



## VACANT LAND FOR SALE

0 Hwy 15  
Dorchester County, SC

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**COLDWELL BANKER**  
**COMMERCIAL**  
**ATLANTIC**





**PRICE**  
\$1,027,735  
(\$8,500/Acre)



**ZONING**  
AR - Agricultural Residential District



**ACRES**  
120.91 Acres



**COUNTY**  
Dorchester County



**VEHICLES PER DAY**  
SCDOT 40,400 VPD

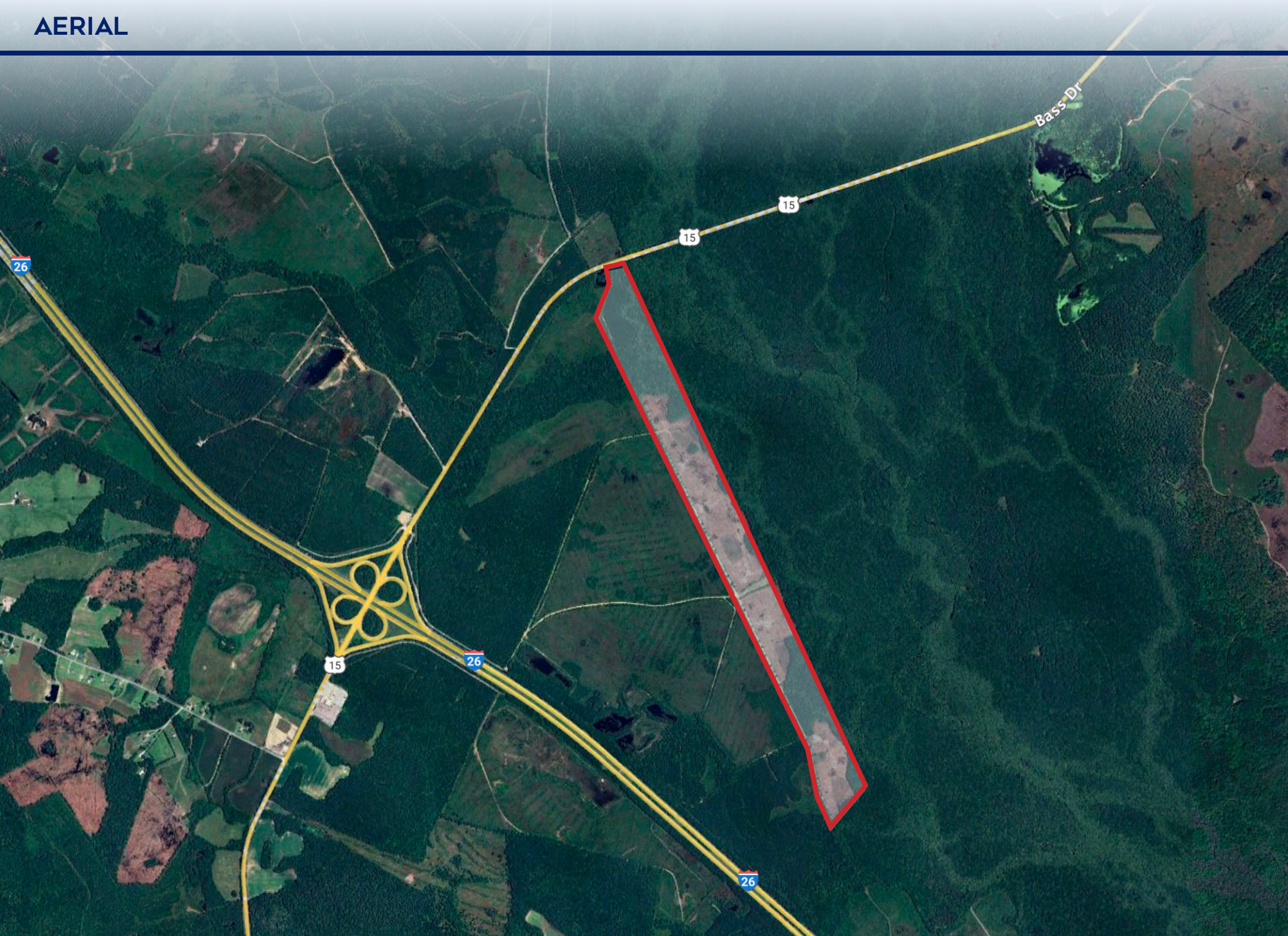


**TMS**  
009-00-00-009.000

PROPERTY OVERVIEW

Nestled in a prime hunting region, this 120.91-acre tract in Dorchester County is surrounded on all sides by the National Audubon Society and borders Four Hole Swamp, offering unmatched privacy and a thriving natural habitat. Zoned Agricultural Residential (AR) and located just 45 minutes from downtown Charleston, SC, the property has direct access from Highway 15 and is right off Exit 172 on I-26 making it both secluded and easily accessible. With 58 acres recently planted in 3rd generation Weyerhaeuser loblolly pines, this land offers a strong timber investment alongside its diverse landscape—approximately 70 acres of wetlands and 50+ acres of uplands—creating a haven for deer, turkey, and waterfowl. Ideal for hunting, outdoor recreation, or investment, this rare property is an opportunity to create a true sportsman’s paradise.









Incorporated in 1905, the National Audubon Society is one of the oldest and most effective bird conservation organizations in the Western Hemisphere. Audubon has more than 650 staff and a score of partner organizations working in 10 countries. Audubon also has an extensive network of community and campus chapters working on behalf of birds and people in their local areas.

Source: <http://www.audubon.org/about>

**National Audubon Society**

**National Audubon Society**

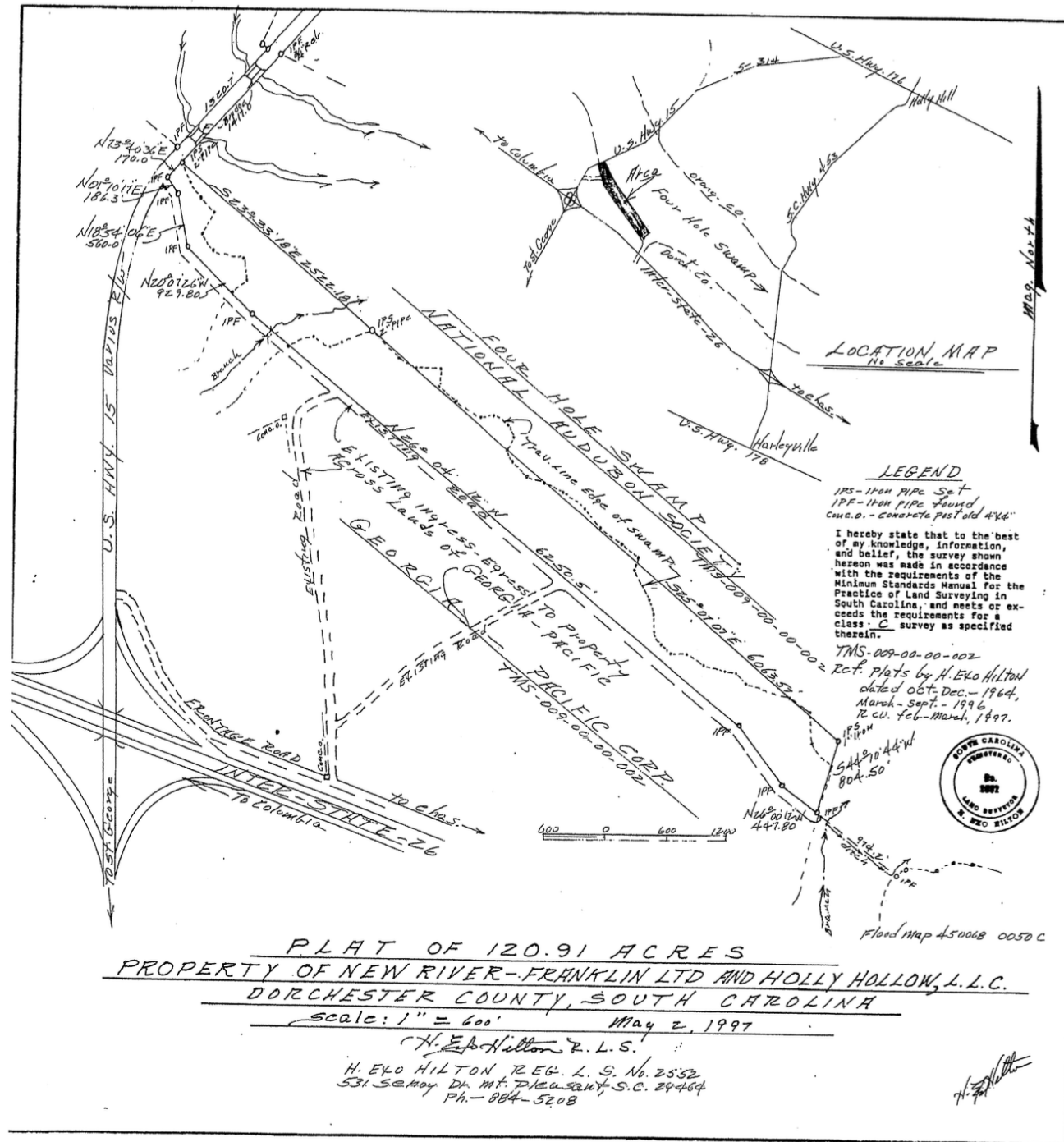


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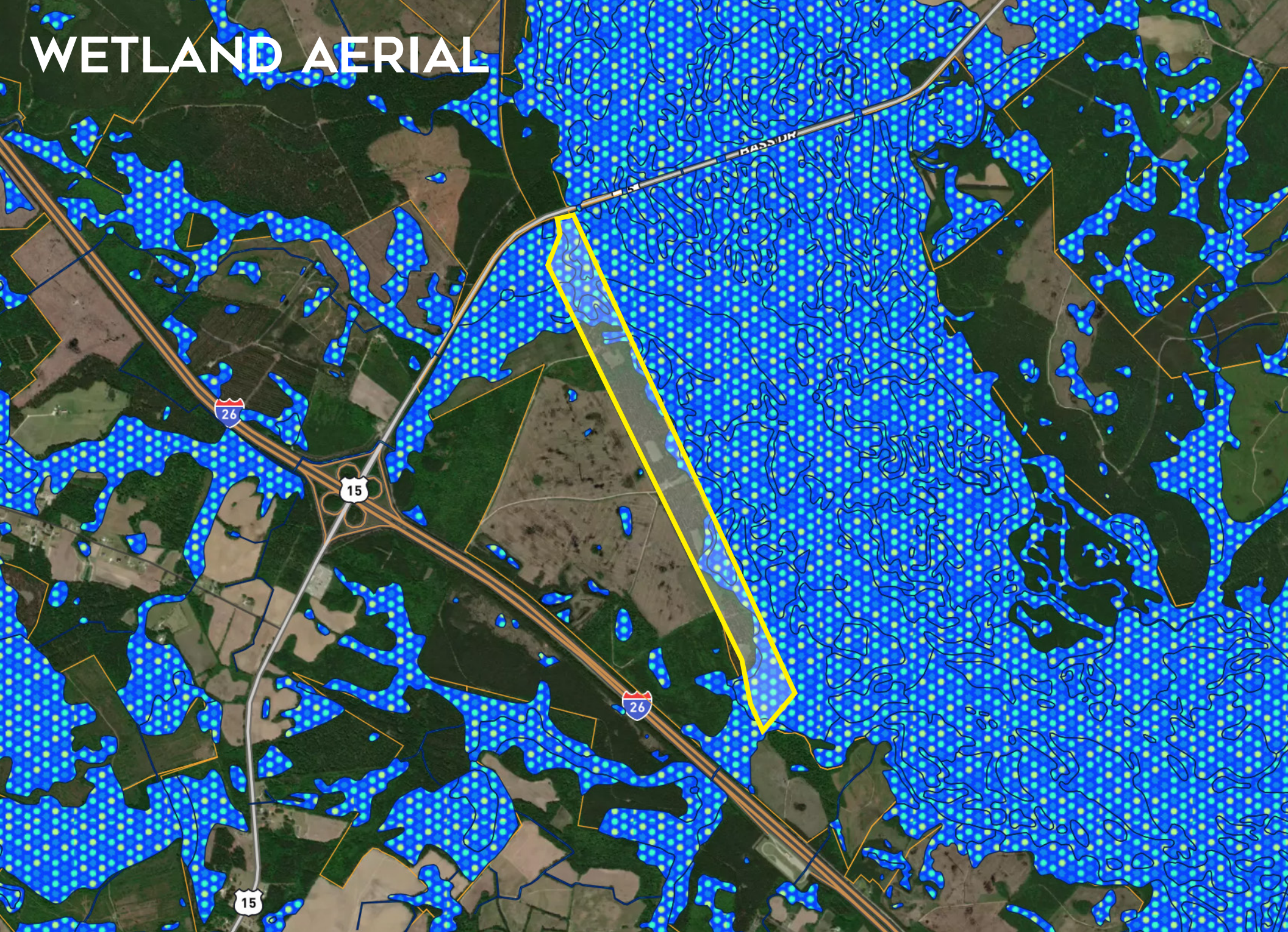
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# WETLAND AERIAL



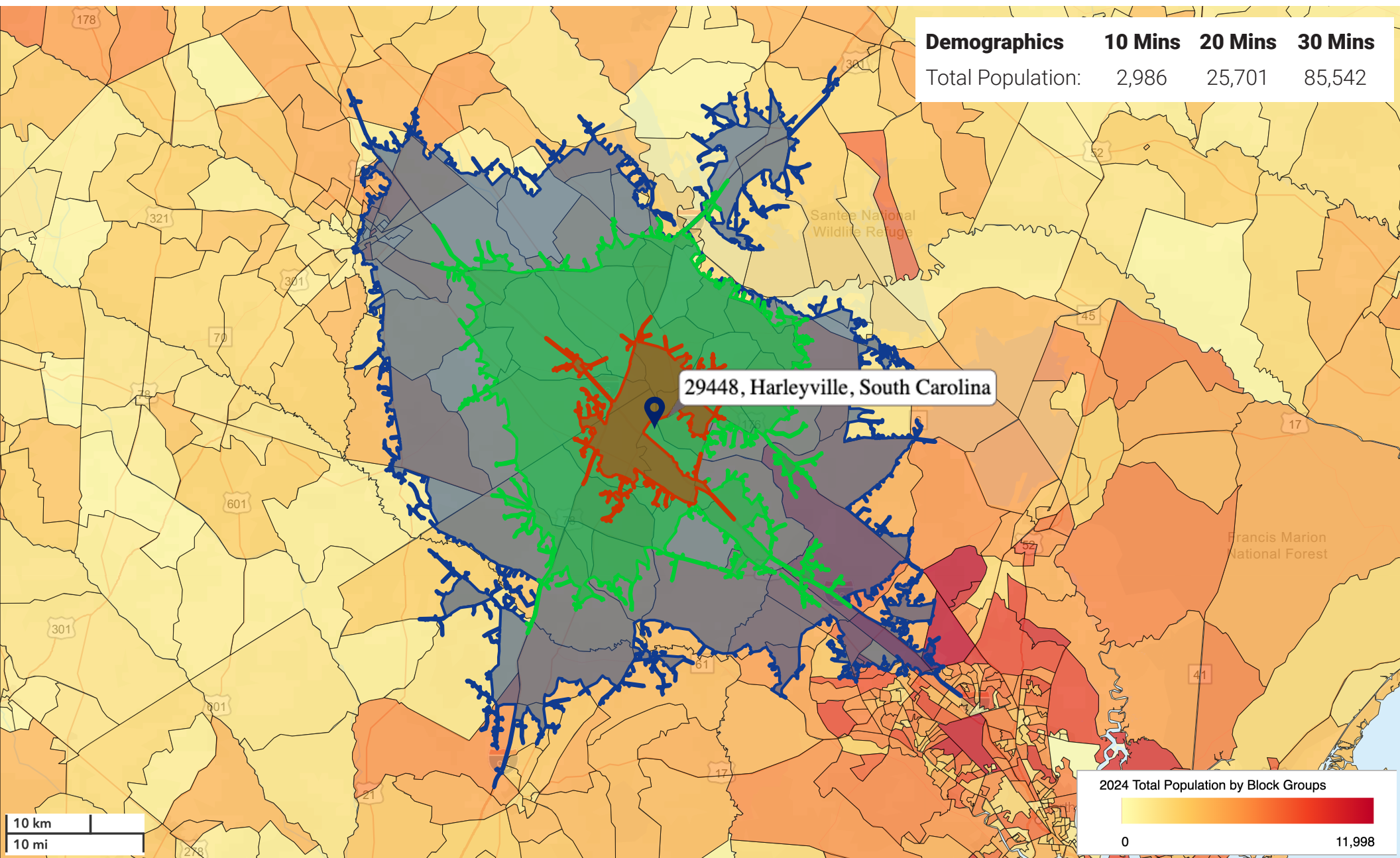
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# DEMOGRAPHICS



Demographics	10 Mins	20 Mins	30 Mins
Total Population:	2,986	25,701	85,542

All demographics based on Esri forecasts for 2024





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