

# FOR SALE

55 ACRE PORTION  
OF BEACH TRACT



0 CANE BRANCH RD, WALTERBORO, SC 29488



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## PROPERTY DESCRIPTION

Located off Hwy 63 near exit 53 on I-95, this 55+/- acre tract is a solid find for buyers looking for a mix of recreation, timber, and long-term flexibility without sacrificing convenience.

Deer and turkey are both active on the property, and the timber cover throughout provides the kind of habitat diversity hunters look for in a quality tract. Several spots across the land could work well for future pond development, opening up even more options for wildlife management and recreational use down the road.

The property hasn't been cleared or built on, so buyers have a blank canvas to work with - whether that means carving out a homesite, developing a hunting camp, or simply holding the land as a private retreat surrounded by timber.

Zoning is Urban Development-2, which gives the property real flexibility beyond just recreational use. In addition to farm, pasture, and hunting land, the zoning also supports single-family and duplex housing, so there's room to expand the property's use over time if desired.

Location is another strong point: Charleston, SC and Savannah, GA are both about an hour away — close enough for regular trips, far enough to feel like a true getaway.

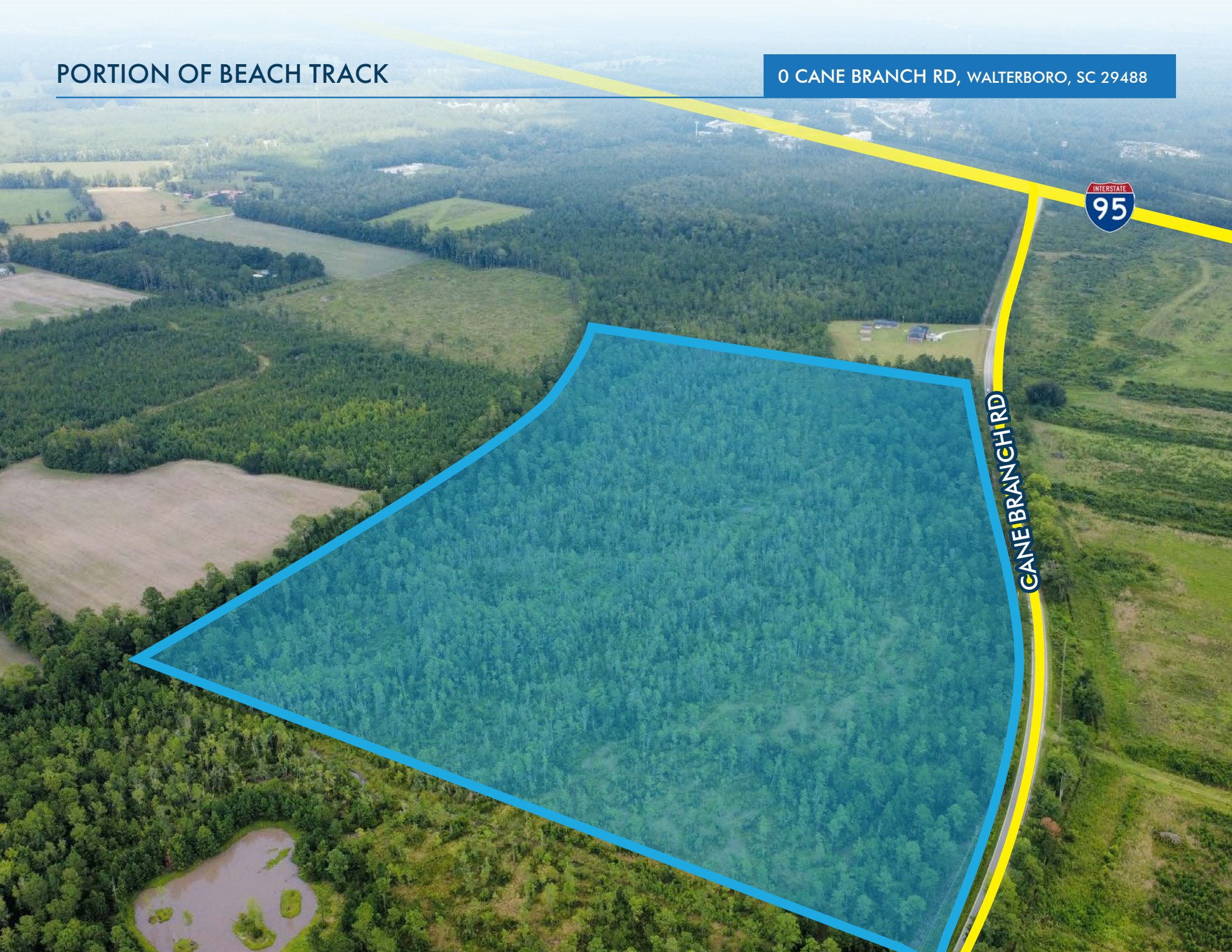
## PROPERTY SPECS

|             |                       |
|-------------|-----------------------|
| TAX ID/APN  | 192-00-00-001         |
| ACREAGE     | 55 AC                 |
| PRICE       | \$550,000             |
| COUNTY      | Colleton              |
| ZONING      | Urban Development - 2 |
| ELECTRIC    | Coastal Co-Op         |
| GAS/PROPANE | Dominion Energy       |
| WATER/SEWER | Walterboro Water      |



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## LOCATION MAP



0 CANE BRANCH RD  
WALTERBORO, SC 29488



WALTERBORO



NORTH  
CHARLESTON

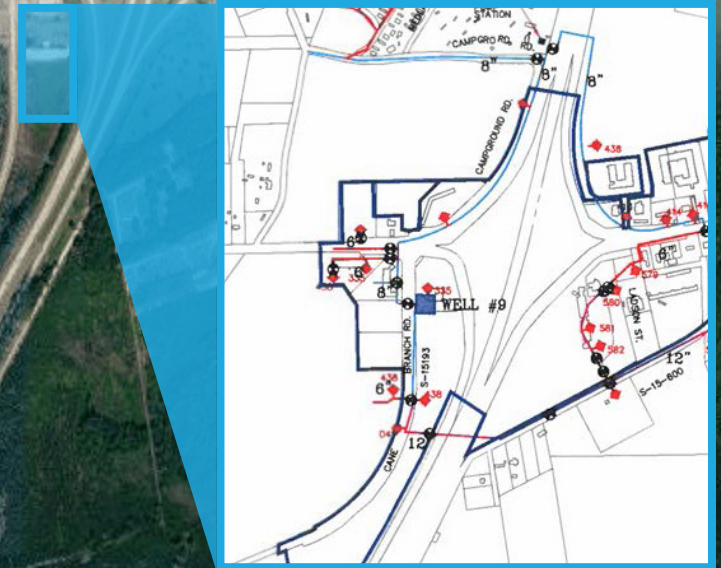
CHARLESTON



EDISTO

## UTILITIES

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There are 2 water wells that support this parcel. The first and main water well (in the top right corner of Cracker Barrel parking lot) has the 12 in. main line that runs about 1,000 ft south down cane branch rd. starting from the Cracker Barrel driveway across the street from the parcel. The other well is about a mile east of the parcel off Mabel-T Willis Blvd. The property is annexed in city limits. The sewage line comes from Sniders Hwy direction down towards the parcel but stops at the motel adjacent to the parcel.



## CONTACTS:

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