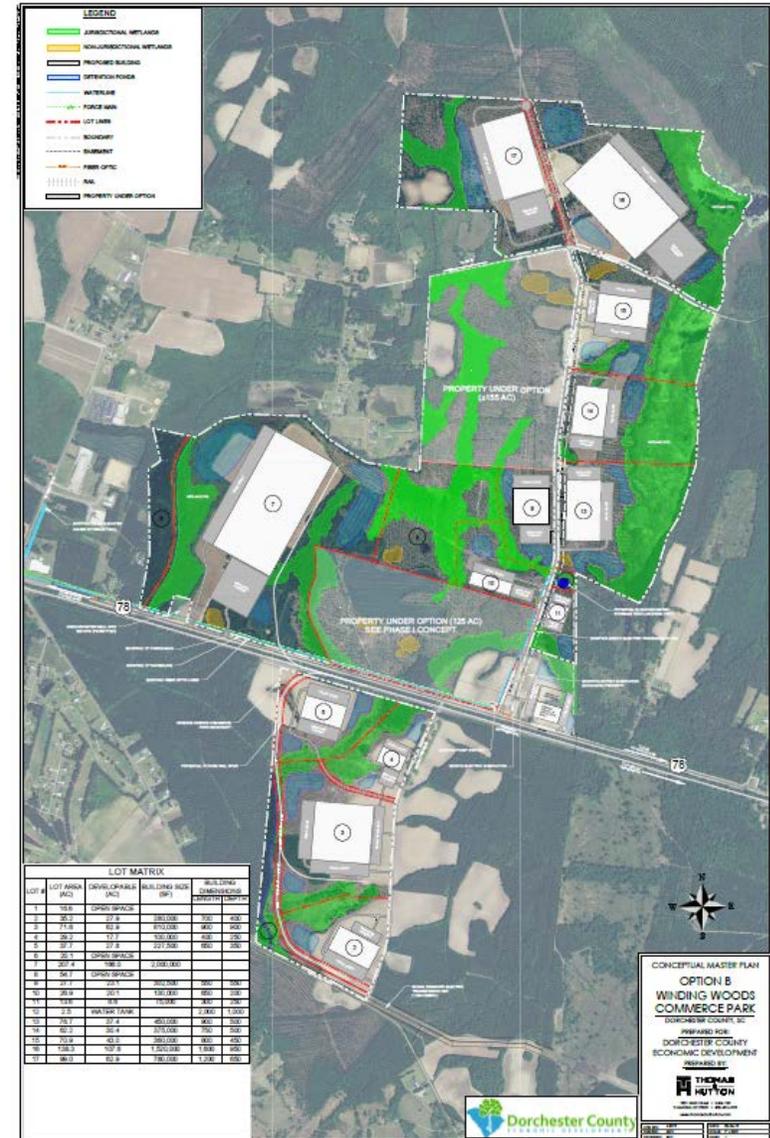
## Transportation

- **Road Access.** I-95 (4 miles), I-26 (9 miles) and US Highway 78 frontage
- **Airport Access.** Charleston International Airport (38 miles)
- **Seaport Access.** Port of Charleston (51 miles), Port of Savannah (90 miles)
- **Rail Access.** Norfolk Southern Rail Company





Master Plan – Option A



Master Plan – Option B

# Winding Woods Commerce Park

## Electric:

- *Edisto Electric Cooperative*
- *Substation on site, new substation planned*
- *115 kV transmission line*

## Gas:

- *South Carolina Electric & Gas (SCE&G)*
- *4" Line 6,000 feet from site*
- *8" Line 8,000 feet from site*
- *Extension planned*
- *Easements acquired*

**Other Park Tenants:** DHL Supply Chain

## Water:

- *Dorchester County Water and Sewer (DCW&S)*
- *12" water line*
- *Planned elevated 500,000 gallon storage tank*
- *Served from Lake Marion Regional Water System*

## Sewer:

- *Dorchester County Water & Sewer (DCW&S)*
- *10" gravity line*
- *12" force main*
- *1,000,000 GPD estimated excess capacity*

A map of Ridgeville, South Carolina, highlighting a specific area in blue. The map shows the city of Ridgeville, Summerville Airport, and surrounding areas like Sangaree and Ladson. Major roads like I-26, I-78, and US-61 are visible. Water bodies like the Ashley River and various swamps are also shown. The text 'Ridgeville Opportunity Zone 2' is overlaid in white on the blue area.

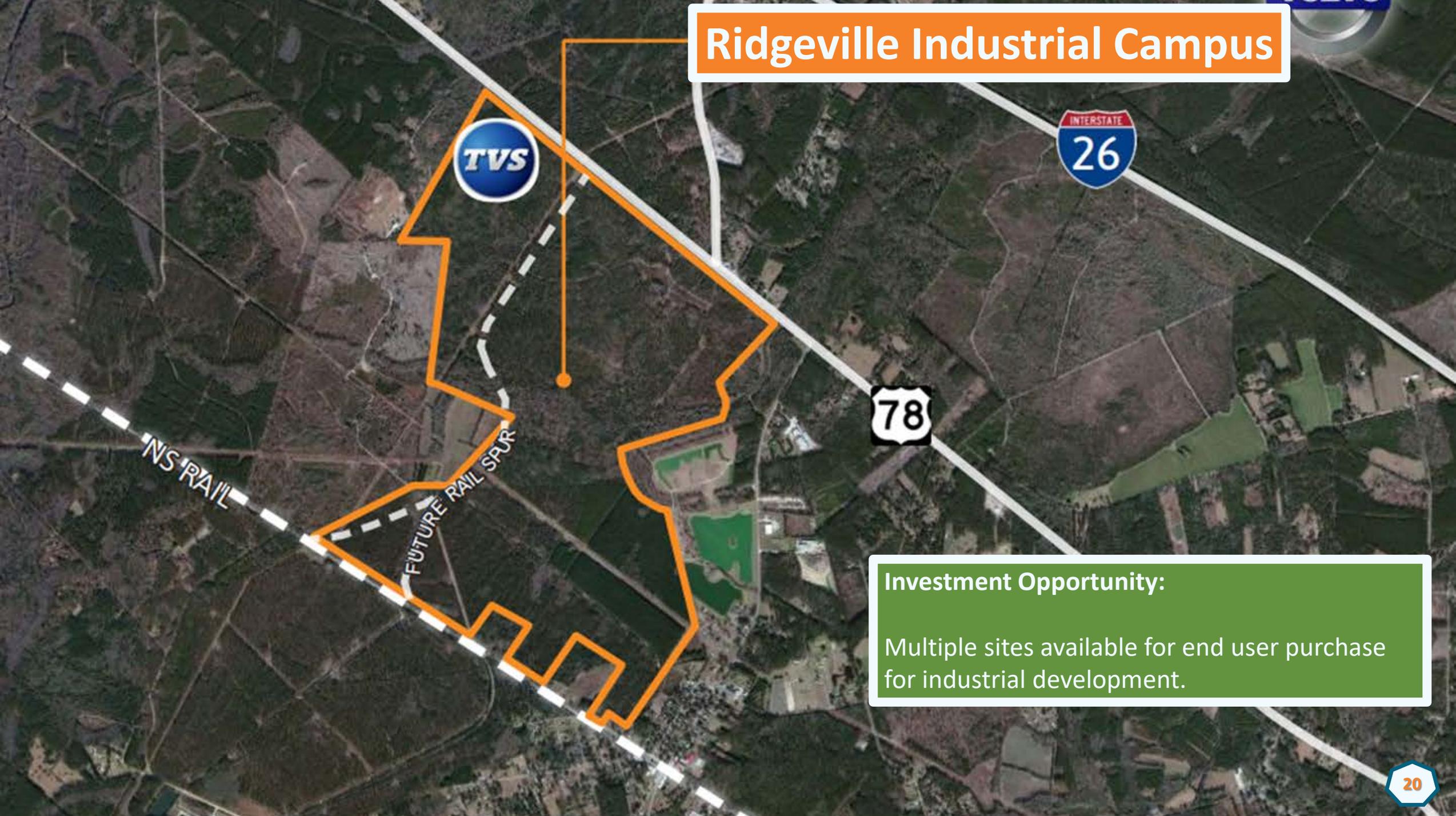
# Ridgeville

Opportunity Zone 2



# Ridgeville Industrial Campus

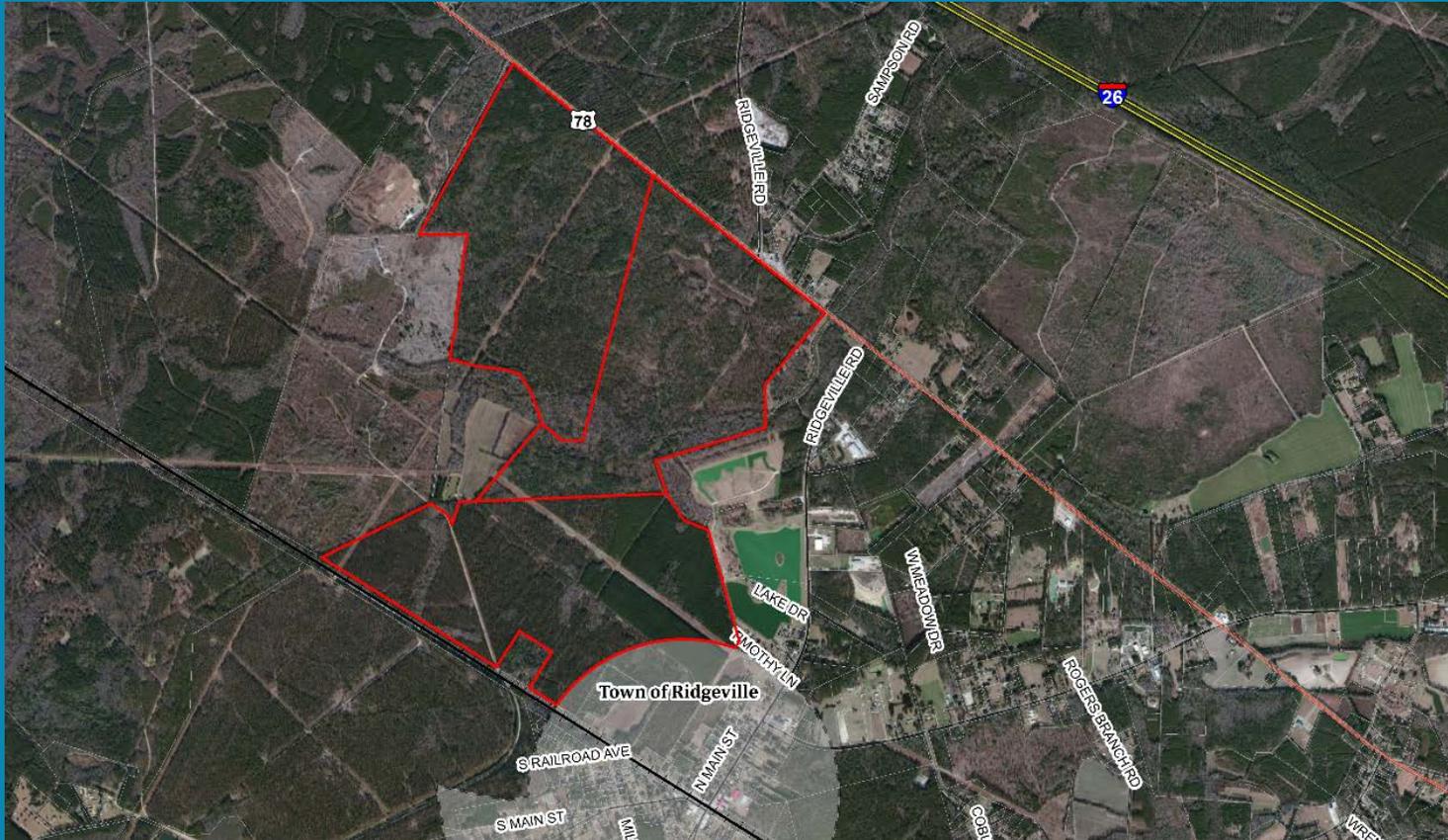
# Ridgeville Industrial Campus



**Investment Opportunity:**  
Multiple sites available for end user purchase for industrial development.

# Ridgeville Industrial Campus

## 1,030 Acre Certified Industrial Park



### Transportation

- **Road Access.** I-26 (1 mile), I-95 (19 miles), US Highway 78 Frontage
- **Airport Access.** Charleston International Airport (25 miles)
- **Seaport Access.** Port of Charleston (28 miles)
- **Rail Access.** Norfolk Southern Rail Company (main line)

### Due Diligence Complete

- Wetlands Delineation
- Environmental Studies
- Geotech & Cultural Reports
- Zoning

# Ridgeville Industrial Campus

## Electric:

- *Dominion Energy and Edisto Electric Cooperative*
- *230 kV power available*

## Gas:

- *Dominion Energy*
- *6" line*

## Water:

- *Dorchester County Water & Sewer (DCW&S)*
- *10" water line*

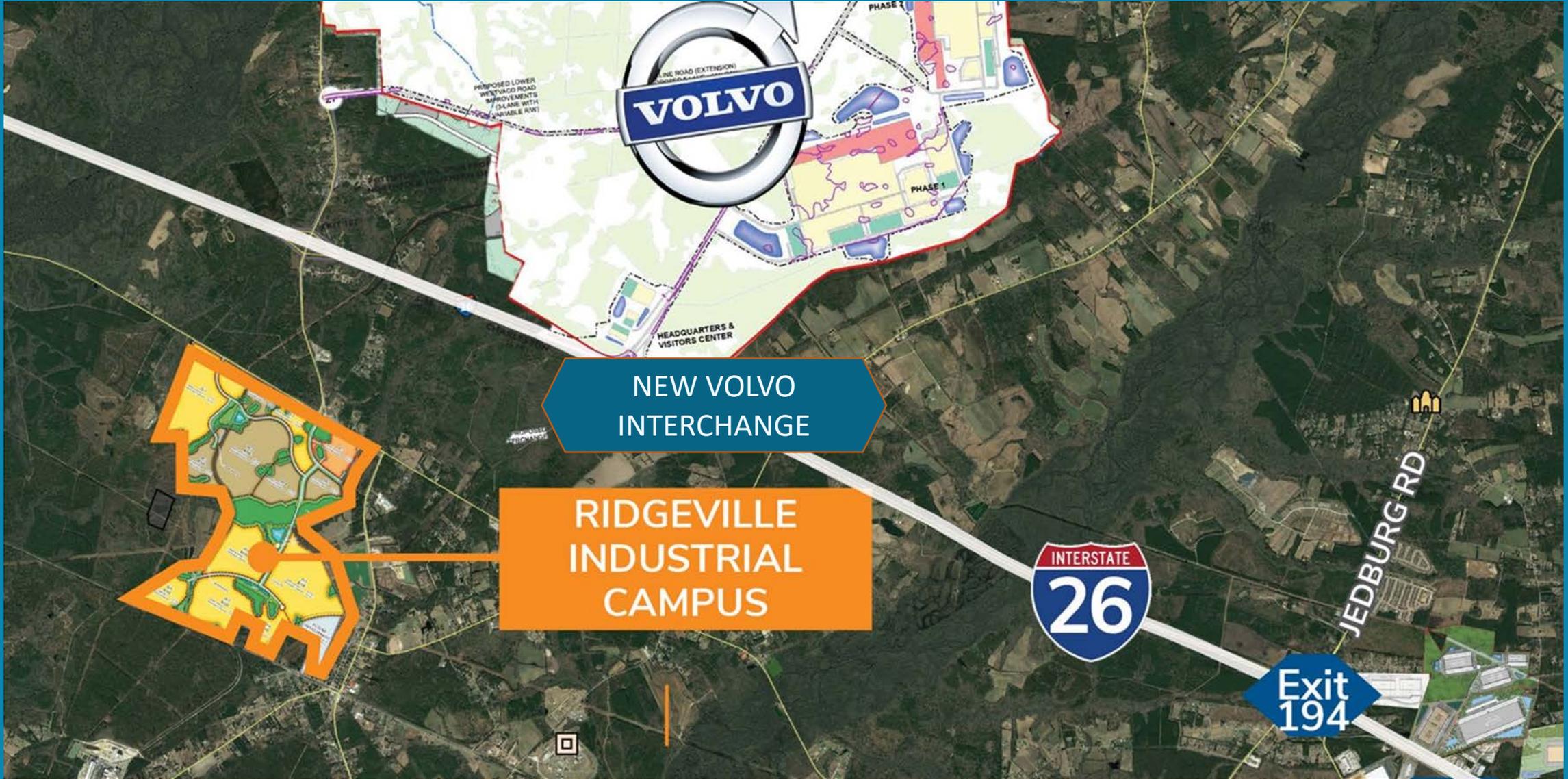
## Sewer:

- *Dorchester County Water & Sewer (DCW&S)*
- *12" gravity line*

Other Park Tenants: TVS (Sundaram-Clayton Ltd.)

## Strategic Advantages:

- *Flexible Lot Sizes accommodate buildings from 25,000 square feet to 1,000,000+ square feet*
- *Only 10 minutes from Volvo Cars; less than 30 minutes from Boeing & Daimler*
- *404 Wetlands Permit Complete*



**VOLVO**

**NEW VOLVO  
INTERCHANGE**

**RIDGEVILLE  
INDUSTRIAL  
CAMPUS**

INTERSTATE  
**26**

**Exit  
194**

JEDBURG RD



# Pine Hill Business Campus

*This county-owned, campus-like Business Park is within an hour's drive of 1.3 million people, creating the perfect combination of a strategic location and beautiful surroundings for new business operations.*



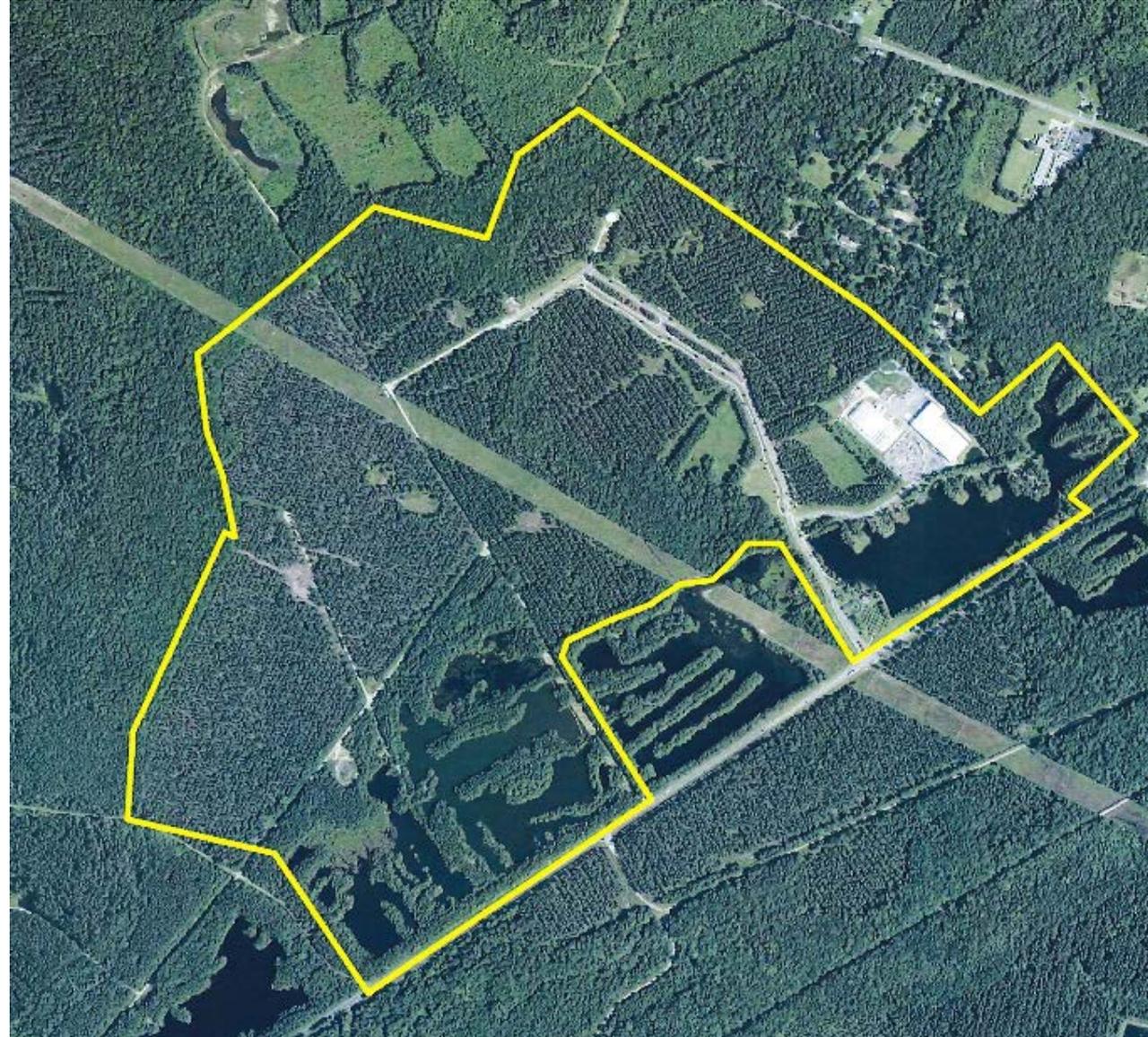
# Pine Hill Business Campus

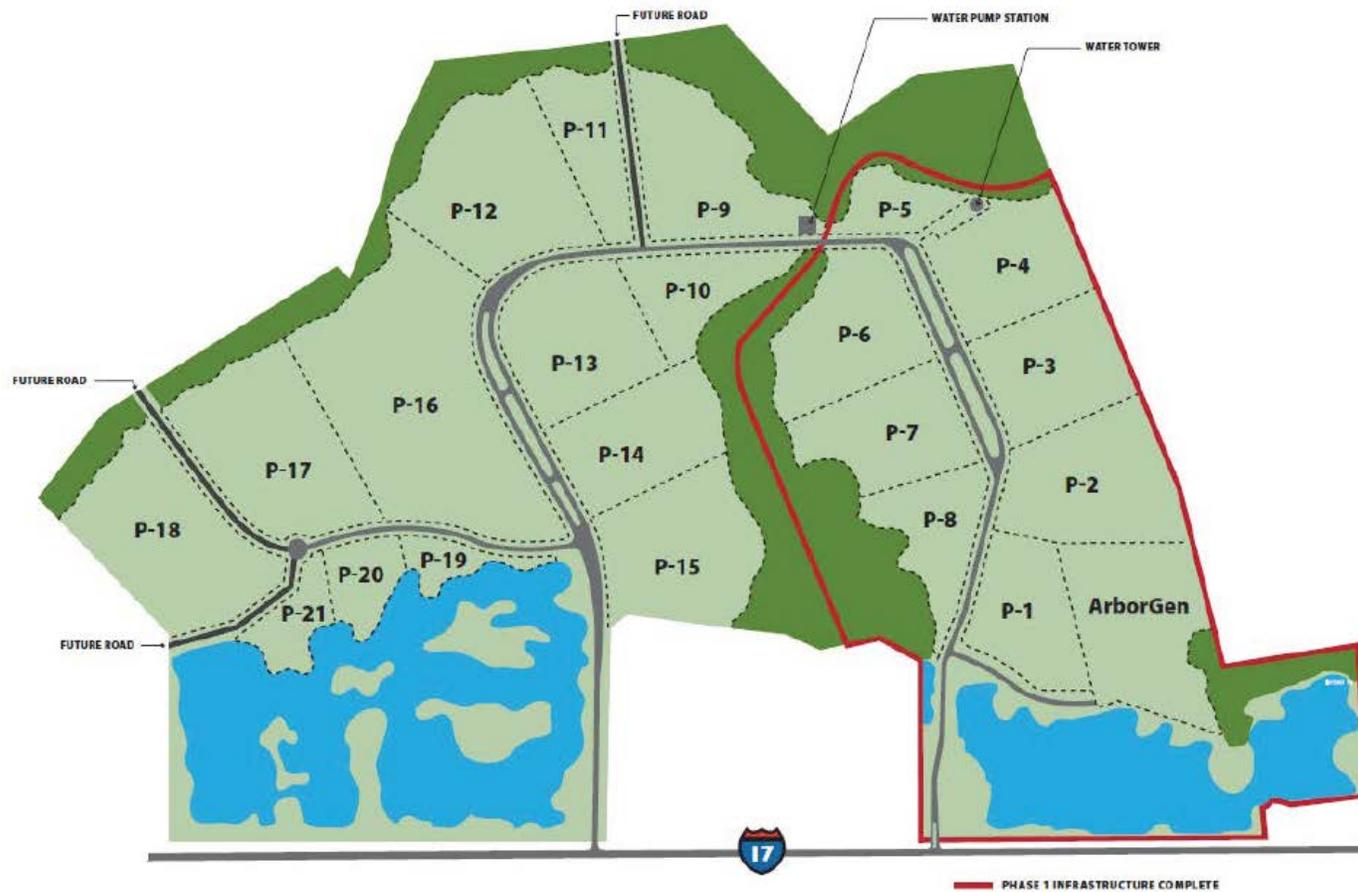
## **Investment Opportunity:**

Developer or end user to purchase all or a portion of the Industrial Campus for industrial development.

## Pine Hill Business Campus

*Ideal for  
light manufacturing,  
corporate headquarters,  
biosciences, medical  
and data centers.*





# Pine Hill Business Campus

*Various site sizes and locations are available among Pine Hill's 350 scenic acres. Its campus setting, complete with walking trails, mature landscaping, and picturesque ponds set it apart from traditional industrial parks.*

# *Pine Hill Business Campus*

## Transportation

- **Road Access.** I-26 (12 miles), I-95 (25 miles) and US Highway 17-A frontage
- **Airport Access.** Charleston International Airport (21 miles)
- **Seaport Access.** Port of Charleston (28 miles), Port of Savannah (90 miles)



# Pine Hill Business Campus

## Electric:

- *Dominion Energy*
- *3-phase*
- *23 kV power available*

## Gas:

- *Dominion Energy*
- *4" line*

## Water:

- *Dorchester County Water & Sewer (DCW&S)*
- *12" water line*

## Sewer:

- *Dorchester County Water & Sewer (DCW&S)*
- *10" gravity line*

Other Park Tenants: ArborGen, Magnolia Botanicals

Nearby Industries: Briteline Extrusions, Showa Denko Carbon, Robert Bosch, WABCO Compressor Manufacturing Inc.



# Residential, Office & Commercial

# Housing

*As a result of strong manufacturing growth in the region, St. George & Ridgeville are also in need of residential development.*

- Given the exponential job growth in the Charleston market, including thousands of new jobs coming online at Volvo's new automotive manufacturing facility just miles away, there is a high demand for all types of workforce housing in the region. There is a specific demand for affordable housing and starter homes given escalating housing prices closer to downtown Charleston.
- There are currently 281,245 total households in the Charleston MSA, including more than 7,000 new households per year in Dorchester County alone.
- Median household income in the Charleston region is \$60,001 (2017); this represents a 22.6% increase from 2007.
- Average household income in Dorchester = \$79,452



A map of Summerville, South Carolina, with a specific area highlighted in blue. The highlighted area is bounded by Rumphs Hill Creek to the north, Industrial Road to the west, and Berlin Myers Parkway to the south. Major roads like I-26 and US-78 are visible. The text 'Summerville' is overlaid in large white font, and 'Opportunity Zone 3' is overlaid in smaller white font below it. The map also shows various residential streets, creeks, and landmarks like Sangaree and the Sawmill Branch.

# Summerville

Opportunity Zone 3

# At the Heart of it All.

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Summerville's blooming springtime gardens draw visitors from around the region each year. Home to the Flowertown Festival, South Carolina's largest arts and crafts festival, Summerville has welcomed more than 250,000 visitors every April since 1972.

The town's proximity to several historic plantations and the Edisto River, one of the longest free-flowing blackwater rivers in North America, not to mention the expansive beaches and 40+ golf courses within an hour's drive, make Summerville a recreational destination.



## Small town charm, big town amenities.

Also known to many as the “Birthplace of Sweet Tea and Southern Hospitality,” Summerville is admired for its unique small-town charm. The town boasts a thriving museum and downtown shopping district, yet is less than a 30-minute drive from downtown Charleston.

A family-oriented town, Summerville is recognized by its residents as a nurturing community where children can grow and develop in a dense suburban environment.

Although it maintains its feel as a small town, Summerville is actually one of the largest cities in the Charleston region with a population of 51,692 (2019).



# Investment Opportunities in Summerville

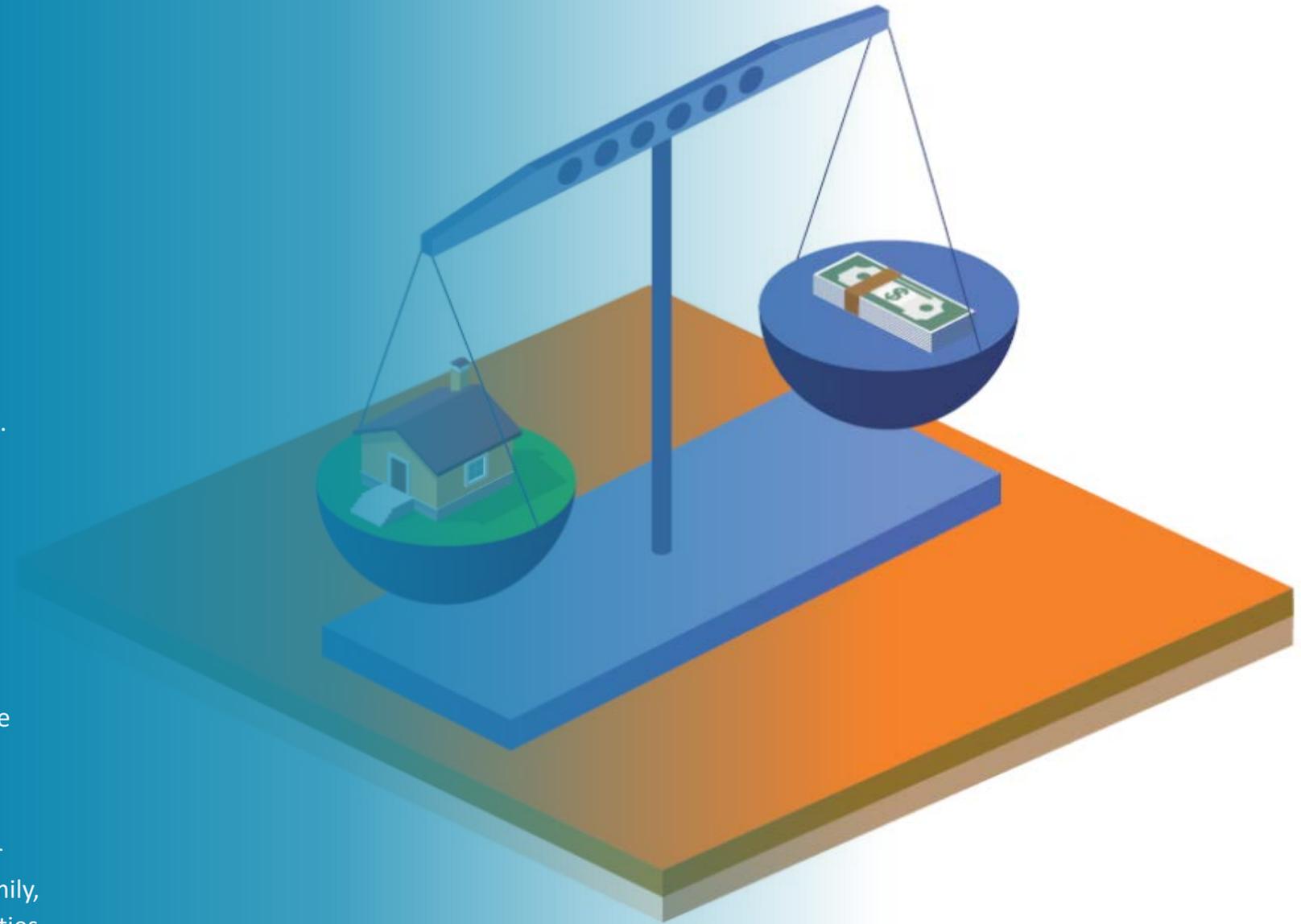
*The Town of Summerville has identified a number of residential, commercial and office needs for investors to consider.*



# Housing

*A need exists throughout the town for additional affordable housing, workforce housing and multi-family housing.*

- Average home value in downtown Summerville is \$257,536. Fewer than 8% of housing units are vacant.
- Average age within a 10 mile radius from downtown Summerville is 37.
- Projected annual population growth in downtown Summerville is 10.2% between 2018-2023.
- In Summerville, 75% of households are family households, 20% are 1 person households and 5% are nonfamily households. Household size averages 2.72 people.
- Summerville is well positioned to provide housing for Charleston area workers through additional multi-family, affordable housing and workforce housing opportunities to meet growing demand.





# Mixed-Use Development

*Summerville is the perfect location to create communities that intersect work and play.*

Summerville has seen tremendous success in the mixed-use concept. Nexton, a 4,500-acre mixed-use & master-planned community located 10 minutes south of downtown Summerville offers options for retail, business and residential.

The project has flourished since breaking ground in 2014 and continues to grow, indicating the potential for smaller scaled models producing similar results in Summerville's historic downtown for developers and tenants seeking the charm of redeveloped property with mixed-use amenities.

- The Charleston Region is the #1 mid-sized metro in the USA for millennials (25-34 year olds as a % of total population)
- 78% of US adults are open to mixed-use living, with 85% of millennials saying they would consider living in such an environment.
- Fewer than ½ of millennials say they want to own a home.
- 84% of millennials would consider joining the gig economy.
- There is an estimated 48 hours per week of bottleneck congestion on I-26, with an average speed of 19.8 mph at the worst bottleneck. This can make a mixed-use development more attractive to residents.

# Retail Operations

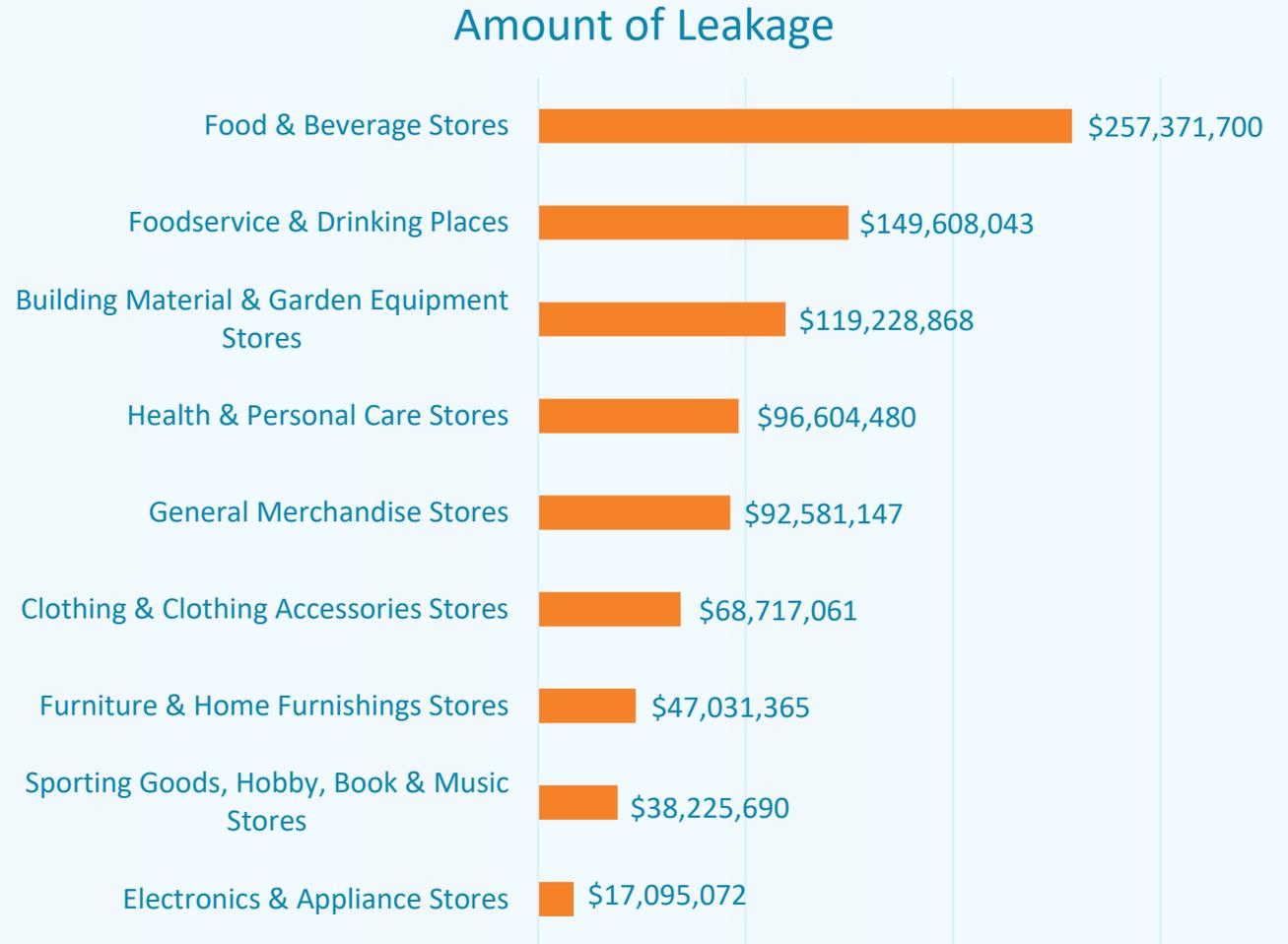
*Based upon growth in the market and a recent retail study, Summerville needs additional retail options.*

- Average salaries in the Charleston region grew by 28.1% from 2008-2018; the US average was only 25.7%.
- Dorchester's median household income is greater than the national average, at \$63,269 (2017).
- Dorchester's population is 160,647 (2018).



# Retail Leakage in Summerville

- Amount of annual spending by Summerville residents taking place outside the town = **\$1,132,668,988**
- Largest opportunities in Food & Beverage, Foodservice & Drinking Places and Building Materials / Garden Equipment.
- Summerville's population is 51,692. Within the town limits of Summerville, the **average disposable income is \$63,749**.
- Summerville's trade area population was 308,110 in 2018 and is **projected to grow to 329,315 by 2023**.

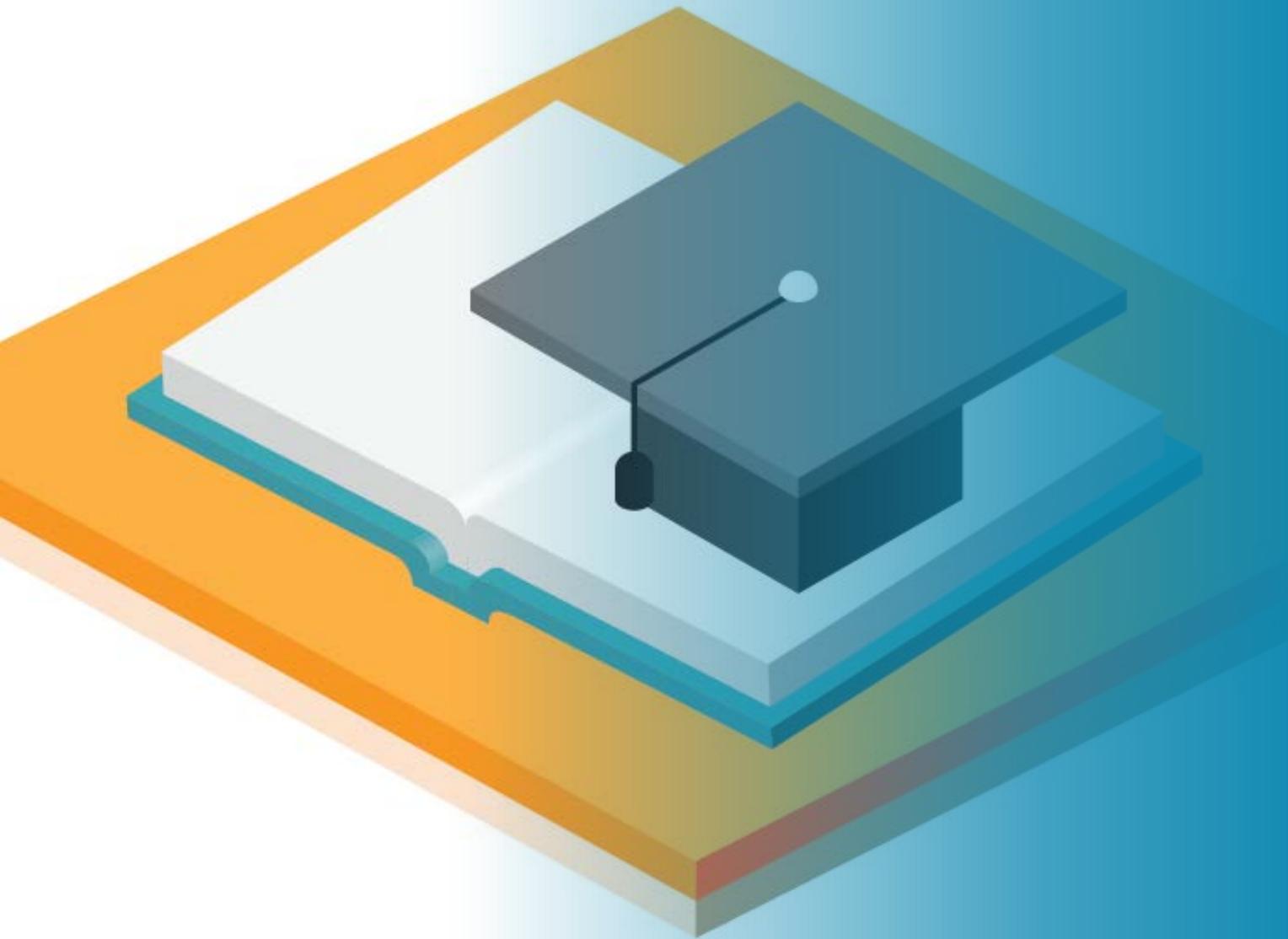


# Specific Types of Retail Operations Needed

## Summerville Retail Study Findings:

- **Full Service & Fast Casual Restaurants**
  - 1,200-6,000 square feet per restaurant
- **Apparel**
  - 1,200 – 25,000 square feet per shop
- **Grocery Stores**
  - 18,000 – 125,000 square feet per store (both new-to-market and additional locations)
- **Home Furnishings & Furniture**
  - 5,000-125,000 square feet per store





# Office Space

*The Summerville market can absorb more Class A and Class B office properties.*

- Average net absorption per quarter in Summerville is 75,544 sq. ft., with an average of nearly 60,000 sq. ft. of Class A office space absorbed on a quarterly basis.
- The Charleston region is prime for white-collar growth. The Charleston region has higher than average educational attainment – more than 90% of the population 25 years and older have a high school diploma or higher. In addition, nearly 22% of the population has a bachelor's degree or higher – the US average is only 19%.
- The region continues to receive accolades for tech growth, including –
  - #1 fastest growing mid-sized metro for IT jobs (US Bureau of Labor Statistics)
  - #4 ranking of “Americas Biggest Boomtowns” (Magnify Money)
  - #5 for One-Year High Tech GDP Growth (Milken Institute)
- New patents are on the rise – Dorchester has seen a dramatic increase, with a 10 year average of 18.8 and a 5 year average of 22.4. The county is fostering an innovative economy.

Quarter (2019)	Type	Buildings	Inventory	Total Vacant (SF)	Total Vacancy Rate (%)	Net Absorption (SF)	Average Asking Rental Rate (SF/YR)
Q1	Class A	6	389,890	109,292	28.03%	66,000	\$26.81
	Class B	10	294,521	9,325	3.17%	30,032	\$16.00
	Class C	19	289,235	9,600	3.32%	5,400	\$10.00
	<b>Total</b>	<b>35</b>	<b>973,646</b>	<b>128,217</b>	<b>13.17%</b>	<b>101,432</b>	<b>\$25.80</b>
Q2	Class A	6	389,890	210,427	53.97%	-1,135	\$28.64
	Class B	10	294,521	4,000	1.36%	5,325	\$16.00
	Class C	19	291,735	12,957	4.44%	-857	\$10.52
	<b>Total</b>	<b>35</b>	<b>976,146</b>	<b>227,384</b>	<b>23.29%</b>	<b>3,333</b>	<b>\$26.29</b>
Q3	Class A	6	389,890	101,360	26%	109,067	\$24.47
	Class B	10	294,521	0	0%	4,000	-
	Class C	19	291,735	4,157	1.42%	8,800	\$16.29
	<b>Total</b>	<b>35</b>	<b>976,146</b>	<b>105,517</b>	<b>10.81%</b>	<b>121,867</b>	<b>\$23.04</b>
Average	Class A	6	389,890	140,360	36%	57,977	\$26.64
	Class B	10	294,521	4,442	1.51%	13,119	\$16.00
	Class C	19	290,902	8,905	3.06%	4,448	\$12.27
	<b>Total</b>	<b>35</b>	<b>975,313</b>	<b>153,706</b>	<b>15.76%</b>	<b>75,544</b>	<b>\$25.92</b>

## Summerville & Goose Creek Office Market Summary Statistics



# Boutique Hotel

*Summerville's amenities and location make it an ideal location for a new boutique hotel.*

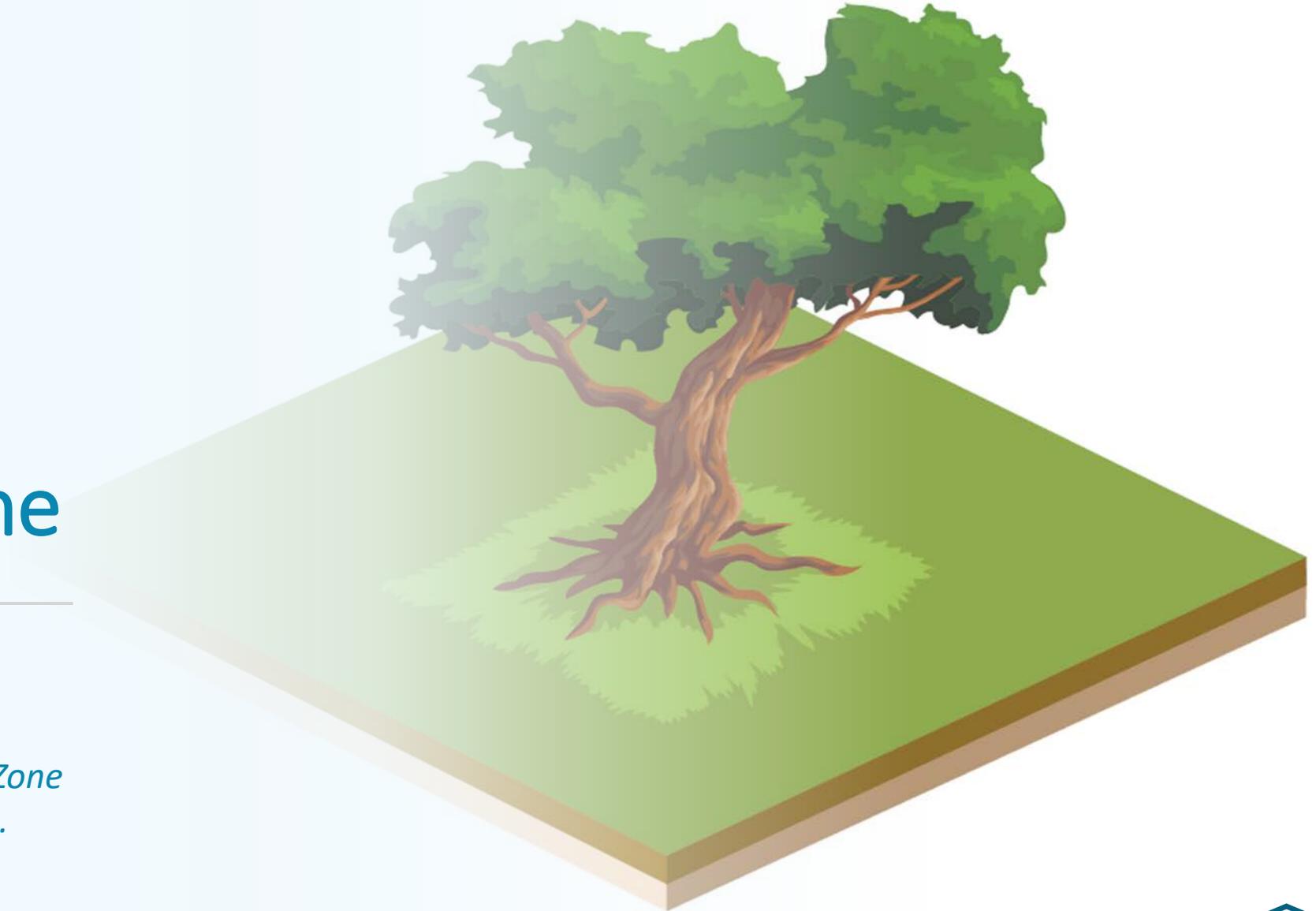
- Frequently recognized as one of the top tourist destinations in the world, the Charleston region has seen tremendous growth in visitors from around the globe, traveling to experience the regional southern charm. Summerville is poised to benefit from this growth by providing unique hotel options in close proximity to downtown Charleston, but away from the hustle and bustle of the city.
- The Charleston region saw more than 6.9 million visitors in 2017 with a \$7.37 billion economic impact; this was a 26% increase from 2016.
- There are more than 15,000 travelers through the Charleston International Airport each day, including 2 new airlines and 5 new nonstop services in 2018. 225,000 visitors enter Charleston per year through the downtown cruise terminal.
- Charleston area hotels sold 2.5 million stays from January to June 2019, a 2.6% increase from the year prior. In 2017, adults spent \$826 per trip to the Charleston region, including an average of \$410 per trip on accommodations alone.
- From October 2017 to September 2018, 15 properties consisting of a total of 1,650+ rooms were sold in the market. The average price per room was \$112,000. Revenue per available room (RevPAR) in 2019 was \$117/room.



# Potential Investment Properties in Summerville's Opportunity Zone

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*The Town of Summerville has identified a number of suitable properties within the Opportunity Zone for development or redevelopment.*





# Site 1. Parkway & North Gum

**Type of Site:** Development/Redevelopment

**Approximate Site Size:** 2 Parcels, 2.71 Acres

- A - 1.63 Acres (TMS # 137-04-07-008.000)
- B - 1.08 Acres (TMS # 137-04-07-016.000)

**Current Use:** Mostly Vacant; Parcel A currently used for light industrial and service





# Site 2. Pittillo Property

Type of Site: Development/Redevelopment

Approximate Site Size: 1 Parcel, 1.93 Acres

- A - 1.93 Acres (TMS # 137-04-01-001.000)

Current Use: Partially Vacant Land with Storage Building

# Site 3. Summerville Family Worship Center Lot

**Type of Site:** Development

**Approximate Site Size:** 5 Parcels, 2.18 Acres

- A – 0.72 Acres (TMS # 137-03-02-012.000)
- B – 0.73 Acres (TMS # 137-03-02-009.000)
- C – 0.39 Acres (TMS # 137-03-02-008.000)
- D – 0.21 Acres (TMS # 137-03-02-006.000)
- E – 0.13 Acres (TMS # 137-03-02-005.000)

**Current Use:** Mostly Vacant Land with Some Infrastructure, Temporary Parking





## Site 4. North Cedar & West 2<sup>nd</sup> North

Type of Site: Development

Approximate Site Size: 1 Parcel, 1.13 Acres

- A - 1.13 Acres (TMS # 137-03-07-004.000)

Current Use: Vacant Land

# Site 5. North Cedar & West 3rd North

Type of Site: Redevelopment

Approximate Site Size: 4 Parcels, 1.15 Acres

- A - 0.31 Acres (TMS # 137-03-06-006.000)
- B - 0.30 Acres (TMS # 137-03-06-007.000)
- C - 0.38 Acres (TMS # 137-03-06-008.000)
- D - 0.16 Acres (TMS # 137-03-06-009.000)

Current Use: Parking and Owner Occupied  
(Parcel B)



Site 7

Residential

Commercial

A

B

Residential

Commercial

## Site 6. Blocker Lane

Type of Site: Development

Approximate Site Size: 2 Parcels, 0.59 Acres

- A - 0.39 Acres (TMS # 137-03-11-002.000)
- B - 0.20 Acres (TMS # 137-03-11-003.000)

Current Use: Vacant Land

# Site 7. Lomar Corporation Property

Type of Site: Development

Approximate Site Size: 3 Parcels, 5.48 Acres

- A - 3.96 Acres (TMS # 137-03-14-008.000)
- B - 1.17 Acres (TMS # 137-03-14-011.000)
- C - 0.35 Acres (TMS # 137-03-14-013.000)

Current Use: Vacant Land





# Site 8. Suburban Propane Block

**Type of Site:** Redevelopment

**Approximate Site Size:** 13 Parcels, 4 Acres

**Optimal Use:** Multi-family, townhomes and mixed-use residential (i.e. live/work community)

# Site 9. Luke & Gum

Type of Site: Redevelopment

Approximate Site Size: 10 Parcels, 4.5 Acres

Optimal Use: Mix of Medium to High  
Density Residential





# Site 10. Dorchester Block

Type of Site: Development

Approximate Site Size: 8 Parcels, 4 Acres

- 1.75 acres owned by the Summerville Redevelopment Corporation

Current Use: Commercial & Business, Residential

Optimal Use: Boutique Hotel

# Site 11. Daniel's Orchard Commercial

Type of Site: Development

Approximate Site Size: 2 Parcels, 0.79 Acres

- A - 0.41 Acres (TMS # 130-12-01-001)
- B - 0.38 Acres (TMS # 130-12-01-003)

Current Use: Landscaping





# Site 12. Varn-Calcote & Marymeade

Type of Site: Development

Approximate Site Size: 2 Parcels, 62 Acres

- A – 57.98 Acres (TMS # 138-00-00-001)
- B – 4.03 Acres (TMS # 138-00-00-035)

Current Use: Vacant Land

Looking for more  
information on your next  
Opportunity Zone  
Investment in  
Dorchester County?

*DorchesterSCOpportunityZones.com*

*For questions about investing in  
Dorchester County, please contact:*

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*For questions about investments  
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**Dorchester County**  
E C O N O M I C D E V E L O P M E N T

