

Offering Memorandum for 1245 Sniders Hwy, Walterboro, SC 29488, USA

Executive Summary

Situated immediately adjacent to I-95 Exit 53 in Walterboro, this 4.23-acre Interstate Interchange Commercial District site is offered at \$2,201,000 and represents a location-driven development opportunity defined by direct interstate access, visibility, and flexible commercial positioning. The OM identifies the parcel as 184,294 SF and emphasizes its location approximately 200 yards from I-95, supporting a range of highway-oriented use cases tied to transportation flow and corridor exposure.

The site's primary value driver is logistics-oriented access. The property benefits from traffic counts in excess of 40,000 vehicles per day and provides regional connectivity to the Port of Charleston in roughly 67.2 minutes, with Savannah noted as a similar drive time. Zoned IICD and marketed for intermodal/IOS, industrial, self-storage, hospitality, workforce housing, retail, or other blank-slate commercial development, the asset offers buyers a strategically positioned interchange parcel with multiple executable paths as industry and infill continue to extend along the I-95 corridor.

The investment thesis centers on acquiring a controlled-exit interstate site where location efficiency supports multiple demand profiles. For investors or owner-users seeking a corridor-driven land play with flexible zoning and direct access to one of the Southeast's primary north-south freight routes, the property presents a repositioning opportunity tied more to transportation advantage than to local-only demand.

Investment Summary

Metric	Value
APN	178-11-00-003.000
Asking Price	\$2.2M
Cap Rate	N/A
Lot Size	184,294 SF / 4.20 Acres
Net Operating Income (NOI)	N/A
Number of Buildings	N/A
Occupancy	N/A
Parking Details	N/A
Price Per Square Foot	\$11.94
Pro Forma Cap Rate	N/A
Square Footage	184.3K SF
Year Built	2003
Zoning	IICD

Investment Highlights

- **Interstate-exit positioning creates immediate functional value.**

The property is located adjacent to I-95 Exit 53 and approximately 200 yards from the interstate, providing future users with direct access to one of the Southeast's primary freight corridors. This access profile supports operationally driven uses where truck circulation, visibility, and travel-time efficiency are more important than traditional in-town placement.

- **More than 40,000 vehicles per day support both industrial and consumer-facing demand.**

The OM cites traffic in excess of 40,000 vehicles daily on I-95 at this location. That volume enhances the site's appeal for hospitality, retail, and service-commercial concepts while also reinforcing the corridor exposure valued by logistics, storage, and trucking users.

- **IICD zoning aligns the site with interchange-oriented commercial activity.**

The property is zoned Interstate Interchange Commercial District, a designation tailored to high-traffic highway-exit environments. This zoning framework expands the buyer pool by accommodating multiple commercial and redevelopment strategies rather than limiting the asset to a single narrow use case.

- **The 4.23-acre footprint offers scale for redevelopment without requiring a large assemblage.**

At 184,294 SF, the parcel is sufficient to support site planning for industrial outdoor storage, self-storage, trucking, hospitality repositioning, workforce housing, or other blank-slate commercial concepts. That scale is meaningful at an interstate interchange, where developable land with direct access is typically constrained.

- **The offering is positioned as a blank-slate site opportunity.**

The OM markets the asset as a corridor-driven development play suited for intermodal/IOS, industrial, hospitality, workforce housing, retail, and other commercial uses. That positioning provides buyers with flexibility to pursue a use strategy aligned with transportation access and evolving corridor demand rather than underwriting the property solely as a stabilized operating asset.

- **Port and regional connectivity extend the site's relevance beyond Walterboro.**

The OM places the Port of Charleston at approximately 67.2 minutes from the property and notes Savannah as a similar drive time, with additional northbound connectivity to I-26 toward Greenville and Charlotte. This regional reach supports a demand thesis tied to freight movement and supply-chain access rather than solely to local population trends.

- **The pricing basis reflects a location-driven repositioning opportunity.**

At an asking price of \$2,201,000, the offering equates to approximately \$11.94 per land SF. For buyers who value interstate adjacency, flexible zoning, and multiple end-use paths, the asset can be evaluated as a corridor-location play rather than as a stabilized income property.

Property Details

Property Name	SC Interstate I-95 Corridor Centric Dominance w/ 4.2 AC Intermodal/IOS/Workforce Housing Site at I-95 Exit 53 - IICD Zoned
Address	1245 Sniders Hwy, Walterboro, SC 29488
APN	178-11-00-003.000
Building Size	N/A
Land Size	4.23 acres / 184,294 SF
Year Built	N/A
Stories	N/A
Parking	N/A
Construction Type	N/A
Exterior Finishes	N/A
Elevator Type	N/A
Roofing System	N/A
Building Lighting	N/A
Property Type	Development site marketed for land, workforce housing, self-storage, commercial, hospitality, or industrial use
Date Available	N/A
Units	N/A
Available Space	184,294 SF site
Rent	N/A
NNN Expense	N/A
Traffic Count	Interstate I-95: in excess of 40,000 vehicles per day

Property Description

Property Overview

This offering comprises a 4.23-acre interstate-oriented development site at 1245 Sniders Hwy in Walterboro, South Carolina, positioned immediately adjacent to I-95 Exit 53 and approximately 200 yards from the interstate. The asset is marketed as a high-visibility, high-access corridor site within Colleton County's IICD zoning district, supporting a broad range of potential commercial outcomes including intermodal/IOS, trucking, self-storage, hospitality, workforce housing, retail, and other blank-slate development concepts. With stated traffic in excess of 40,000 vehicles per day on I-95 and regional connectivity toward Charleston, Savannah, and I-26, the site's primary appeal is its transportation-centric location and flexible redevelopment profile.

Design & Character

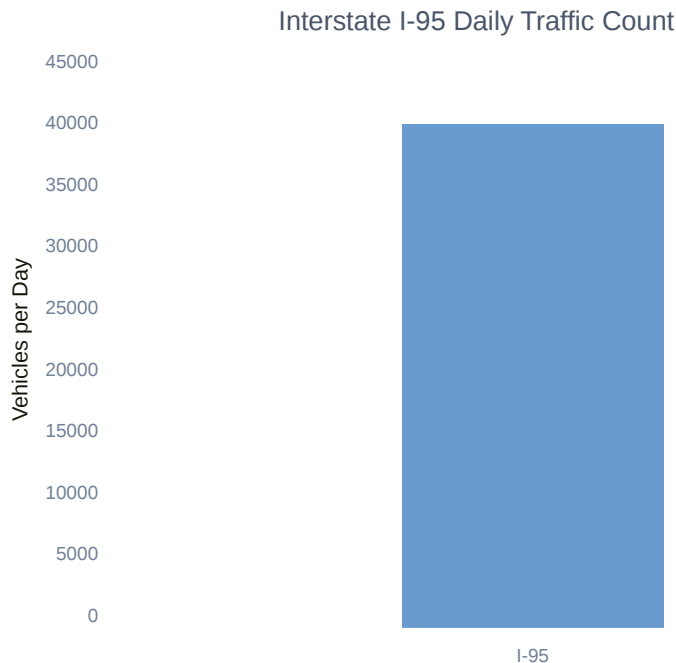
The property is positioned as a functional interstate commercial site rather than a fully improved institutional asset, with value driven by locational efficiency, frontage exposure, and immediate interchange access. Its character is defined by corridor visibility, direct regional logistics connectivity, and a configuration suited to users that benefit from vehicular flow, truck access, and highway-oriented demand. The offering underscores the site as a strategic repositioning opportunity as the corridor evolves and future industrial and infill development expands around Exit 53.

Value-Enhancing Features

The most significant value drivers are the 184,294-square-foot site area, IICD zoning, direct adjacency to Exit 53, and prominent exposure to interstate traffic volumes exceeding 40,000 vehicles daily. The site's proximity to the Port of Charleston and comparable access toward Savannah enhances its relevance for transportation-linked commercial uses. Its broad utility across multiple asset classes expands the buyer pool and supports alternative development paths, which can improve residual land value and marketability. The property's blank-slate positioning is particularly compelling for users seeking interstate-oriented land with immediate access rather than an infill parcel constrained by dense urban conditions.

Market Positioning & SWOT Analysis

- **Strengths:** Immediate I-95 Exit 53 adjacency, IICD zoning, 4.23-acre scale, strong visibility, and broad commercial redevelopment optionality.
- **Weaknesses:** Existing on-site improvements and final site condition responsibilities may require demolition, clearing, or repositioning capital.
- **Opportunities:** Capture demand from trucking, IOS, self-storage, hospitality, workforce housing, and corridor-serving commercial development.
- **Threats:** Competing interstate sites, entitlement execution risk, and corridor demand shifts could affect redevelopment timing and pricing.



Location Overview

The site occupies a highly visible interstate-commercial position at 1245 Sniders Highway immediately adjacent to I-95 Exit 53, with the offering memorandum placing the parcel approximately 200 yards from the interchange and along an I-95 segment carrying more than 40,000 vehicles per day. That frontage and interchange adjacency materially enhance signage exposure, truck accessibility, and suitability for interstate-oriented uses including industrial outdoor storage, trucking, self-storage, hospitality, and service retail.

Location Advantages

- **I-95 Exit 53 adjacency** places the property within roughly **0.1 mile of the interchange area and an approximately 1-minute drive**, providing immediate north-south interstate access that supports time-sensitive logistics and impulse-oriented highway commerce.
- **McDonald's at 1404 Sniders Highway** is approximately **0.17 miles away, about a 1-minute drive**, reinforcing the interchange as an established traveler-services node that can support convenience retail, fuel, food service, and overnight demand.
- **Waffle House at 1326 Sniders Highway** is approximately **0.12 miles away, about a 1-minute drive**, serving as a useful indicator of 24-hour interstate activity that benefits trucking, hospitality, and workforce-serving commercial concepts.
- **Ruby Tuesday at 1480 Sniders Highway** is approximately **0.20 miles away, about a 1-minute drive**, adding recognizable national-brand co-tenancy that enhances customer familiarity and site merchandising strength.
- **Cracker Barrel Old Country Store at 59 Cane Branch Road** is approximately **0.47 miles away, about a 2-minute drive**, strengthening the corridor's appeal for highway travelers and supporting additional food, lodging, and service demand.
- **Best Western of Walterboro at 1428 Sniders Highway** is approximately **0.25 miles away, about a 1-minute drive**, while **Comfort Inn & Suites Walterboro I-95 at 97 Downs Lane** is approximately **0.26 miles away, about a 1-minute drive**; this immediate hotel cluster demonstrates proven overnight demand and supports repositioning toward hospitality-adjacent or workforce-accommodating uses.
- **Holiday Inn Express & Suites Walterboro I-95 at 1834 Sniders Highway** is approximately **0.60 miles away, about a 2-minute drive**, extending the branded lodging base and improving the corridor's attractiveness for employers requiring transient labor, vendor lodging, or project-based crews.
- **Walterboro city center** is approximately **3.13 miles away, about a 7-minute drive**, providing occupants with access to the county seat's labor base, services, and civic infrastructure without sacrificing interstate convenience.
- The offering memorandum reports **Port of Charleston access in 67.2 minutes**, and also notes **Savannah access at roughly the same drive time**, representing a meaningful logistics advantage for port-dependent industrial users seeking lower land basis than core port submarkets.

- The **Colleton County Commerce Center** is identified by Trade & Industry Development at **I-95 / Exit 62**, positioning another industrial employment node farther north on the same interstate spine; while exact subject-to-park mileage is not established in the cited source, its presence along I-95 reinforces the broader corridor's industrial credibility and future tenant demand profile.

Market Positioning

The property's competitive advantage is its combination of **IICD zoning**, immediate interstate access, and location within an already functioning highway-services cluster rather than a greenfield area lacking commercial context. Compared with deeper in-town Walterboro sites approximately **3.13 miles away, about a 7-minute drive**, the subject offers superior truck maneuverability, faster interstate ingress/egress, and stronger visibility to pass-through traffic. Compared with larger industrial park settings such as the **Colleton County Commerce Center at I-95 / Exit 62**, the subject can appeal to buyers seeking a smaller-format, faster-to-activate parcel for outdoor storage, truck parking, service commercial, or limited industrial development.

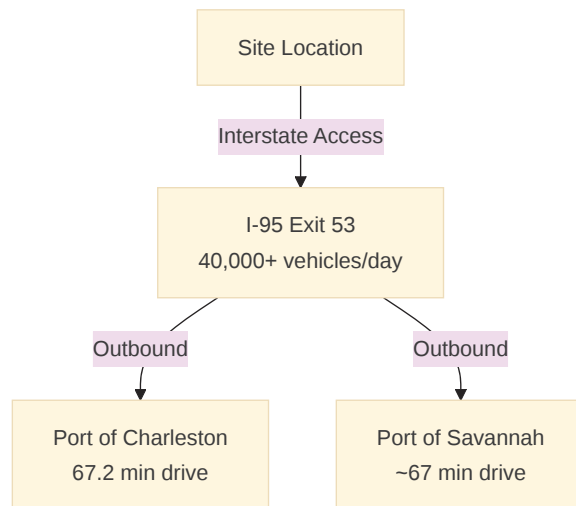
Statewide industrial conditions also support the site's positioning. Colliers reported **South Carolina industrial vacancy at 10.77% in 3Q 2024, average asking NNN rents at \$6.01/SF, and 10.8 million SF under construction**, with the pipeline shifting away from speculative development toward build-to-suit product. For a smaller interstate parcel at Exit 53, that environment can favor users that require flexible land positions near major transport routes but do not require large speculative warehouse footprints. The same report noted **Port of Charleston container activity outpacing 2023's record volume**, which strengthens long-term demand for support uses tied to freight movement, equipment staging, and contractor operations along the I-95 corridor.

Economic Indicators

Colleton County's economic trajectory is improving through a series of employer investments that support labor demand and corridor utilization. **Wayne Brothers** announced a **\$35.5 million** investment at **101 Venture Way in Walterboro** creating **170 jobs**, with operations expected online in **1Q 2025**; that expansion adds industrial and engineering employment within the same county and can increase demand for contractor lodging, storage, fleet services, and workforce-oriented development near I-95. At **Lowcountry Regional Airport in Walterboro**, **Palmetto Aero** announced a **\$2.5 million** investment creating **44 jobs**, and **Lowcountry Aviation Company** announced a **\$1.7 million** investment creating **36 jobs**; together these projects broaden the county's aerospace and aviation-services base and diversify the employer mix supporting commercial land absorption.

County-scale fundamentals remain modest but stable. **Colleton County GDP** reached **\$1.497 billion in 2024**, up from **\$1.357 billion in 2023**, indicating expanding local output. **U.S. Census QuickFacts** reports **Colleton County population at 39,259 in 2024**, up **1.7% from the 2020 base**, which supports gradual household formation and service demand. For investors, that combination of measured population growth, new job announcements, and direct interstate access positions the site to capture demand from both local-serving and corridor-oriented users.

Overall, the property is best positioned as a **small-format interstate commercial-industrial land play** with appeal to users who value **sub-minute interchange access**, **existing traveler-service co-tenancy within 0.60 miles**, and **port-linked regional reach in roughly 67 minutes to Charleston**. Those attributes are difficult to replicate in more urbanized coastal submarkets at comparable land pricing, giving the site a differentiated role within the broader Lowcountry and I-95 development landscape.



Demographics

Demographic Metric	1 Mile	3 Miles	5 Miles
Population (2024)	3.3K	12.3K	23.4K
Population (2020)	3.7K	12.4K	23.3K
2020-2024 Population Change	-9.2%	-0.6%	+0.5%
Median Household Income (2024)	\$31.8K	\$52.3K	\$50.2K
Median Age (2024)	35.5	40.1	39.9
Under 20	727	2.5K	5.6K
20-25	191	727	1.5K
25-45	1.1K	3.4K	5.9K
45-65	616	3.2K	5.9K
Over 65	478	1.9K	3.6K
Total Employed (2024)	2.7K	10.2K	18.9K
Manufacturing Employment	176	891	1.3K
Transportation/Warehousing Employment	56	242	595
Retail Trade Employment	169	877	1.4K
Educational/Health Care Employment	313	1.7K	2.1K
Arts/Entertainment/Food Employment	339	788	979
Occupied Housing Units	1.6K	4.9K	9.1K
Vacant Housing Units	68	514	841
Occupancy Ratio	23:1	10:1	10:1
Renter Households	826	1.8K	3.1K
Owner Households	800	3.7K	6.8K
Renter:Owner Ratio	20:19	1:2	9:20
Average Household Size*	2.33	2.33	2.33
Bachelor's Degree or Higher*	16.9%	16.9%	16.9%
County GDP (2024)*	\$1.497B	\$1.497B	\$1.497B
County Population (2024)*	39.3K	39.3K	39.3K
County Population (2025)*	39.4K	39.4K	39.4K

The immediate 1-mile area is a smaller, interchange-oriented trade pocket with **3,320 residents** and a **median household income of \$31,753**, which aligns with highway-service, workforce, and value-oriented commercial demand. The broader 3-mile and 5-mile rings expand meaningfully to **12,309** and **23,425 residents**, respectively, with median household incomes above **\$50,000**, providing the site with a wider labor and customer base than the immediate interchange alone suggests.

Age distribution is favorable for labor-dependent uses. The **25-45 cohort totals 1,136 people within 1 mile, 3,417 within 3 miles, and 5,882 within 5 miles**, while the **45-65 cohort adds 616, 3,216, and 5,866 people**, respectively. For industrial service, trucking support, hospitality, or workforce housing concepts, this concentration of prime working-age residents supports staffing depth and recurring local demand.

Housing data also supports workforce-oriented positioning. Within 1 mile, the area is nearly evenly split between **826 renter households and 800 owner households**, while the 3-mile and 5-mile rings skew more owner-occupied. That mix suggests the interchange area can appeal both to transient or renter-based demand near I-95 and to longer-term households in the surrounding Walterboro market.

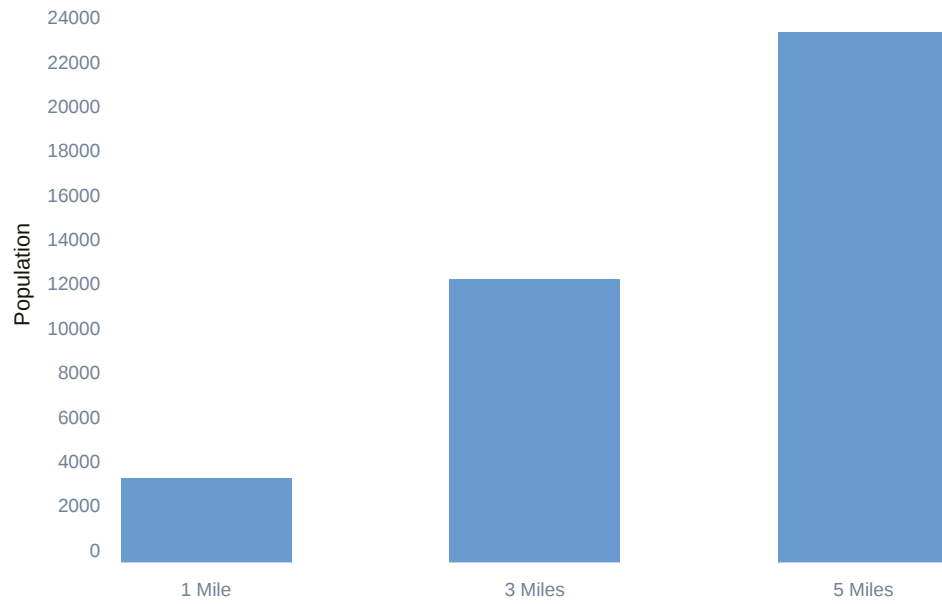
Employment composition is diversified across service and blue-collar sectors. Within 5 miles, the market includes **1,309 manufacturing workers, 595 transportation and warehousing workers, 1,398 retail workers, and 2,066 educational and health care workers**. That employment base supports a range of end users, from contractor yards and fleet services to convenience retail and lodging.

County-level indicators provide additional context for long-term demand. **Colleton County's population reached 39,259 in 2024 and 39,382 in 2025**, reflecting continued if modest growth from the 2020 base. **Average household size is 2.33 persons**, and **16.9% of residents age 25+ hold a bachelor's degree or higher**, indicating a market oriented more toward workforce and service employment than office-driven demand. **County GDP reached \$1.497 billion in 2024**, up from **\$1.357 billion in 2023**, signaling improving economic output.

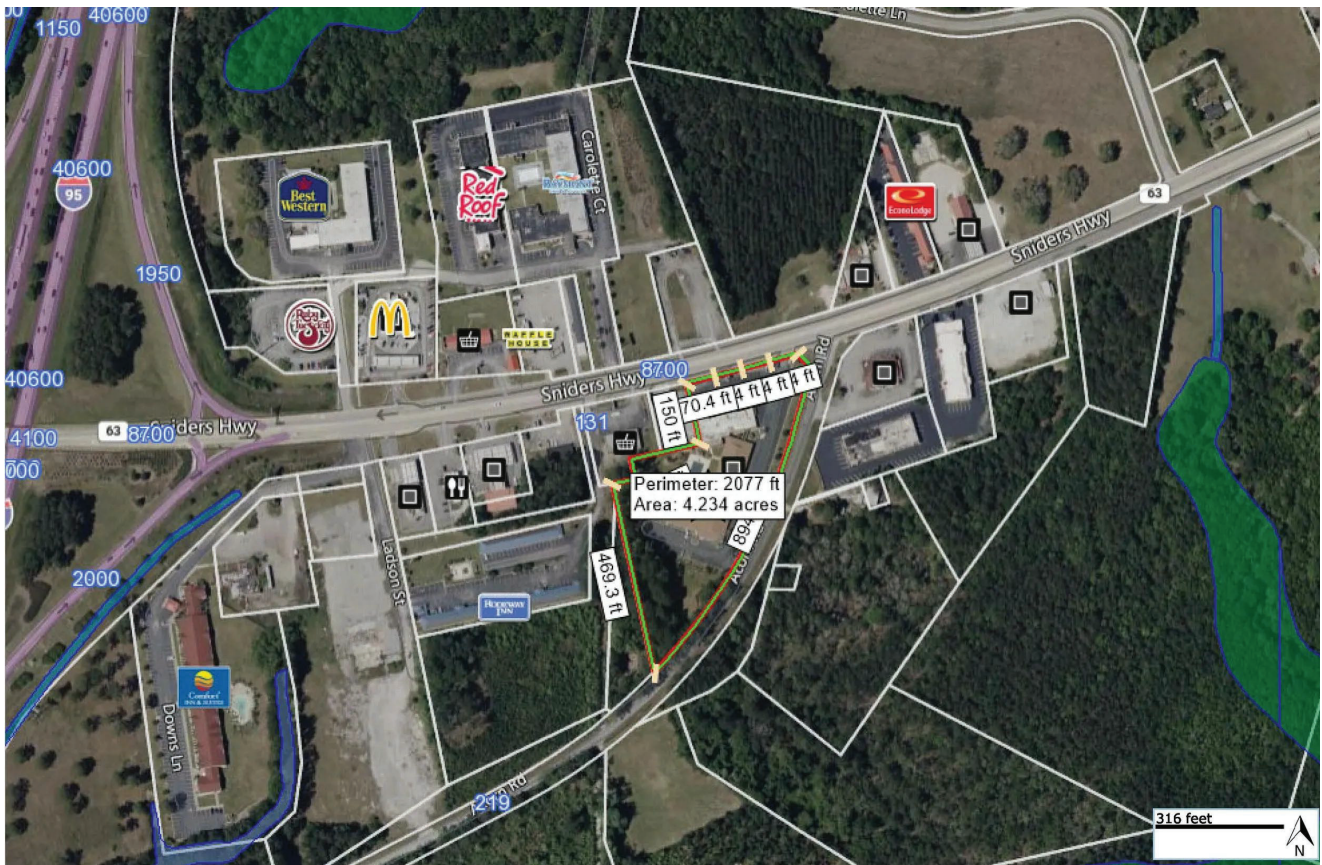
Major announced employers and expansions reinforce that trajectory. **Wayne Brothers** is adding **170 jobs** through a **\$35.5 million** investment in Walterboro, while **Palmetto Aero** and **Lowcountry Aviation Company** are adding **44** and **36 jobs**, respectively, through airport-related operations in Colleton County. Those projects should support additional household formation, contractor lodging demand, and service-commercial spending along the I-95 corridor.

Consumer spending data available from Esri's expenditure framework indicates that household spending analysis is commonly tracked across categories such as apparel, education, entertainment, technology, and recreation, supporting the view that expanding household counts in the 3-mile and 5-mile rings can translate into broader support for convenience retail and service uses. For this property specifically, the most relevant demographic takeaway is not luxury spending depth, but the combination of **working-age population scale within 5 miles, moderate household income, and employment in manufacturing, transportation, retail, and health services**—all of which align with interstate-commercial and workforce-oriented land use strategies.

2024 Population by Radius



Site Map



SC Interstate I-95 Corridor Centric Dominance w/ 4.2 AC Intermodal/IOS/Workforce Housing Site at I-95 Exit 53 - IICD Zoned



The site map places the property on **Sniders Highway immediately adjacent to I-95 Exit 53**, with parcel imagery showing direct orientation to the interchange ramps, nearby hotel pads, restaurants, and highway commercial uses. The parcel boundary configuration and frontage along Sniders Highway support strong wayfinding, visibility, and access for interstate-oriented development.

Transportation

- The property is positioned at **I-95 Exit 53**, with the offering memorandum stating the site is approximately **200 yards from I-95**, a location advantage that supports immediate regional north-south connectivity.
- **Sniders Highway** functions as the property's direct frontage corridor, linking the parcel to the surrounding interchange commercial cluster and to **Walterboro**, which is approximately **3.13 miles away, about a 7-minute drive**.
- The offering memorandum states **Port of Charleston access at 67.2 minutes**, with **Savannah reported at about the same drive time**, reinforcing the site's utility for port-linked trucking, outdoor storage, and industrial support uses.

- **Lowcountry Regional Airport (RBW)** is identified as Walterboro's airport and serves the county's aviation and business-flight activity, while **Charleston International Airport (CHS)** is connected to RBW by an air distance of **34.84 miles**. That regional airport framework supports business travel and aviation-related economic activity in Colleton County, although exact subject-to-airport drive distance is not established in the cited sources.
- No rail station or fixed-route regional transit hub was identified in the immediate interchange area through the available nearby place results, which further emphasizes the property's orientation toward automobile, truck, and highway-dependent users.

Education

- The nearby place search did not identify a college or university campus in the immediate interchange area, which is consistent with the property's interstate-commercial setting rather than an institutional district.
- **The University of South Carolina Beaufort** is a named higher-education institution in the broader Lowcountry, with campuses in **Bluffton, Beaufort, and Hilton Head Island**. While exact drive distance from the subject is not established in the cited sources, the institution contributes to the region's educational infrastructure and workforce development base.
- The nearby place results also did not identify a concentrated training-center cluster immediately surrounding the site, suggesting the property's strongest appeal remains logistics, service commercial, and highway-oriented development rather than student-driven demand.

Attractions

- **Walterboro Wildlife Sanctuary** is a major local attraction located on **Detreville Street** and described as an **800-acre** sanctuary with boardwalks, biking, walking trails, and blackwater wildlife habitat. Its presence enhances Walterboro's quality-of-life profile and can improve appeal for workforce housing or hospitality uses, although exact subject-to-sanctuary distance is not established in the cited sources.
- **South Carolina Artisans Center** at **318 Wichman Street, Walterboro, SC 29488** represents more than **200 juried South Carolina artists and craftsmen**, adding a recognizable cultural amenity that supports visitor traffic and overnight stays in the Walterboro market.
- **Colleton Museum & Farmers Market** at **506 E. Washington Street** adds a civic and cultural draw in downtown Walterboro, broadening the area's visitor base beyond pure interstate pass-through traffic.

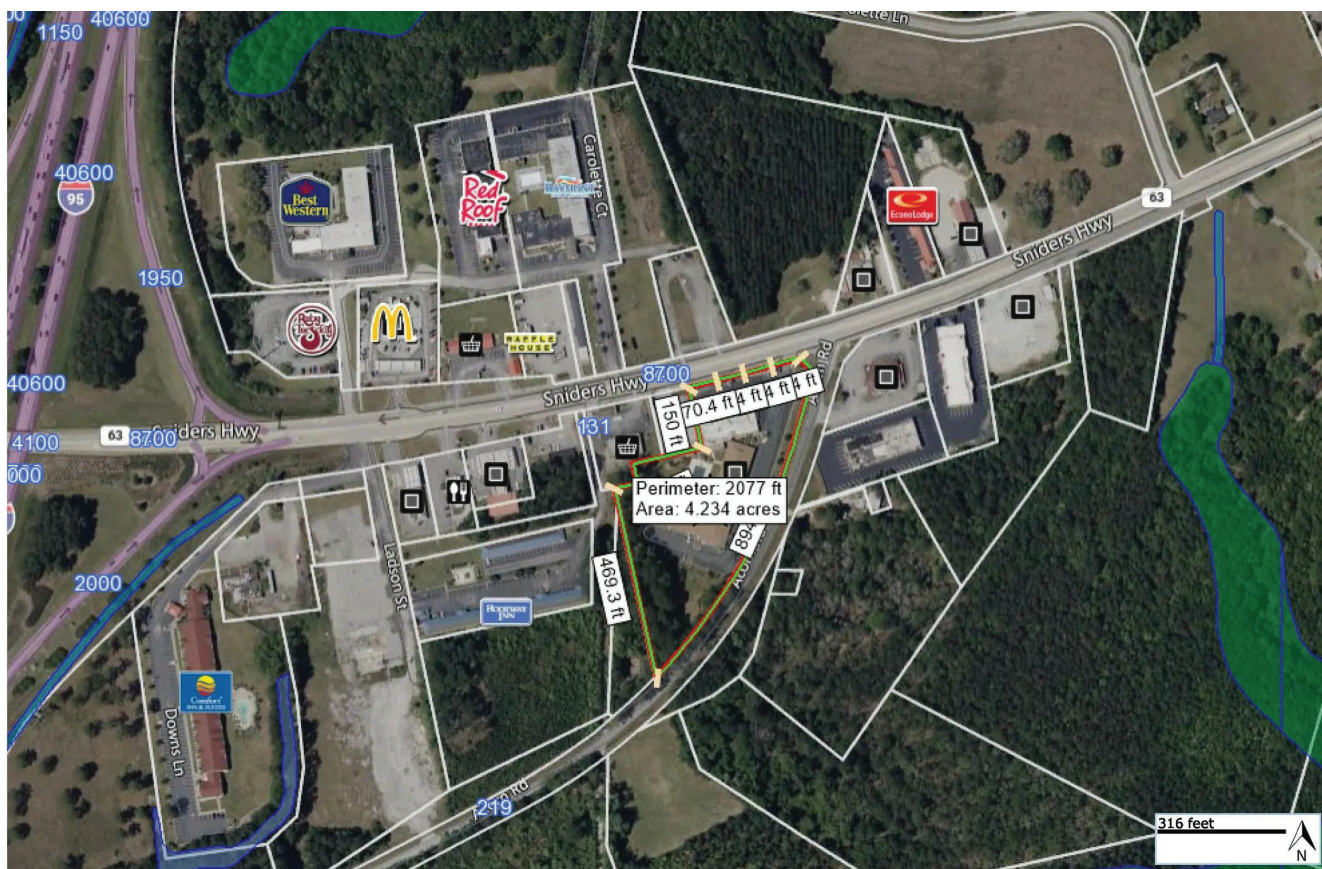
- **Tuskegee Airmen Monument** is identified in the airport area on **Highway 17A at Walterboro Airport**, connecting the market to a notable historic landmark and reinforcing the area's aviation heritage.

Together, the mapped parcel configuration, immediate interchange placement, and surrounding hospitality-commercial cluster create a site plan context tailored to highway visibility, freight movement, and flexible commercial-industrial redevelopment.

Site Plans

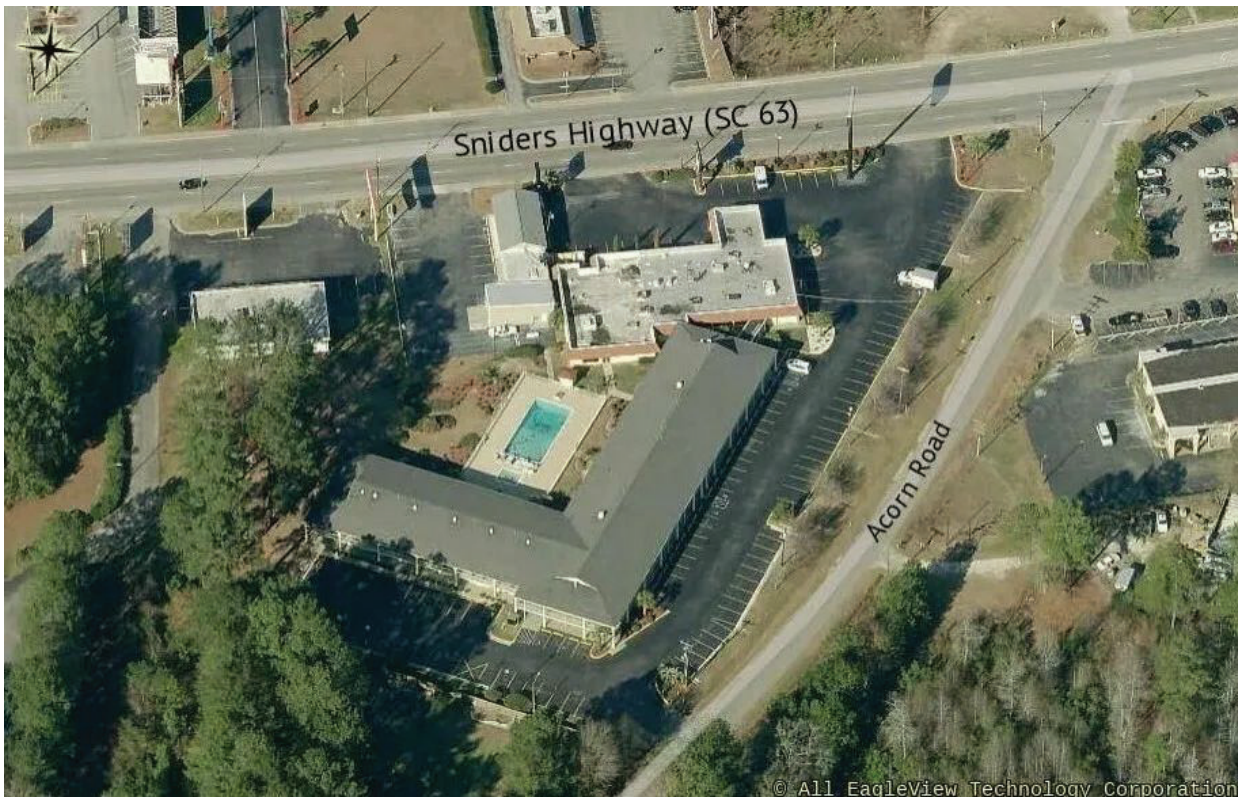
A professionally curated technical visual set illustrating the site's parcel configuration, access relationships, and immediate interchange context.

Parcel Boundary & Measurement Plan

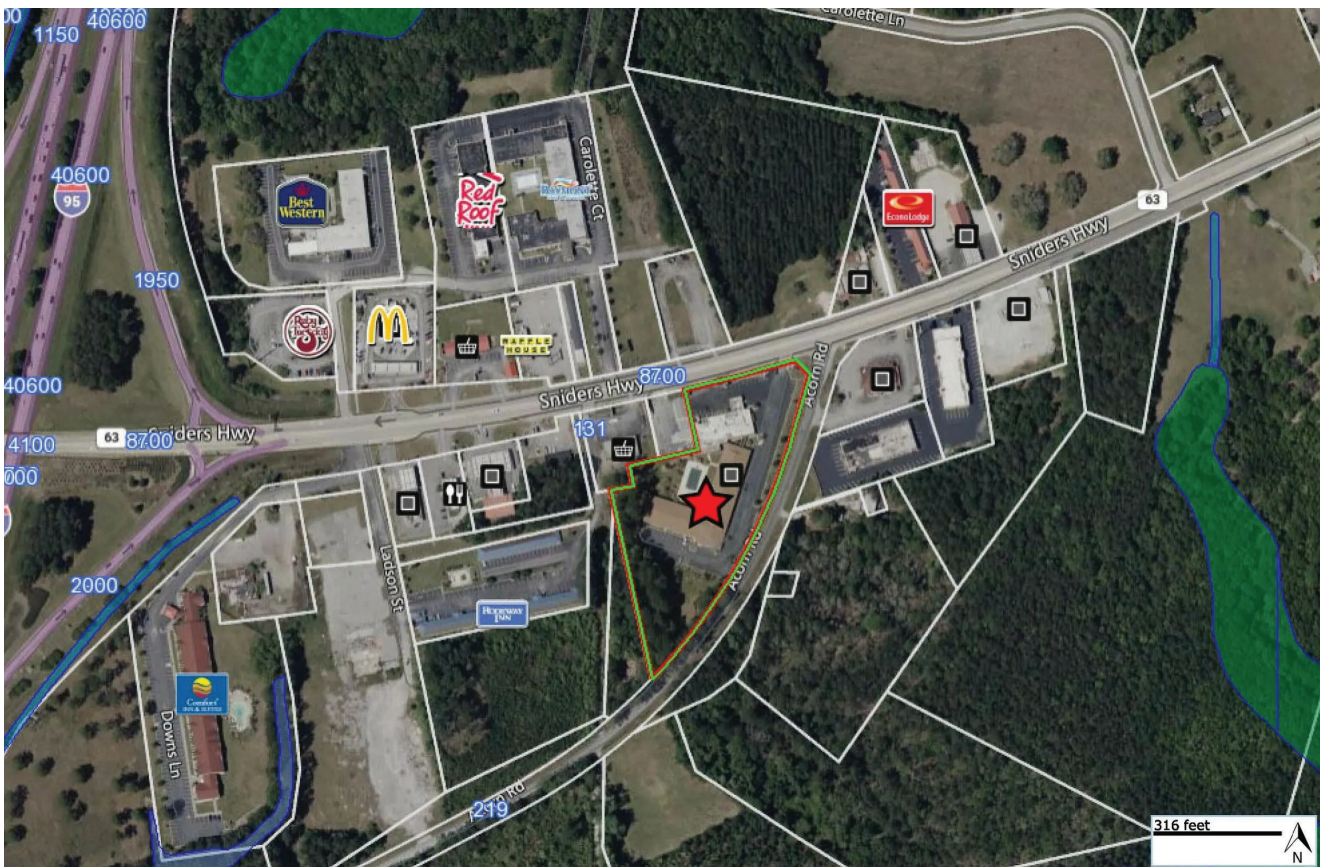


SC Interstate I-95 Corridor Centric Dominance w/ 4.2 AC Intermodal/IOS/Workforce Housing Site at I-95 Exit 53 - IICD Zoned

Existing Improvements & Access Context



Interchange Adjacency & Surrounding Commercial Context



Property Shape & Road Frontage Diagram

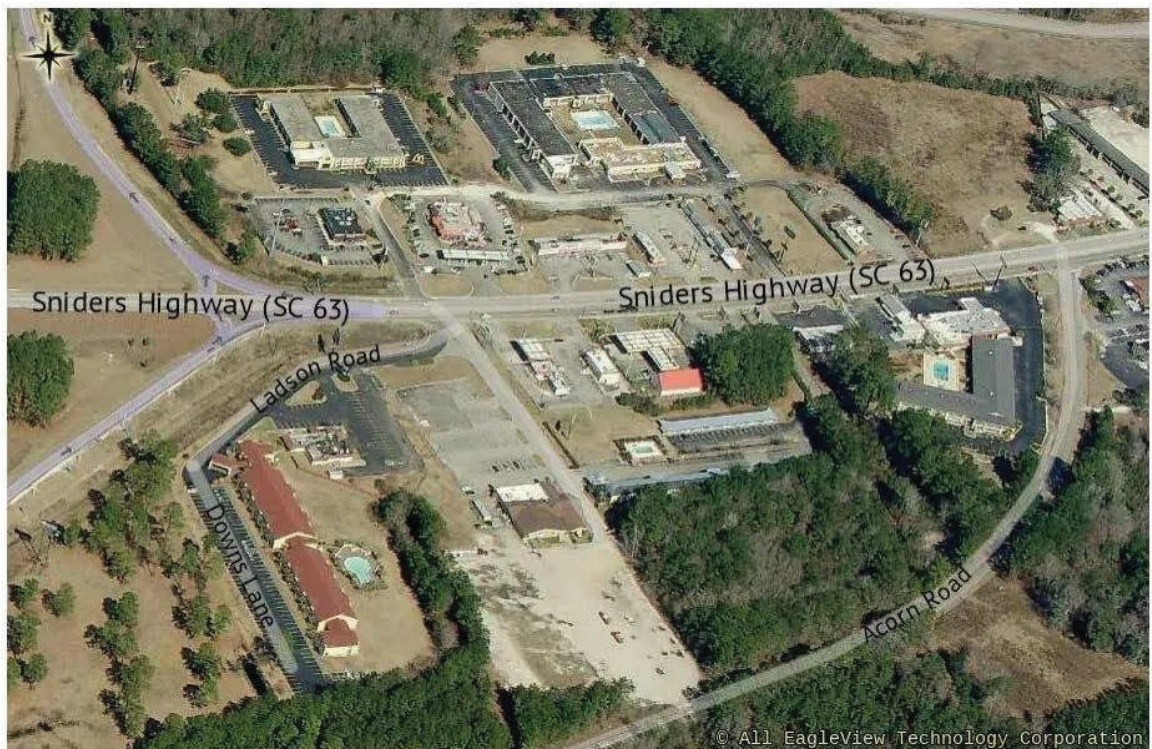


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Highway Interchange Relationship Map



Oblique Aerial Circulation Perspective



02/19/2011

Comps Analysis

Photo	Address	Type	Size	Price	\$/SF	Sale Date
	33 CAMPGROUND RD WALTERBORO SC 29488-8686	Hospitality	19.4K SF	\$1.50M	\$77.37	2026-07-21
	1835 SNIDERS HWY WALTERBORO SC 29488-8699	Hospitality	24.1K SF	\$4.23M	\$175.22	2025-11-13
	1787 SNIDERS HWY WALTERBORO SC 29488-8797	Hospitality	24.5K SF	\$2.60M	\$105.99	2024-03-11
	1145 SNIDERS HWY WALTERBORO SC 29488-8414	Hospitality	18.1K SF	\$1.00M	\$55.31	2023-07-26
	47 ACORN RD WALTERBORO SC 29488	Hospitality	18.3K SF	\$300K	\$16.43	2022-04-20
	1577 BELLS HWY WALTERBORO SC 29488-2517	Hospitality	18.6K SF	\$1.13M	\$60.65	2025-03-25
	902 BELLS HWY WALTERBORO SC 29488-2510	Retail	22.5K SF	\$3.57M	\$158.11	2024-11-04
	153 ANDERSON RD WALTERBORO SC 29488-5910	Industrial	22.1K SF	\$825K	\$37.36	2025-08-22
	440 IVANHOE DR WALTERBORO SC 29488-3651	Industrial, Special Purpose	29.7K SF	\$525K	\$17.69	2023-07-18
	1288 SNIDERS HWY WALTERBORO SC 29488-8415	Hospitality	28.6K SF	\$2.15M	\$75.06	2019-10-24

The comparable sales set indicates a broad pricing spectrum from **\$16.43/SF** to **\$175.22/SF**, with the strongest pricing concentrated in interstate-oriented hospitality and retail assets near the I-95 interchange. The subject's asking basis of **\$11.94/SF** is below all returned improved-property comparables on a per-square-foot basis, reflecting its positioning as a redevelopment land opportunity rather than a stabilized building sale. The data supports a value narrative centered on strategic interchange location, flexible commercial zoning, and repositioning potential. No source document or external citation in context states a concluded value range of \$2,000,000 to \$2,400,000.

Physical Specifications

- **Building Specifications:** No building square footage, floor count, construction year, or building class are stated in the uploaded OM.
- **Site Details:** 184,294 SF site area, approximately 4.23 acres; zoning: IICD (Interstate Interchange Commercial District); location approximately 200 yards from I-95 and adjacent to Exit 53.
- **Land-to-Building Ratio:** N/A.
- **Parking:** N/A.
- **Architectural Features & Design Characteristics:** The asset is marketed as an interstate-oriented development site with prominent visibility, direct interstate access, and suitability for industrial, commercial, hospitality, self-storage, workforce housing, and related corridor uses.
- **Building Systems:** HVAC, electrical, plumbing, fire/life safety, telecommunications, and security systems are not stated in the uploaded OM.
- **Recent Improvements / Capital Expenditures:** No recent capital improvements or expenditure history is stated in the uploaded OM.
- **Occupancy Status:** N/A.

Key Financial Metrics

The offering is priced at **\$2,201,000**, equating to **\$11.94/SF** on **184,294 SF** of land. As presented, the investment thesis is land acquisition and redevelopment rather than in-place cash flow, so **NOI, cap rate, cash-on-cash return, and yield metrics are N/A** based on the materials provided.

Metric	Value
Asking Price	\$2.2M
Land Area	184.3K SF
Acres	4.23 AC
Price per SF	\$11.94/SF
NOI	N/A
Cap Rate	N/A
Cash-on-Cash Return	N/A

Revenue / Expense Summary
Gross Potential Revenue
Effective Gross Income
Operating Expenses
Net Operating Income

The valuation context is driven by location, zoning, and redevelopment optionality. The site's IICD zoning, immediate adjacency to I-95 Exit 53, and interstate-oriented use profile support its pricing as a strategic commercial land opportunity rather than a stabilized income-producing asset.

Uploaded OM provides asking price, lot size, and redevelopment positioning; it does not discuss historical revenue or occupancy data.

Sources

Crexi

- <https://www.crexi.com/property-records/e892754badd79ed03cc2ded1332811d0f80fc836?tab=record>
- Demographics insights for coordinates (32.879034, -80.710713)
- <https://www.crexi.com/property-records/e892754badd79ed03cc2ded1332811d0f80fc836>

Google Places

- [1245 Sniders Hwy, Walterboro, SC 29488, USA](#)

Web Search

- [Wayne Brothers grows South Carolina footprint with new operation in Colleton County | S.C. Governor Henry McMaster](#)
- [Wayne Brothers grows South Carolina footprint with new ...](#)
- [Industrial](#)
- [SITES ANDBUILDINGS](#)
- [Palmetto Aero to open three facilities in Colleton County | South Carolina Department of Commerce](#)
- [Lowcountry Aviation Company launching Colleton County operations | South Carolina Department of Commerce](#)
- [Table Data - Gross Domestic Product: All Industries in Colleton County, SC | FRED | St. Louis Fed](#)
- [U.S. Census Bureau QuickFacts: Colleton County, South Carolina](#)
- [U.S. Census Bureau QuickFacts: Colleton County, South Carolina](#)
- [U.S. Census Bureau QuickFacts: Colleton County, South Carolina](#)
- [Retail Goods and Services Expenditures](#)
- [Flight route from Charleston International Airport \(CHS\) to Lowcountry Regional Airport \(RBW\) - AirCalculator.com](#)
- [What To Do](#)
- [South Carolina Artisans Center | Walterboro](#)
- [The University of South Carolina Beaufort](#)
- [All addresses.inc](#)