



OFFERING MEMORANDUM

INVESTMENT OPPORTUNITY - 100% LEASED
531 ROBERTSON BOULEVARD, WALTERBORO, SC 29488

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EXECUTIVE SUMMARY

531 Robertson Boulevard presents an opportunity to acquire a 100% leased, single-tenant office investment occupied by the United States Department of Agriculture (USDA), a long-standing federal government tenant with 36 years of continuous occupancy at the property. Situated on ± 1.23 acres, the asset is improved with a $\pm 7,968$ -square-foot single-story office building and approximately 50 marked parking spaces.

The property provides investors with stable, predictable cash flow through an existing lease extending through December 31, 2029, generating \$201,000 in current annual rental income. Backed by the credit strength of the U.S. federal government, the asset offers an attractive combination of income stability and minimal management requirements.

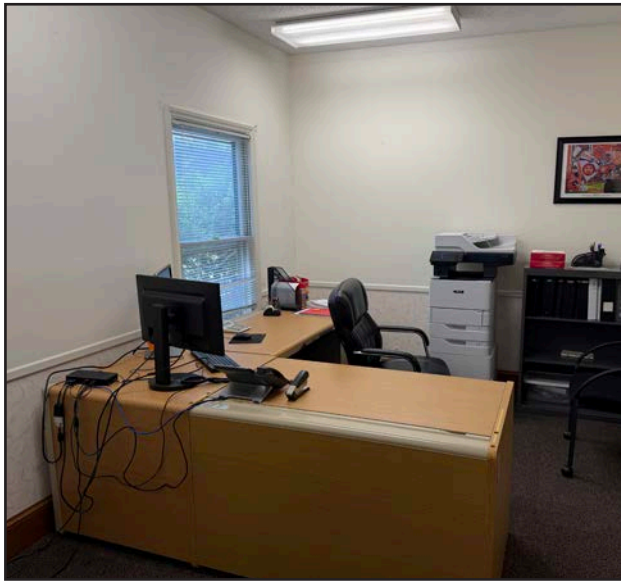
Strategically positioned along Robertson Boulevard with excellent visibility and convenient access to Interstate 95, the property serves as a regional USDA office and benefits from its location among other government offices, medical providers, retail amenities, and professional office users. With a proven operating history, strong tenant credit, and a desirable location within the Walterboro market, 531 Robertson Boulevard represents a compelling opportunity to acquire a stabilized, government-leased investment.



HIGHLIGHTS

- 100% Leased to the United States Department of Agriculture (USDA) through December 31, 2029
- Long-term federal government tenant with nearly 20 years of continuous occupancy
- Stable cash flow with \$201,000 in current annual rental income
- Well-maintained ± 1.23 -acre site improved with a $\pm 7,968$ SF single-story office building
- Approximately 50 marked parking spaces provide ample parking for employees and visitors
- Strong visibility along Robertson Boulevard with convenient access to Interstate 95
- Surrounded by a diverse mix of government, medical, retail, and professional office users
- Credit-backed investment with a proven operating history
- Stabilized, low-management investment opportunity
- Zoned: Highway Commercial; City of Walterboro
- County: Colleton County
- TMS #: 147-00-00-106
- **Sale Price:** \$1,865,000 (based on appraised value)

PROPERTY PHOTOS



TENANT PROFILE: U.S. Department of Agriculture (USDA)

Rural Development

The USDA's Rural Development division is dedicated to improving the economic vitality and quality of life of rural communities across the United States. Through a variety of loan, grant, and loan guarantee programs, USDA Rural Development supports job creation, business growth, affordable housing, healthcare facilities, first responder services, and critical infrastructure such as water, electric, broadband, communications, and transportation systems. The agency also provides technical assistance to communities, businesses, agricultural producers, and cooperatives to help strengthen local economies and expand opportunities. By investing in essential services and community development initiatives, USDA Rural Development helps ensure rural areas remain strong, connected, and positioned for long-term prosperity.

Natural Resources Conservation Service (NRCS)

The USDA's Natural Resources Conservation Service (NRCS) provides conservation planning, technical expertise, and financial assistance to farmers, ranchers, forest landowners, and other private landowners to help protect and enhance natural resources. Through voluntary conservation programs, NRCS works with landowners to improve soil health, water quality, air quality, wildlife habitat, and the long-term productivity of working lands. By combining science-based solutions with local expertise, the agency helps strengthen agricultural operations, preserve natural resources, and support the sustainability of rural communities across the United States.

Farm Service Agency (FSA)

The USDA's Farm Service Agency (FSA) provides financial assistance, lending programs, conservation initiatives, and disaster relief to support farmers, ranchers, and rural landowners. Through direct and guaranteed loans, commodity programs, and emergency assistance, the agency helps producers manage risk, recover from natural disasters, and maintain successful operations. FSA also administers conservation programs that protect natural resources and preserve working lands, helping strengthen rural economies and support the long-term success of American agriculture.



WALTERBORO & AGRICULTURE



The USDA office based at 531 Robertson Blvd serves rural communities throughout the Lowcountry including Colleton County, Beaufort County, Dorchester County, Berkeley County, Charleston County, Hampton County, & Jasper County



Walterboro is strategically positioned because it sits along the I-95 corridor, providing convenient access throughout the Lowcountry. The location allows USDA staff to efficiently serve one of South Carolina's most agriculturally productive regions.



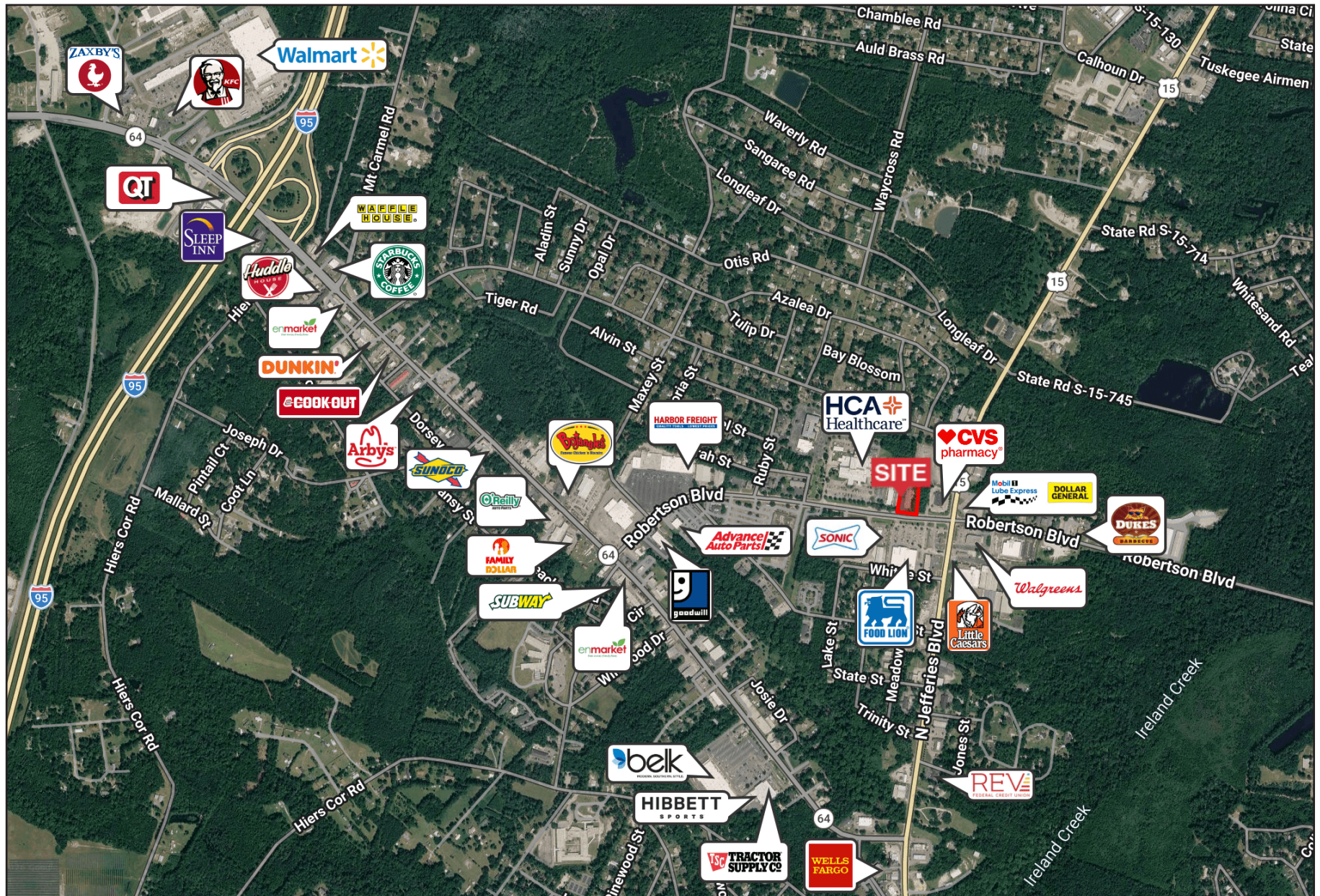
Within roughly a 50-mile radius of Walterboro are thousands of acres dedicated to: Row crops (corn, soybeans, peanuts, cotton), Timber and forestry, Vegetable farms, Livestock operations, Poultry production, Nurseries and specialty crops.



Agriculture and forestry remain major economic drivers throughout Colleton, Hampton, Dorchester, Beaufort, and Jasper counties, creating consistent demand for USDA programs related to conservation, disaster recovery, farm financing, and rural development.



AREA MAP



LOCATION MAP



CONFIDENTIALITY DISCLAIMER

NAI Charleston ("Broker") in its capacity as Exclusive Agent for the "Owner", is presenting you with this Confidential Offering Memorandum in connection with the sale of "Owner's" fee interest in the property located at **531 Robertson Blvd., Walterboro, SC.**

This Memorandum was prepared by "Broker" and has been reviewed by "Owner." It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective investors may desire. All financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of the "Owner" and "Broker". Additional information and an opportunity to inspect the Property will be made available upon request. Neither "Owner" nor "Broker", nor any of their respective directors, officers, advisors or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligations shall arise by reason of this Memorandum or its contents.

Any sketches, plats, or drawings included in the offering are included to assist the reader in visualizing the Property. "Broker" has made no survey of the Property and assumes no responsibility in connection with such matters.

"Broker" has had neither a legal review relating to title of the Property nor an engineering review with regard to the physical and mechanical integrity of the Property performed, and no representations with respect to either are made hereby. The Properties are being sold "as is," subject to full inspection by the prospective purchaser but without representation and warranties with respect to the physical conditions of the Property.

"Owner" expressly reserves the right, at its discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. "Owner" shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by "Owner" and any conditions to the "Owner's" obligations thereunder have been satisfied or waived.

This Memorandum has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Memorandum and its contents are of a proprietary nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of "Owner" and "Broker", nor will the recipient use the Memorandum or any of its contents in any fashion or manner detrimental to the interest of the "Owner", its affiliates or "Broker".

In the Memorandum, certain documents are described in summary form. The summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved. The purchaser is expected to review independently all such documents. All information concerning the Property furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all information strictly confidential, provided however, that any of such information may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees and representatives of the recipient shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).

Seller is a licensed real estate agent in the State of South Carolina.

****Contact agent for electronic version to be signed by all parties****

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