

# LAND LOCATED IN AN OPPORTUNITY ZONE SUITABLE FOR MIXED-USE DEVELOPMENT



**BELLS HWY & I-95  
WALTERBORO, SC 29488**

**±46.33 ACRES FOR SALE  
DIRECT ACCESS OFF I-95**

# About the Property

NAI Charleston is pleased to present for sale  $\pm 46.33$  acres directly off of Interstate 95 at Exit 57. The infill development site adjacent to the QuikTrip convenience store and a future QSR, which are planned to open in 2024, is entitled for retail, hospitality, and multi-family. Future traffic signal will be placed at the site entrance.

## Location, Location, Location

With direct access off I-95, this development has ample interstate frontage, providing excellent visibility and exposure. This is a great opportunity to take advantage of a large trade area, the I-95 traffic (50,600 VPD), and the Bells Hwy traffic (17,600 VPD).

## Best Potential Uses

The property is zoned Interstate Interchange Commercial District and is located in an Opportunity Zone. The IICD zoning allows for a multitude of potential uses including restaurants, convenience stores, tourism centers, hotels, and multi-family opportunities. It is located across from the Walmart and near the DR Horton housing project.

## Offering Summary

Lot Size:	$\pm 46.33$ AC
Wetlands:	Wetland delineation complete
Utilities:	Water and sewer along Bells Hwy
Zoned:	Interstate Interchange Commercial District (IICD)
TMS #:	143-09-04-032



# Site Plan

**SITE LEGEND**

- PROPERTY LINE
- WETLAND

**SITE DEVELOPMENT DATA**

TOTAL COMMERCIAL AREA: +/- 166,900 SQ. FT  
 TOTAL COMMERCIAL PARKING: +/- 498 SPACES

TOTAL MULTI-FAMILY AREA: +/- 108,460 SQ. FT  
 TOTAL MULTI-FAMILY PARKING: +/- 328 SPACES

HOTEL PARCEL: +/- 18,000 SQ. FT

QT PARCEL: +/- 5.21 AC

FUTURE QSR: +/- 2.01 AC

PARCEL "C": +/- 1.41 AC

REMAINING PARCEL TO BE DEVELOPED: +/- 46.33 AC

TOTAL WETLAND AREA: 3.78 ACRES



## WALTERBORO DEVELOPMENT

COLLETON COUNTY, SOUTH CAROLINA  
 JUNE 2023

planscape DAVIS & FLOYD  
 PLANNING | LANDSCAPE ARCHITECTURE  
 SINCE 1954

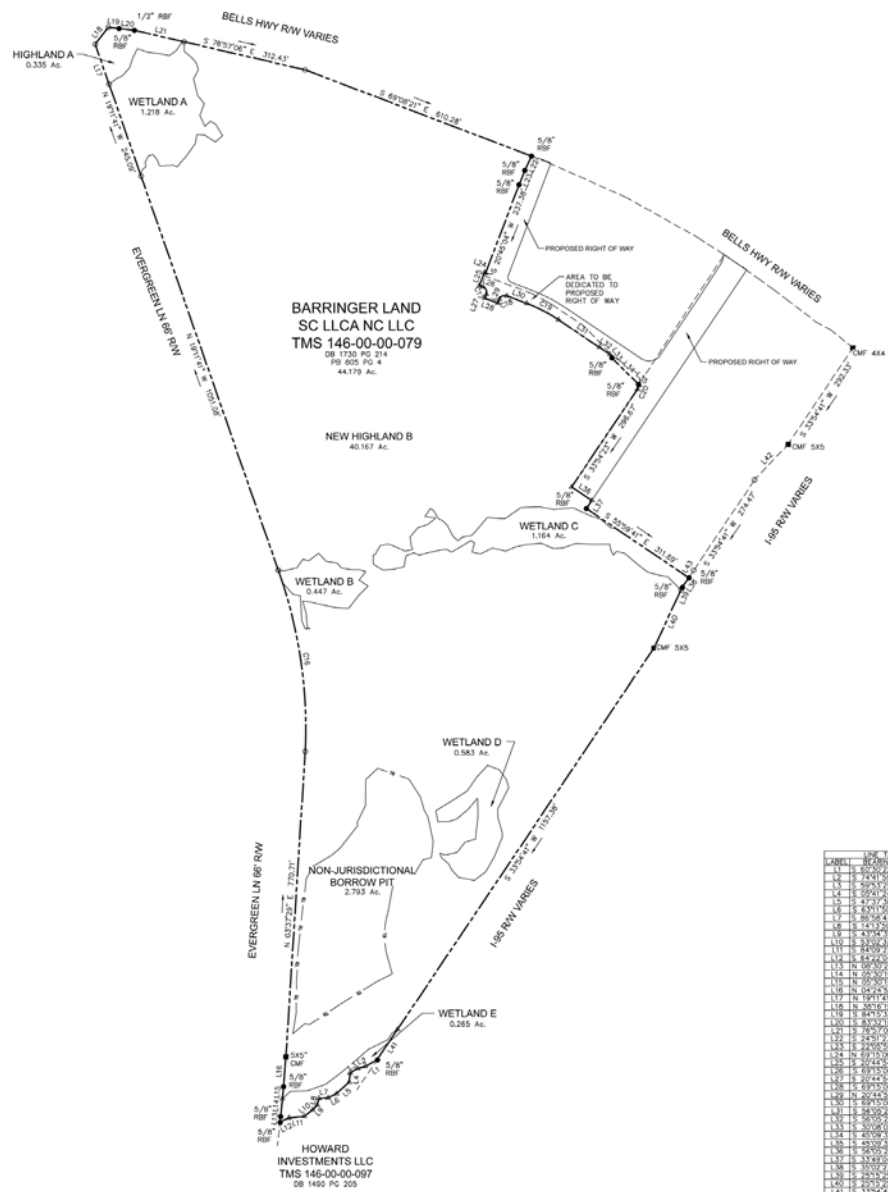


*DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

141 Williman Street  
 Charleston, South Carolina 29403  
 +1 843.720.4944  
[naicharleston.com](http://naicharleston.com)

# Plat/Survey

NORTH  
 SC GRID (NAD 83)  
 (2011)

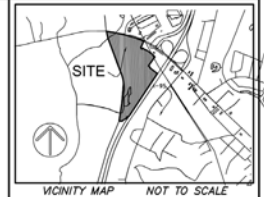


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	18.00
L2	N 74°01'00" W	18.00
L3	S 79°37'00" E	302.45
L4	S 09°02'00" E	410.00
L5	S 5/8° RFB	5/8
L6	S 5/8° RFB	5/8
L7	S 5/8° RFB	5/8
L8	S 5/8° RFB	5/8
L9	S 5/8° RFB	5/8
L10	S 5/8° RFB	5/8
L11	S 5/8° RFB	5/8
L12	S 5/8° RFB	5/8
L13	S 5/8° RFB	5/8
L14	S 5/8° RFB	5/8
L15	S 5/8° RFB	5/8
L16	S 5/8° RFB	5/8
L17	S 5/8° RFB	5/8
L18	S 5/8° RFB	5/8
L19	S 5/8° RFB	5/8
L20	S 5/8° RFB	5/8
L21	S 5/8° RFB	5/8
L22	S 5/8° RFB	5/8
L23	S 5/8° RFB	5/8
L24	S 5/8° RFB	5/8
L25	S 5/8° RFB	5/8
L26	S 5/8° RFB	5/8
L27	S 5/8° RFB	5/8
L28	S 5/8° RFB	5/8
L29	S 5/8° RFB	5/8
L30	S 5/8° RFB	5/8
L31	S 5/8° RFB	5/8
L32	S 5/8° RFB	5/8
L33	S 5/8° RFB	5/8
L34	S 5/8° RFB	5/8
L35	S 5/8° RFB	5/8
L36	S 5/8° RFB	5/8
L37	S 5/8° RFB	5/8
L38	S 5/8° RFB	5/8
L39	S 5/8° RFB	5/8
L40	S 5/8° RFB	5/8
L41	S 5/8° RFB	5/8
L42	S 5/8° RFB	5/8
L43	S 5/8° RFB	5/8
L44	S 5/8° RFB	5/8
L45	S 5/8° RFB	5/8
L46	S 5/8° RFB	5/8
L47	S 5/8° RFB	5/8
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L49	S 5/8° RFB	5/8
L50	S 5/8° RFB	5/8
L51	S 5/8° RFB	5/8
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L60	S 5/8° RFB	5/8
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L69	S 5/8° RFB	5/8
L70	S 5/8° RFB	5/8
L71	S 5/8° RFB	5/8
L72	S 5/8° RFB	5/8
L73	S 5/8° RFB	5/8
L74	S 5/8° RFB	5/8
L75	S 5/8° RFB	5/8
L76	S 5/8° RFB	5/8
L77	S 5/8° RFB	5/8
L78	S 5/8° RFB	5/8
L79	S 5/8° RFB	5/8
L80	S 5/8° RFB	5/8
L81	S 5/8° RFB	5/8
L82	S 5/8° RFB	5/8
L83	S 5/8° RFB	5/8
L84	S 5/8° RFB	5/8
L85	S 5/8° RFB	5/8
L86	S 5/8° RFB	5/8
L87	S 5/8° RFB	5/8
L88	S 5/8° RFB	5/8
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L91	S 5/8° RFB	5/8
L92	S 5/8° RFB	5/8
L93	S 5/8° RFB	5/8
L94	S 5/8° RFB	5/8
L95	S 5/8° RFB	5/8
L96	S 5/8° RFB	5/8
L97	S 5/8° RFB	5/8
L98	S 5/8° RFB	5/8
L99	S 5/8° RFB	5/8
L100	S 5/8° RFB	5/8

**CONVERSION TABLE**

DEGREES	MINUTES	SECONDS	DECIMAL DEGREES
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01	30	00	0.333333
01	45	00	0.416667
02	00	00	0.500000
02	15	00	0.583333
02	30	00	0.666667
02	45	00	0.750000
03	00	00	0.833333
03	15	00	0.916667
03	30	00	1.000000
03	45	00	1.083333
04	00	00	1.166667
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04	30	00	1.333333
04	45	00	1.416667
05	00	00	1.500000
05	15	00	1.583333
05	30	00	1.666667
05	45	00	1.750000
06	00	00	1.833333
06	15	00	1.916667
06	30	00	2.000000
06	45	00	2.083333
07	00	00	2.166667
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07	30	00	2.333333
07	45	00	2.416667
08	00	00	2.500000
08	15	00	2.583333
08	30	00	2.666667
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09	00	00	2.833333
09	15	00	2.916667
09	30	00	3.000000
09	45	00	3.083333
10	00	00	3.166667
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10	30	00	3.333333
10	45	00	3.416667
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13	15	00	4.250000
13	30	00	4.333333
13	45	00	4.416667
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14	15	00	4.583333
14	30	00	4.666667
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17	30	00	5.666667
17	45	00	5.750000
18	00	00	5.833333
18	15	00	5.916667
18	30	00	6.000000
18	45	00	6.083333
19	00	00	6.166667
19	15	00	6.250000
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19	45	00	6.416667
20	00	00	6.500000
20	15	00	6.583333
20	30	00	6.666667
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21	45	00	7.083333
22	00	00	7.166667
22	15	00	7.250000
22	30	00	7.333333
22	45	00	7.416667
23	00	00	7.500000
23	15	00	7.583333
23	30	00	7.666667
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29	30	00	9.666667
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44	30	00	14.666667
44	45	00	14.750000
45	00	00	14.833333
45	15	00	14.916667
45	30	00	15.000000
45	45	00	15.083333



- LEGEND
- △ CALCULATED POINT
  - IRON REBAR FOUND
  - CMF ● CONC. MONUMENT FOUND
  - OTWF ● OPEN TOP PIPE FOUND
  - RBS ○ IRON REBAR SET
  - TB — TOP BANK DITCH

- NOTES
- THIS PARCEL APPEARS TO BE IN FLOOD ZONE X, FIRM PANEL 371547200-K COMMUNITY 370759.
  - COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE GRID NAD 83 (2011).
  - PROPERTY IS SUBJECT TO ALL RECORDED OR UNRECORDED EASEMENTS, RIGHTS OF WAY AND ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

REFERENCE  
 1. PB 805 PG 4

PREPARED FOR:  
**BARRINGER LAND SC, LLC**  
 A RESIDUAL BOUNDARY EXHIBIT OF  
**44.18 RESIDUAL ACRES:**  
**BELLS HWY & I-95**  
 TAX PARCEL No. 146-00-00-079.000  
 THE TOWN OF WALTERSBORO  
 COLLETON COUNTY, SOUTH CAROLINA

FIELD WORK: JMB  
 CHECK WORK: JMB  
 DATE: 07-21-2023  
 SCALE: AS SHOWN  
 FILE: 046-2008 RESIDUAL TRACTING

**ATLAS SURVEYING, INC.**  
 1017 BANKTON CIRCLE  
 HANAHAN, SC 29410  
 PHONE: (843) 573-7831  
 WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

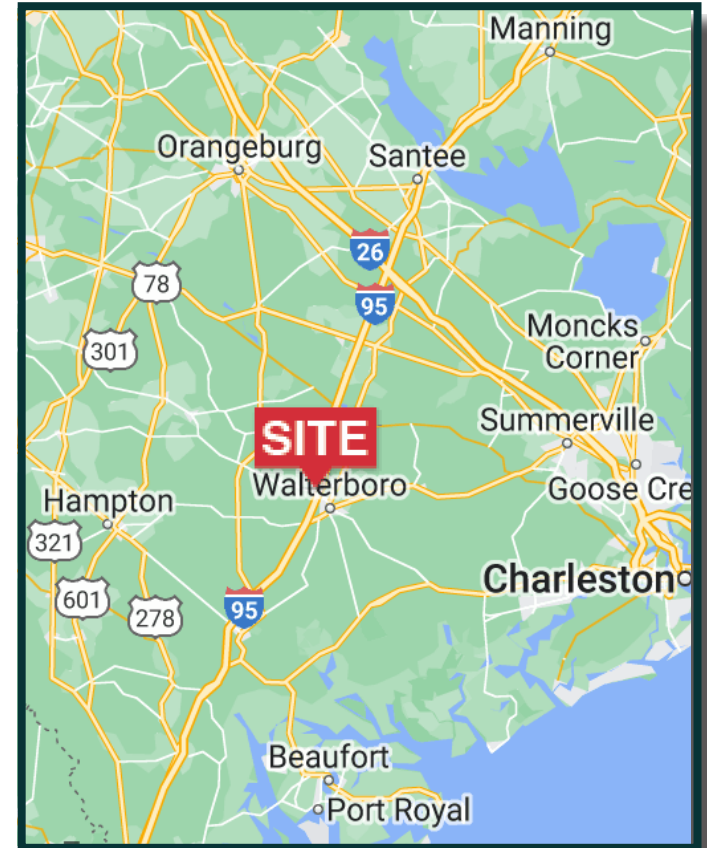
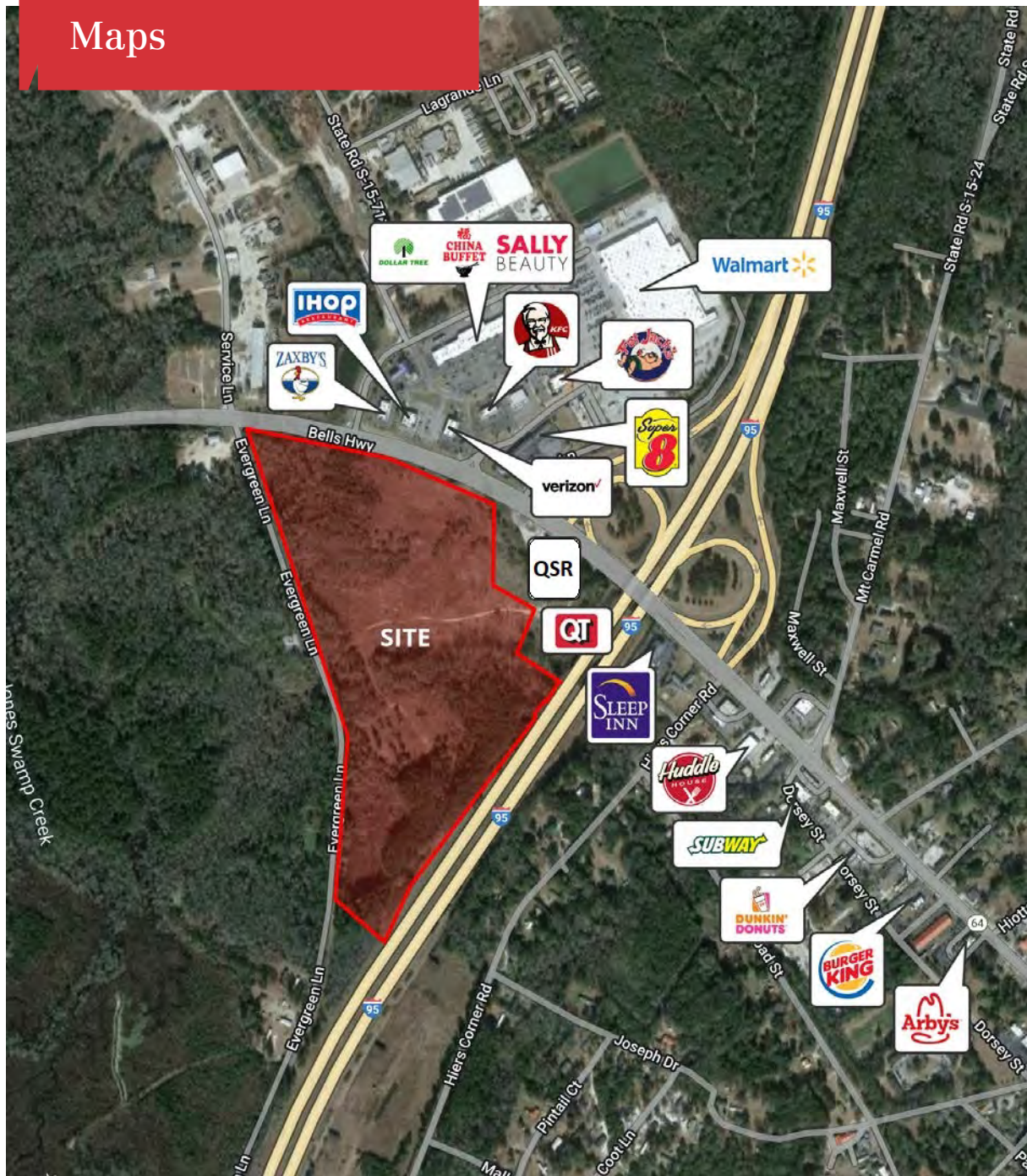
COLIN J. BEARDEN  
 S.C.P.L.S. No. 40205  
 NOT IN GOOD STANDING WITH THE STATE



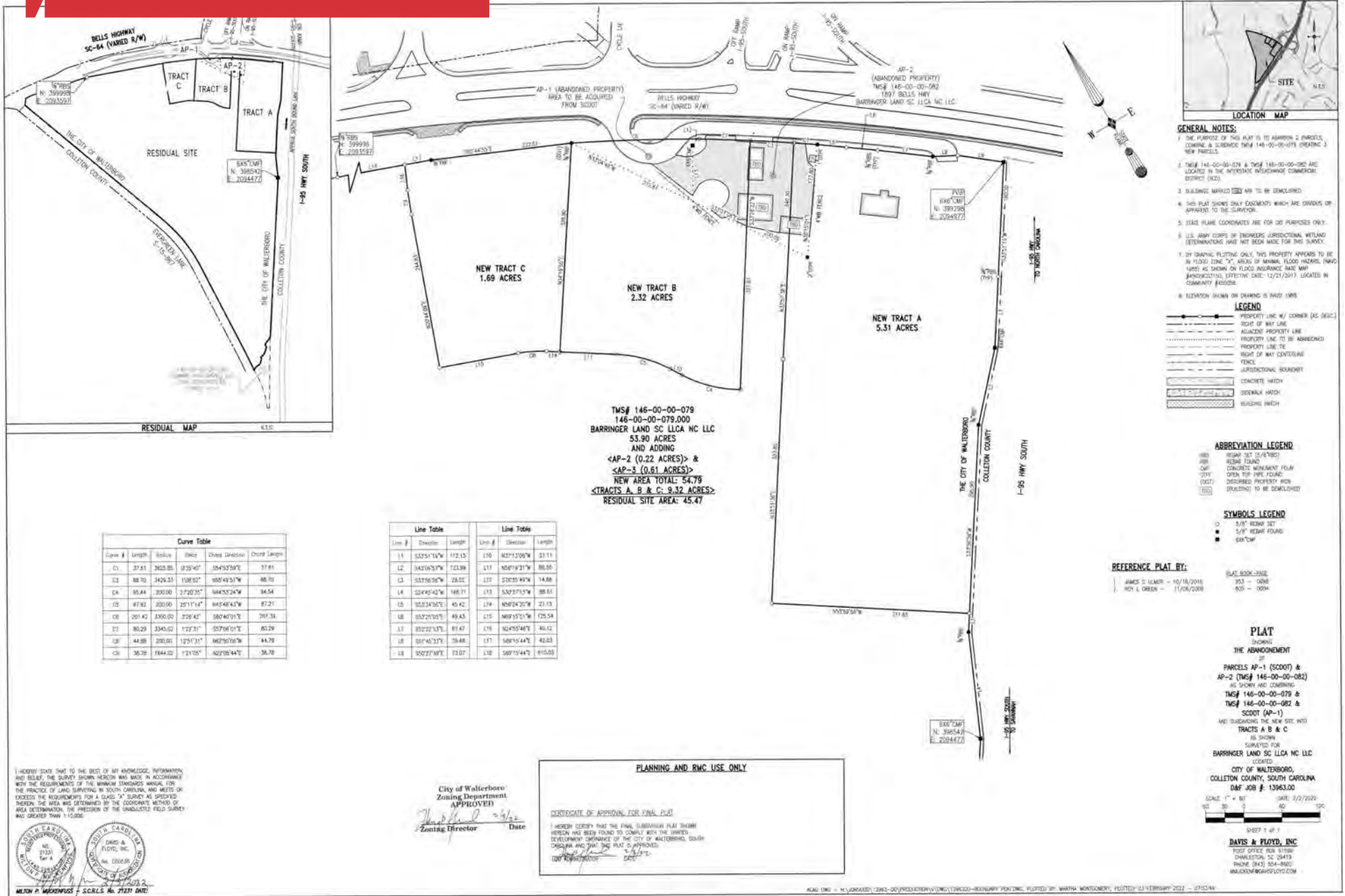
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 Charleston, South Carolina 29403  
 +1 843.720.4944  
 naicharleston.com

# Maps



# Walterboro Plat



**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAT IS TO ABANDON 2 PARCELS, CORNER & SURVEY NEW 146-00-00-079 (CREATING 3 NEW PARCELS)
- TRAC 146-00-00-079 & TRAC 146-00-00-082 ARE LOCATED IN THE INTERSTATE INTERCHANGE COMMERCIAL DISTRICT (ICD)
- BUILDINGS MARKED ARE TO BE DEMOLISHED
- THIS PLAT SHOWS ONLY ELEMENTS WHICH ARE SHOWN OR APPEAR TO THE SURVEYOR
- STATE PLANE COORDINATES ARE FOR DIS PURPOSES ONLY
- U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLAND DETERMINATIONS HAVE NOT BEEN MADE FOR THIS SURVEY
- BY DRAWING PLATTING ONLY THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD (FWD) UNLESS AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) (NO. 15025L, EFFECTIVE DATE: 12/21/2013) LOCATED IN COMMUNITY #00022
- ELEVATION SHOWN ON DRAWING IS BASED 1985

**LEGEND**

- PROPERTY LINE W/ CORNER (AS SHOWN)
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- RIGHT OF WAY CENTERLINE
- FENCE
- JURISDICTIONAL BOUNDARY
- CONCRETE PATCH
- SIDEWALK PATCH
- BUILDING PATCH

**ABBREVIATION LEGEND**

- REB: REBAR SET (AS SHOWN)
- REB: REBAR FOUND
- CMF: CONCRETE MASONRY FOUND
- OTF: OPEN TOP TIE FOUND
- DISP: DISBURSED PROPERTY W/IN
- REB: (BUILDING) TO BE DEMOLISHED

**SYMBOLS LEGEND**

- 3/8" REBAR SET
- 1/2" REBAR FOUND
- 6x6" CMF

**REFERENCE PLAT BY:**

- JAMES S. HANER - 10/18/2016
- ROY & GREEN - 11/09/2009

**PLAT**

THE ABANDONMENT OF PARCELS AP-1 (SCDOT) & AP-2 (TMS# 146-00-00-082) AS SHOWN AND CORNERING TMS# 146-00-00-079 & TMS# 146-00-00-082 & SCDOT (AP-1) AND SURVEILING THE NEW SITE WITH TRACTS A, B & C AS SHOWN SURVEYED FOR BARRINGER LAND SC LLC NC LLC LOCATED CITY OF WALTERBORO, COLLETON COUNTY, SOUTH CAROLINA DWF JOB #: 13963.00

SCALE: 1" = 80' DATE: 3/2/2022

**DAVIS & FLOYD, INC.**  
 PROFESSIONAL SURVEYORS  
 CHARLESTON, SC 29419  
 PHONE (843) 554-8600  
 WWW.DAVISANDFLOYD.COM

TMS# 146-00-00-079  
 146-00-00-079.000  
 BARRINGER LAND SC LLC NC LLC  
 53.90 ACRES  
 AND ADDING  
 <AP-2 (0.22 ACRES)> &  
 <AP-3 (0.61 ACRES)>  
 NEW AREA TOTAL: 54.79  
 <TRACTS A, B & C: 9.32 ACRES>  
 RESIDUAL SITE AREA: 45.47

**Curve Table**

Curve #	Length	Bisect	Chord	Chord Distance	Chord Length
C1	37.61	2623.85	035°40'	254°52'59"E	57.61
C2	88.70	3429.33	108°52'	185°49'51"W	88.70
C3	89.44	300.00	272°05'	144°52'24"W	84.54
C4	87.82	200.00	251°14'	145°48'42"W	87.21
C5	201.42	3300.00	278°45'	167°40'01"E	207.38
C6	80.29	3345.02	122°31'	057°06'01"E	85.29
C7	44.88	200.00	125°13'	167°06'01"W	44.79
C8	38.78	1844.02	121°05'	142°02'44"E	38.78

**Line Table**

Line #	Bearing	Length	Line #	Bearing	Length
L1	S32°51'16"W	112.15	L10	S27°12'06"W	21.11
L2	S43°05'57"W	123.99	L11	N02°19'21"W	88.95
L3	S33°56'56"W	28.02	L12	S72°35'47"W	14.86
L4	S24°45'42"W	168.71	L13	S32°37'13"W	88.61
L5	S52°34'06"E	40.42	L14	N08°24'20"W	21.13
L6	S52°28'05"E	49.63	L15	N09°15'01"W	125.54
L7	S22°22'33"E	87.47	L16	N24°55'46"E	80.12
L8	S21°45'21"E	58.48	L17	N08°15'44"E	42.03
L9	S50°27'49"E	13.07	L18	S89°13'44"E	610.03

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WETLAND DETERMINATION MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THE AREA WAS DETERMINED BY THE COORDINATE METHOD OF AREA DETERMINATION. THE PRECISION OF THE UNADJUSTED FIELD SURVEY WAS GREATER THAN 1:50,000.



City of Walterboro  
 Zoning Department  
 APPROVED: [Signature]  
 Zoning Director Date

**PLANNING AND ZONING DEPARTMENT**

CERTIFICATE OF APPROVAL FOR FINAL PLAT

I HEREBY CERTIFY THAT THE FINAL SUBMITTAL PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE UNITED DEVELOPMENT ORDINANCES OF THE CITY OF WALTERBORO, SOUTH CAROLINA AND THAT THIS PLAT IS APPROVED.

[Signature] Date



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 Charleston, South Carolina 29403  
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 naicharleston.com

SCALE: 1" = 80' DATE: 3/2/2022

# Demographics

	5 minutes	10 minutes	15 minutes
<b>Census 2010 Summary</b>			
Population	1,948	11,816	18,102
Households	842	4,571	6,844
Families	543	3,030	4,656
Average Household Size	2.30	2.55	2.60
Owner Occupied Housing Units	596	3,025	4,687
Renter Occupied Housing Units	246	1,547	2,157
Median Age	42.2	39.3	38.8
<b>Census 2020 Summary</b>			
Population	2,045	11,539	17,655
Households	888	4,657	6,991
Average Household Size	2.28	2.44	2.48
<b>2022 Summary</b>			
Population	2,101	11,571	17,687
Households	912	4,685	7,026
Families	564	2,991	4,609
Average Household Size	2.29	2.44	2.47
Owner Occupied Housing Units	609	3,033	4,693
Renter Occupied Housing Units	303	1,652	2,333
Median Age	44.2	40.9	40.5
Median Household Income	\$46,685	\$37,396	\$37,448
Average Household Income	\$63,580	\$54,665	\$53,775
<b>2027 Summary</b>			
Population	2,171	11,551	17,623
Households	949	4,726	7,075
Families	585	3,003	4,619
Average Household Size	2.27	2.41	2.45
Owner Occupied Housing Units	647	3,110	4,797
Renter Occupied Housing Units	301	1,616	2,278
Median Age	45.0	42.0	41.7
Median Household Income	\$49,119	\$39,222	\$39,670
Average Household Income	\$68,038	\$59,680	\$59,192

# About Walterboro



Pomega & Kontrolmatic Technologies, highlighted on the map above in orange, has officially broken ground on its first U.S. lithium-ion battery manufacturing plant at the Colleton Industrial Campus. The company will invest \$300 million in upfront capital expenditures in the new facility, which is just minutes from the property for sale. Pomega expects to begin production at the 500,000 SF facility in 2024, creating around 575 new jobs. Pomega will manufacture lithium-ion batteries as well as turnkey battery energy storage systems.



Walterboro, SC is located in the lowcountry of South Carolina just off Interstate 26, near exits 53 & 57. It is home to the ACE Basin, the largest estuary on the East Coast and home to numerous endangered species. The ACE Basin is 215,000 acres of protected habitat, including woodlands, forested wetlands, marshes and creeks, and beaches that offer plenty of opportunity for recreation. In addition, The Walterboro Wildlife Center Sanctuary offer the chance to learn about the history and significance of the area's important and rare ecosystem.



Walterboro is also home to the SC Artisans Center, which represents over 300 artists, as well as the Colleton Museum and Farmers Market that showcases the work of indigenous artists and offers fresh fruits and vegetables for sale as well as local honey and artisan crafts. Walterboro has many antique stores as well as small-town dining options such as the popular Dukes' BBQ.