



Factotum
Real Estate



**EXIT 57
BELLS HWY**

**Opportunity Zoned
Property**

WALTERBORO

Available Sites

FOR SALE

**MOUNT CARMEL RD,
WALTERBORO, SC 29488**

**+/- 12 ACRES AVAILABLE
CALL FOR PRICE**

A. Parker Richard, ACoM
Development Associate
(502) 298-2418

Parker@Factotumrealestate.com





MOUNT CARMEL RD, WALTERBORO, SC 29488

PROPERTY OVERVIEW

Introducing a prime real estate opportunity on Mount Carmel Rd, Walterboro, SC 29488! This strategically located property boasts exceptional I-95 frontage, making it a highly visible and accessible investment. The burgeoning population in the area adds tremendous value to this offering, presenting an excellent opportunity for growth and development.

Key Features:

- **I-95 Frontage:** Enjoy unparalleled visibility and easy access with prominent frontage along the bustling I-95, a major interstate highway connecting key cities and regions.
- **Growing Population:** Capitalize on the thriving local community and the region's upward demographic trends. The property is situated in an area experiencing significant population growth, ensuring a steady stream of potential customers or residents.
- **Versatile Potential:** The property's strategic location and ample space open up a world of possibilities. Whether you're considering commercial development, residential projects, or a mix of both, this property provides a versatile canvas for your vision.
- **Proximity to Amenities:** Benefit from the convenience of nearby amenities, services, and attractions. The property's location ensures that residents or businesses can enjoy easy access to essential facilities, making it an ideal choice for various purposes.

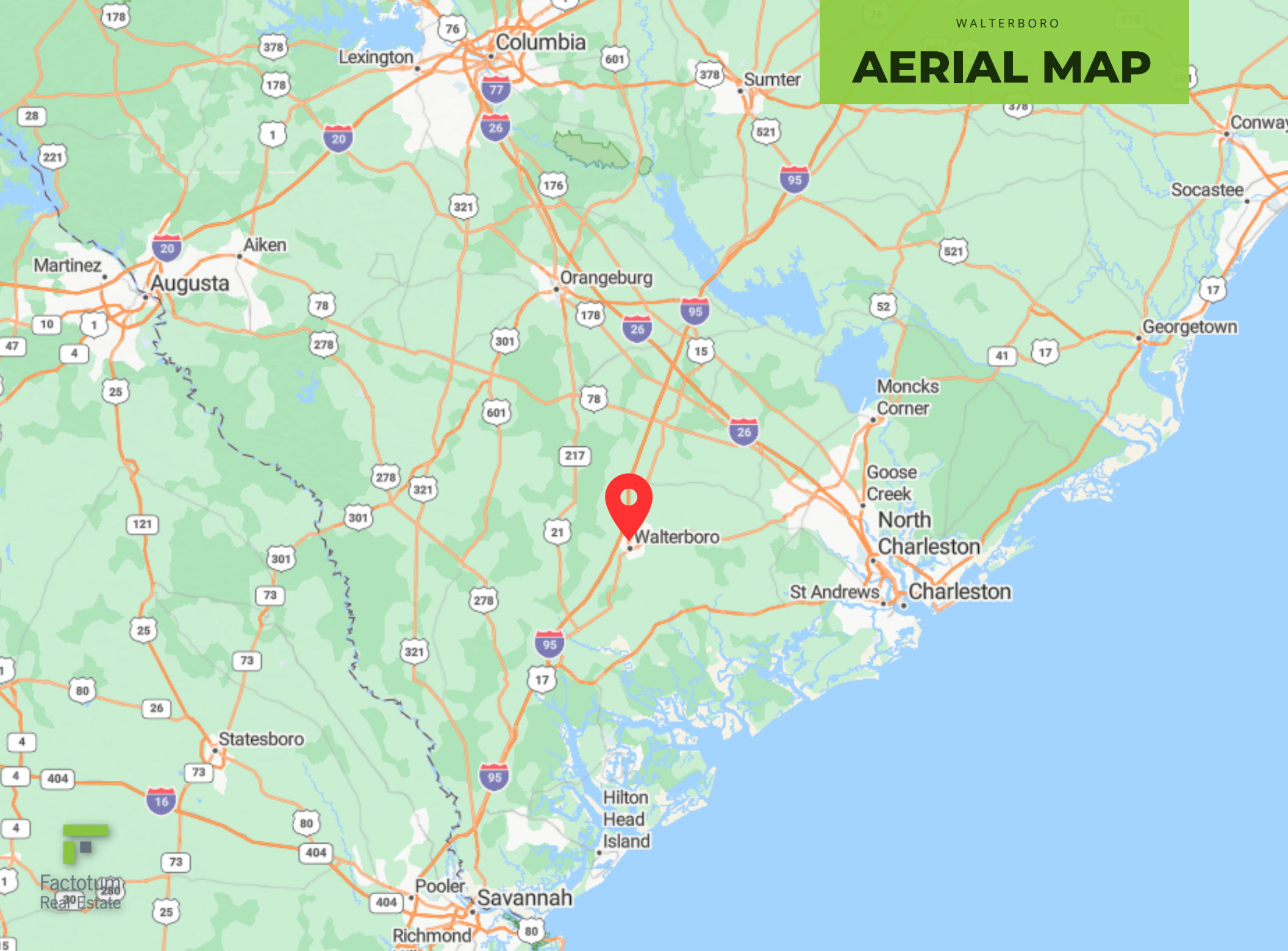
Don't miss out on this rare opportunity to invest in a property with exceptional I-95 frontage and a thriving local community. Unlock the potential of Mount Carmel Rd and be a part of the dynamic growth in Walterboro, SC. Act now to secure your stake in this promising real estate venture!

Address	Available Space	County	TMS#	Location & Access	Zoning
Mount Carmel Rd, Walterboro, SC 29488	12 ACRES with options	Colleton	147-05-00-009	I-95 & SC 64 (Bells Hwy)	UD2-(Urban Development 2) Opportunity Zone Tract #45029970402
			147-05-00-012		
			147-05-00-016		
			147-05-00-017		
			147-05-00-018		
			147-05-00-033		
			147-00-00-024		



WALTERBORO

AERIAL MAP



EXIT MAP



Pioneer Boats

Walmart Supercenter

Fat Jack's



EXIT 57
BELLS HWY
16,700 VPD



Coming Soon



Starbucks



Cook Out

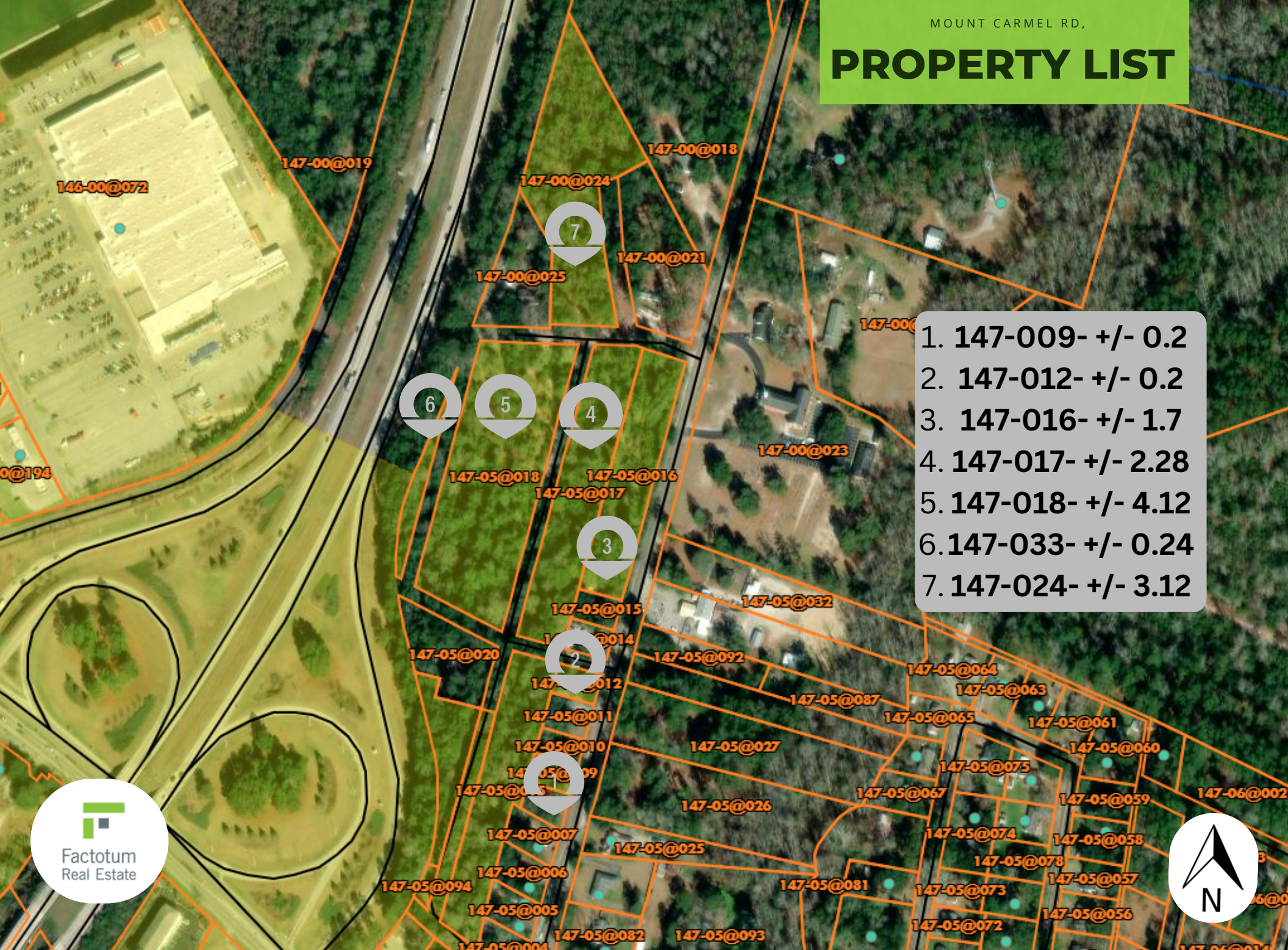
INTERSTATE 95 40,600 VPD



Factotum
Real Estate



PROPERTY LIST



- 1. 147-009- +/- 0.2
- 2. 147-012- +/- 0.2
- 3. 147-016- +/- 1.7
- 4. 147-017- +/- 2.28
- 5. 147-018- +/- 4.12
- 6. 147-033- +/- 0.24
- 7. 147-024- +/- 3.12



MOUNT CARMEL RD,
FLYOVER



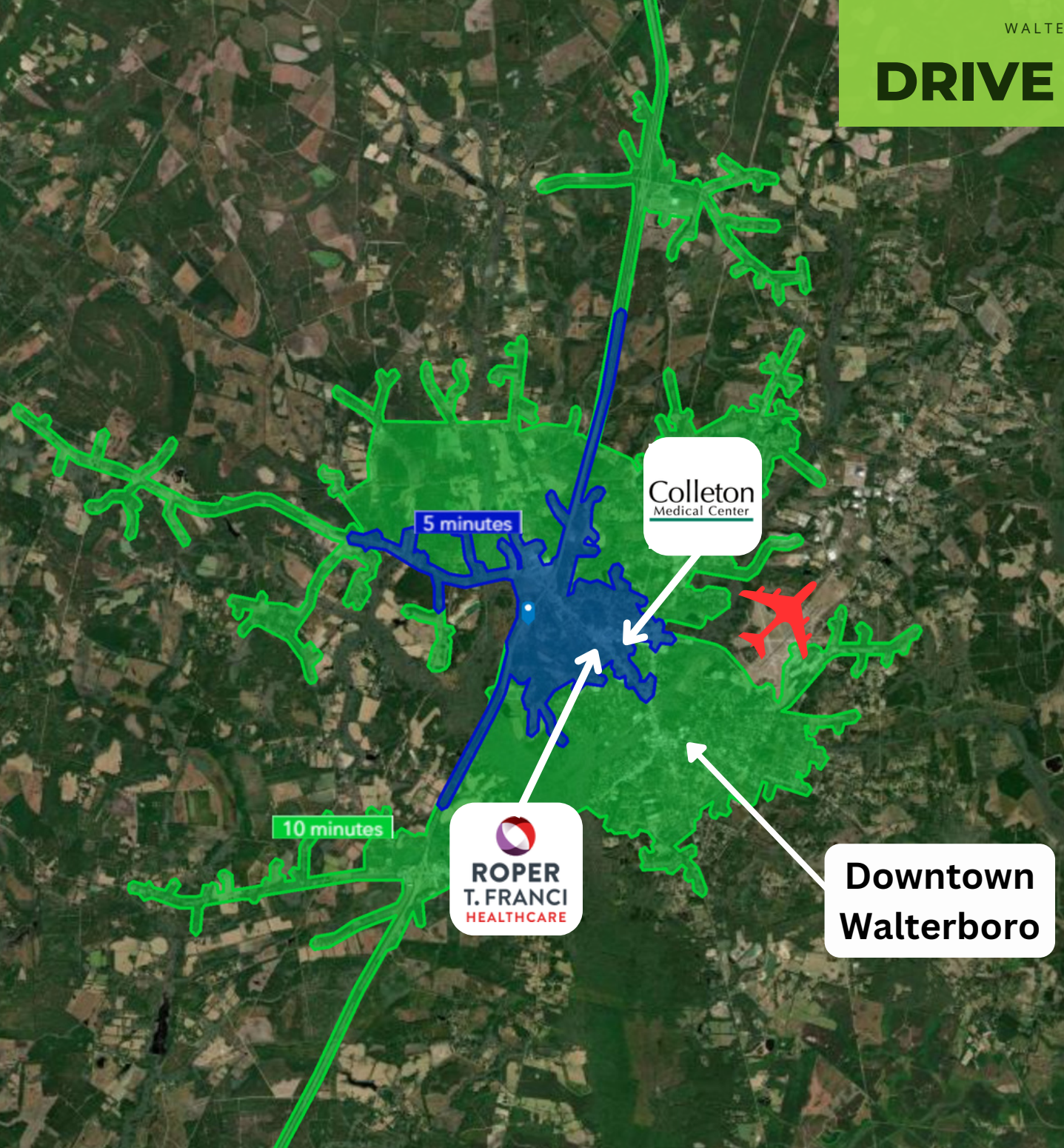
**EXIT 57
BELLS HWY**

**Site Area*
+/- 12 Acres**

Mount Carmel Rd



DRIVE TIMES



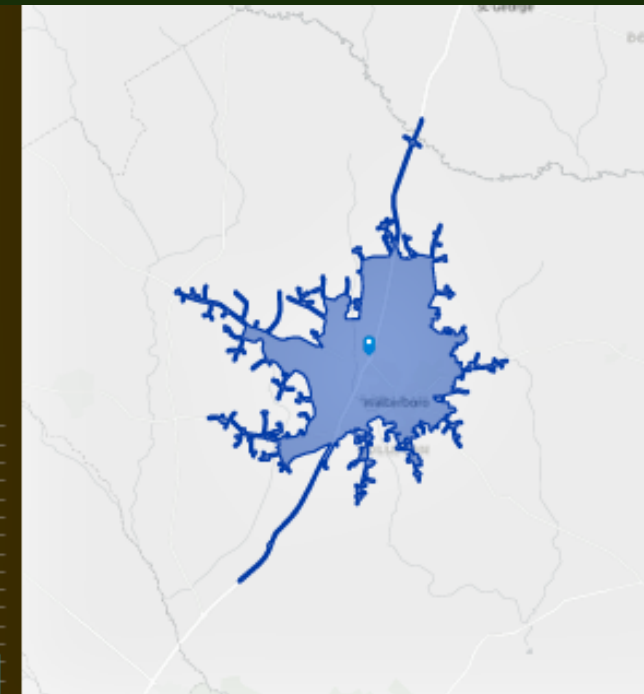
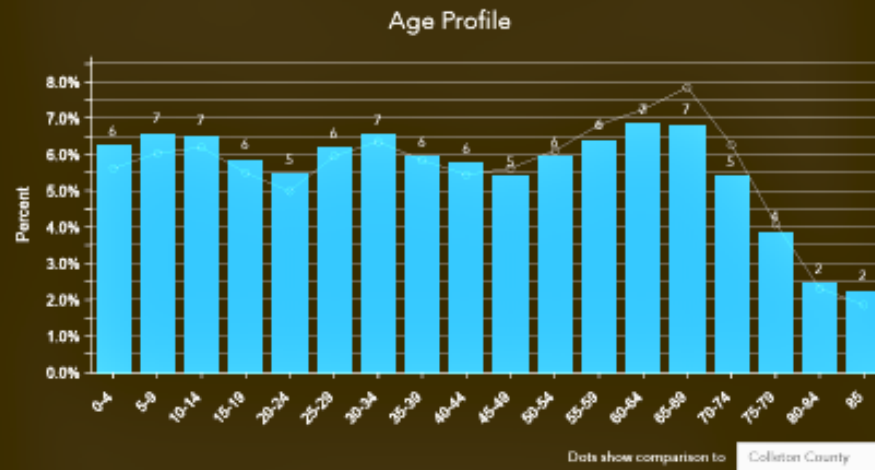
TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	462	8.35%	11.26%	74
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	332	6.00%	10.79%	56
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	2,661	48.08%	8.30%	579
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	2,080	37.58%	6.01%	625
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts

- \$131,477**
Median Home Value
- \$41,532**
Median HH Income
- 13.4%**
No High School Diploma
- 36.6%**
High School Graduate
- 3.2**
Home Value to Income Ratio
- 40.7**
Median Age
- 5,535**
Households
- 28.1%**
Some College/ Associate's Degree
- 21.8%**
Bachelor's/Grad/ Prof Degree



Tapestry segments

10A	Southern Satellites 1,266 households	22.9% of Households
10E	Rural Bypasses 1,171 households	21.2% of Households
12C	Small Town Sincerity 901 households	16.3% of Households



MIXED-USE LAND FOR SALE

MOUNT CARMEL RD, WALTERBORO, SC 29488

**+/- 12.00 AC
Available**

Factotum Real Estate, LLC makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Factotum Real Estate, LLC excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

**A. Parker Richard, ACoM
Development Associate
(502) 298-2418**

Parker@Factotumrealestate.com

