Offering Memorandum for I-95 Sniders Hwy, Walterboro, SC 29488, USA

Executive Summary

Positioned adjacent to I-95 Exit 53 in Walterboro, South Carolina, this 49.8-acre land offering is well-suited for buyers seeking scale, interstate exposure, and flexibility within a major logistics corridor. The site combines direct frontage and visibility along one of the Southeast's primary north-south routes with stated traffic counts of approximately 42,000 vehicles per day, establishing a location profile that supports industrial distribution, trucking, IOS, mixed-use, and workforce housing strategies.

The property is described as wooded and level, with an existing paved road around the site that is sufficient for truck circulation, thereby reducing a key early-stage development hurdle. Zoning is identified as Special Purpose and characterized as highly malleable, while the offering materials note no impediments to development and place the site approximately 60 minutes from the Port of Charleston, extending its reach beyond Colleton County into broader port, freight, and regional distribution networks.

With pricing offered subject to terms and no in-place income to underwrite, the investment thesis centers on control of a large-format, corridor-centric parcel at a visible interstate interchange with multiple executable use cases. For buyers targeting land banking, truck-oriented operations, industrial development, or alternative commercial programs, the opportunity lies in the combination of scale, access, and zoning flexibility in a supply-constrained interstate location.

Investment Summary

Metric	Value
APN	178-00-00-072.000
Asking Price	Subject To Offer
Cap Rate	N/A
Lot Size (SF and Acres)	2,169,288 SF / 49.8 Acres
Net Operating Income (NOI)	N/A
Number of Buildings	0
Occupancy	0%
Parking Details	Existing paved road around property sufficient for trucks
Price Per Square Foot	N/A
Pro Forma Cap Rate	N/A
Square Footage	N/A
Year Built	N/A
Zoning	Special Purpose

Investment Highlights

- **49.8 acres at an I-95 interchange creates rare scale in a truck-oriented corridor.** The site sits adjacent to Exit 53 with direct interstate frontage and visibility, providing users and developers with a large-format parcel in a location oriented around regional vehicle flow. For industrial, IOS, and distribution groups, that combination of acreage and interchange access supports operational efficiency and strong marketability.

- **Traffic exposure of approximately 42,000 vehicles per day strengthens both logistics and commercial use cases.** The offering positions north-south I-95 traffic as the property's primary demand driver, with more than 40,000 vehicles passing the corridor daily. That level of throughput supports not only freight-oriented uses, but also service commercial, hospitality-adjacent, and mixed-use concepts that benefit from visibility and capture.

- **Flexible Special Purpose zoning broadens the buyer pool and reduces use constraints.** The property is identified as Special Purpose zoning and described as effectively a blank slate with highly malleable entitlement potential. That flexibility allows investors to evaluate the site through multiple perspectives rather than a single fixed program, which can improve exit optionality and long-term value creation.

- **Physical site characteristics support a more straightforward development path.** The land is described as wooded and level, and the marketing materials note no impediments to development. A more developable topography can reduce preconstruction complexity, shorten planning timelines, and improve the feasibility of large-footprint industrial or storage-oriented layouts.

- **Existing paved circulation around the property is a practical advantage for truck-centric users.** The site includes an existing paved road around the circumference of the property that is stated to be sufficient for trucks. For IOS, fleet, trailer storage, and distribution concepts, that existing infrastructure can enhance immediate functionality while potentially reducing initial sitework requirements.

- **Port connectivity extends the site's relevance beyond local demand.** The property is positioned approximately 60 minutes from the Port of Charleston, linking the asset to one of the Southeast's major trade gateways. That proximity supports import-export, transload, storage, and regional distribution strategies that depend on efficient movement between port infrastructure and inland interstate corridors.

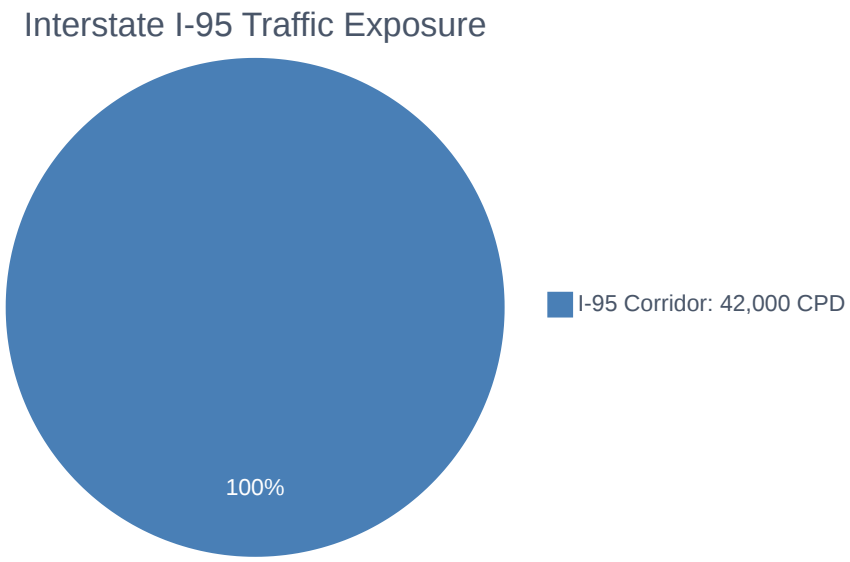
- **Multiple executable use cases create resilience in changing market conditions.** The offering specifically identifies industrial distribution, trucking, IOS, housing development, mixed-use, and

special purpose applications. This range of potential outcomes gives buyers the ability to align the site with prevailing capital markets, tenant demand, or owner-user requirements rather than relying on a single business plan.

- **Walterboro's business environment and workforce narrative add depth to the location story.** The materials highlight an established business community, workforce availability, and the potential for incentives through the Southern Carolina Development Alliance. For groups evaluating labor access and public-sector support alongside transportation fundamentals, those factors can enhance both project underwriting and execution confidence.

Property Details

Property	Details
Property Name	SC Interstate I-95 Corridor Centric 49.8 AC Industrial/Distribution/IOS at I-95 Exit 53
Address	0 Sniders Hwy Adjacent to I-95, Walterboro, SC 29488
APN	178-00-00-072.000
Building Size	N/A
Land Size	49.8 acres (2,169,288 SF)
Year Built	N/A
Stories	N/A
Parking	Existing paved road in circumference of the property is described as sufficient for trucks; standard parking count and ratio not stated
Construction Type	N/A
Exterior Finishes	N/A
Elevator Type	N/A
Roofing System	N/A
Building Lighting	N/A
Property Type	Industrial Land / Distribution / IOS Development Site
Date Available	Immediately
Units	N/A
Available Space	49.8-acre development parcel
Rent	N/A
NNN Expense	N/A
Traffic Count	Interstate I-95 corridor contiguous to site: 42,000 CPD
Zoning	Special Purpose
Sale Price	Subject To Offer



Property Description

Property Overview

This 49.8-acre interstate-oriented development tract is strategically positioned adjacent to I-95 at Exit 53 in Walterboro, offering a large-format site suited for industrial distribution, trucking, industrial outdoor storage, housing, mixed-use, and other special-purpose applications. The property's primary market appeal is its direct frontage and visibility along one of the Southeast's principal north-south freight corridors, with approximately 42,000 vehicles per day passing the site. Its location further supports regional logistics significance through access to the Port of Charleston in roughly 60 minutes, reinforcing its utility for transportation-dependent users and developers seeking corridor exposure.

Design & Character

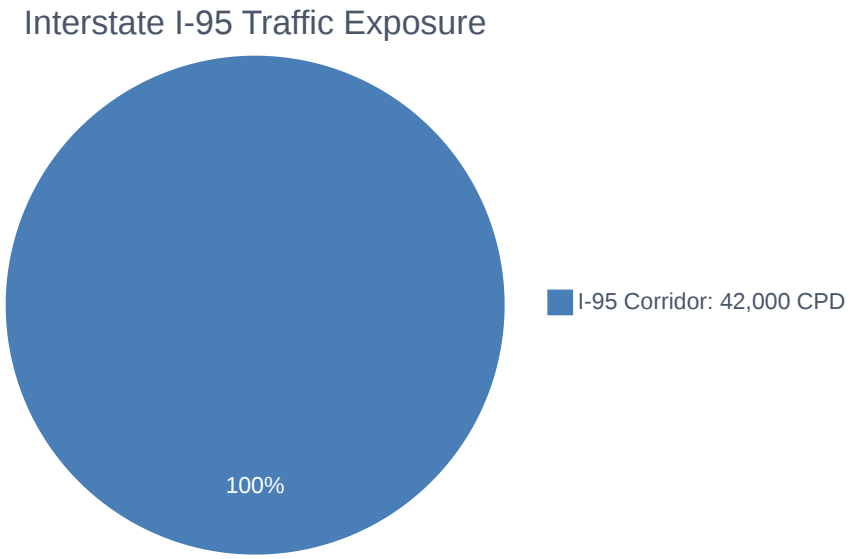
The site is described as wooded and level, providing a largely unimproved land canvas with a straightforward physical profile for future planning. Rather than an existing vertical improvement with architectural identity, the asset's character is defined by scale, visibility, and truck-oriented functionality. A notable physical feature is the existing paved road around the circumference of the property, described as sufficient for truck access, which enhances immediate site utility and reinforces the parcel's industrial and IOS orientation.

Value-Enhancing Features

The property's principal value drivers include its size, interstate adjacency, flexible Special Purpose zoning, and truck-capable circulation infrastructure. The zoning is presented as highly malleable, effectively broadening the range of potential end uses and reducing functional obsolescence risk associated with narrowly prescribed entitlements. Direct interstate frontage and strong traffic exposure enhance identity, access, and marketability for logistics, service-commercial, and user-driven development concepts. The existing paved perimeter road may reduce initial site-preparation requirements for certain outdoor storage, trucking, or phased development strategies. The parcel's scale also supports master-planned execution, including industrial, workforce housing, or mixed-use concepts where large contiguous acreage is a competitive advantage.

Market Positioning & SWOT Analysis

- **Strengths**: 49.8-acre interstate-front parcel with direct I-95 visibility, flexible zoning, truck-suitable paved circulation, and strong regional logistics positioning.
- **Weaknesses**: No existing income-producing improvements; building specifications, utilities, and entitlement execution details are not established in-place.
- **Opportunities**: Industrial, IOS, trucking, workforce housing, mixed-use, or special-purpose development can capitalize on corridor traffic and port connectivity.
- **Threats**: Development timing, infrastructure costs, entitlement execution, and competing interstate land offerings could affect absorption and pricing.



Property Photos

49.8 Acres | Road Around Perimeter | On Interstate I-95

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Massive I-95 Corridor Centric 49.8 AC Site
INDUSTRIAL, DISTRIBUTION, HOUSING, TRUCKING, IOS SITE
Legend
aloha
bp
Feature 1
Feature 2
Fireworks Supermarket
Low Country Mobile Home Community
Low Country Estates MHP
New Green Acres RV Park
49.8 AC BLANK SLATE ZONING
Campground Rd
Best Western Of Walterboro
Motel 6
Holiday Inn Express & Suites Walterboro I...
Ruby Tuesday
Quality Inn
Marvin's
Cracker Barrel Old Country Store
Downs Ln
Ladson St
Cane Branch Rd
Hampton Inn & Suites Walterboro
Comfort Inn & Suites Walterbo
State Rd
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1000 ft
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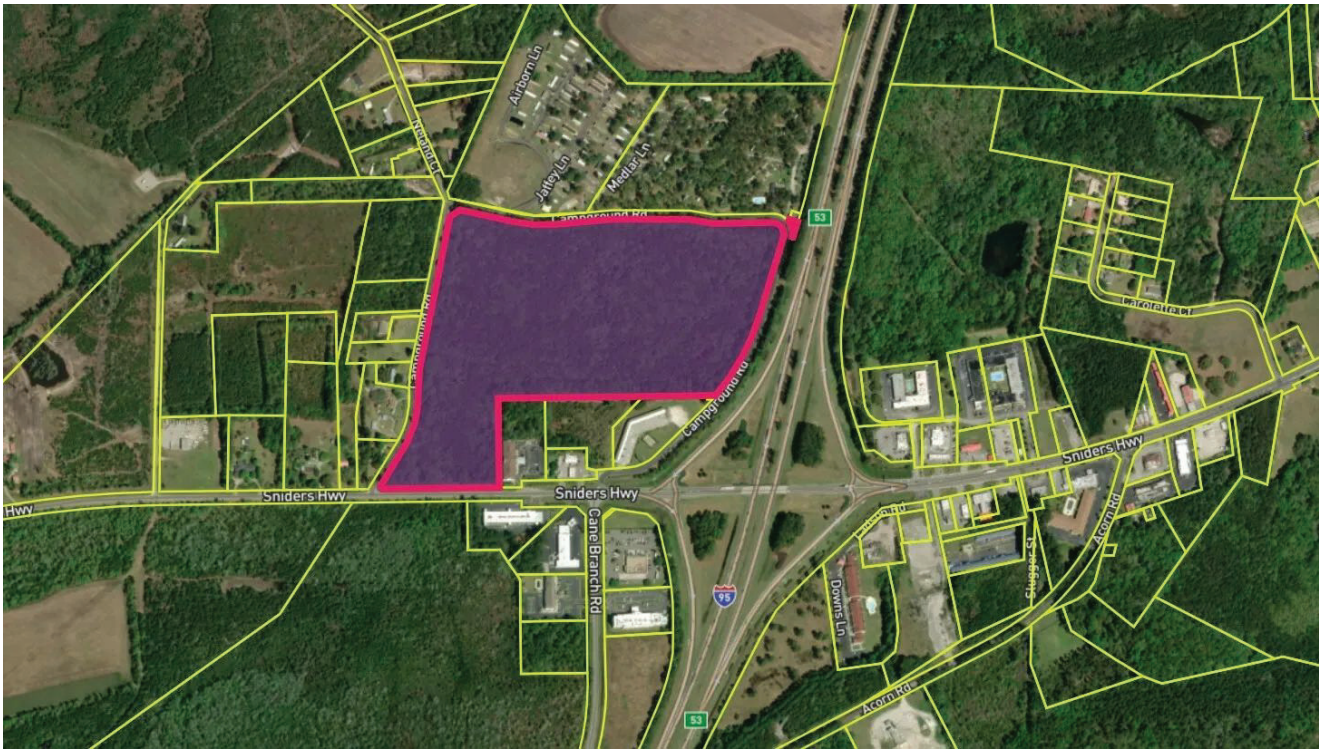
Airborn Ln
Jaffey Ln
Medlar Ln
Campground Rd
Sniders Hwy
Cane Branch Rd
Downs Ln
Acorn Rd
Sluggar St
Carolette Ct

49.8 AC
Distribution/IOS/Trucking by
North/South I-95 Corridor
Campground Rd
Jaffey
Campground Rd
Pervis Ln
Campground Rd
Carolette Ln
Carolette Ct
Econo Lodge
Ruby Tuesday
Holiday Inn
Express & Suites
Sniders Hwy
Sniders Hwy
TEX-O-LAND
Ramada
Walterboro
Microtel Inn &
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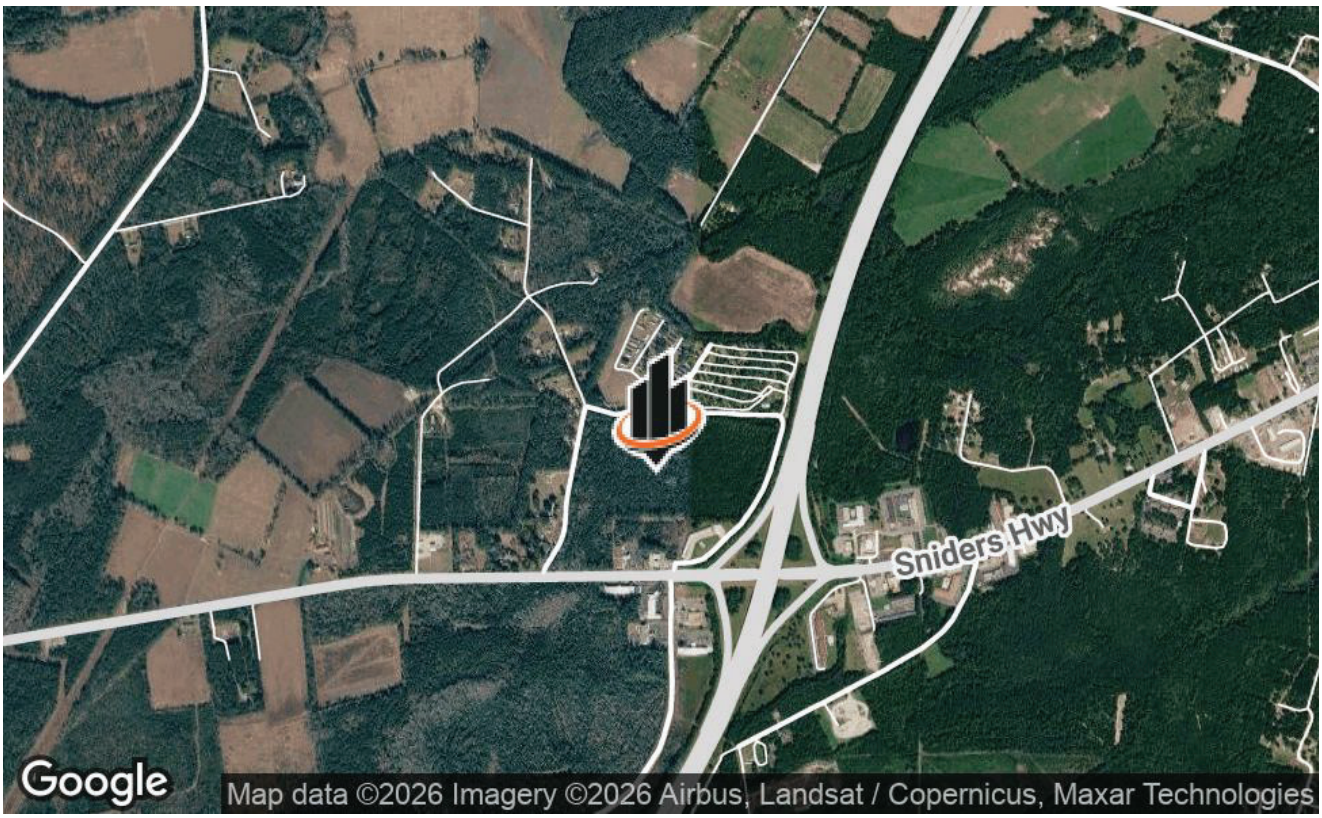
Sniders Hwy
Google
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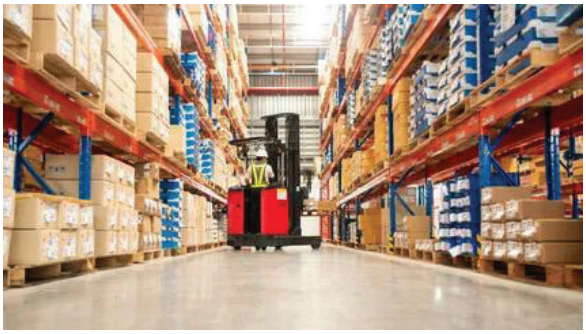


Location Overview

The property occupies a strategic location on Sniders Highway immediately adjacent to Interstate 95 at Exit 53 in Walterboro, positioning it within one of South Carolina's most visible highway-oriented commercial nodes. The offering materials identify direct I-95 frontage and visibility, approximately 42,000 vehicles per day contiguous to the site, and an existing paved road around the property suitable for truck circulation, all of which enhance the parcel's appeal for industrial outdoor storage, trucking, distribution, and highway-service-oriented development. The site is identified as **APN 178-00-00-072.000**.

Location Advantages

- **Interstate 95 / Exit 53 frontage** is directly adjacent to the property, effectively a **0.1-mile, 1-minute drive** connection to the I-95 interchange, which materially improves truck ingress/egress and reduces first-mile logistics friction for distribution and IOS users.
- **Best Western of Walterboro** is approximately **0.2 miles, 1-minute drive** from the site, while **Baymont by Wyndham Walterboro** is approximately **0.2 miles, 1-minute drive**, **Red Roof Inn Walterboro** is approximately **0.2 miles, 1-minute drive**, and **Holiday Inn Express & Suites Walterboro I-95** is approximately **0.5 miles, 2-minute drive**. This concentration of lodging supports driver overnights, contractor stays, and visiting management, thereby enhancing tenant usability for trucking and industrial occupiers.

- **McDonald's** is approximately **0.2 miles, 1-minute drive**, **Ruby Tuesday** is approximately **0.2 miles, 1-minute drive**, **Waffle House** is approximately **0.2 miles, 1-minute drive**, **Crabs In A Bucket** is approximately **0.2 miles, 1-minute drive**, **Marvin's Pizza** is approximately **0.3 miles, 2-minute drive**, and **Cracker Barrel Old Country Store** is approximately **0.5 miles, 2-minute drive**. Immediate food-service access improves driver retention, employee convenience, and day-to-day operating efficiency for labor-intensive users.
- **Shell** at approximately **0.3 miles, 2-minute drive** and **Enmarket** at approximately **0.5 miles, 2-minute drive** provide nearby fuel and convenience access, a practical advantage for fleet operators and truck-centric occupiers seeking reduced downtime.
- **Walterboro's city center** is approximately **3.1 miles, 7-minute drive** from the property, providing users with access to the broader municipal labor base and services while preserving interstate-oriented operational efficiency.
- **Lowcountry Regional Airport (RBW)** in Walterboro is approximately **6 miles, 10-minute drive** from the site based on its location east of I-95, providing general aviation access with three runways and more than 500 airside acres. That aviation infrastructure adds flexibility for corporate travel, maintenance-related users, and advanced manufacturing prospects.
- **Port of Charleston** is approximately **60 minutes' drive** from the property, a major value driver for import/export distribution, transload, and regional warehousing users that require port access without paying core Charleston land pricing.
- **Charleston International Airport (CHS)** is approximately **60 minutes' drive** from the property, extending regional passenger and air cargo connectivity that can support management travel, vendor access, and time-sensitive logistics coordination.
- **Port of Savannah** is approximately **60 minutes' drive** from Colleton County according to regional economic development sources, giving the site a two-port positioning narrative that broadens its appeal to logistics users seeking optionality across Southeast gateway ports.

Market Positioning

This parcel is positioned to compete less with infill Charleston industrial sites and more with value-oriented logistics and outdoor storage locations along the broader I-95 corridor. Compared with core Charleston submarkets such as North Charleston, Hanahan, Ladson, and Ridgeville, the Walterboro/Colleton County location offers lower-density surroundings, immediate interstate exposure, and a larger-format land assembly at Exit 53. That combination is particularly compelling for users requiring trailer storage, truck parking, laydown yard functionality, or phased industrial development that would be more constrained or more expensive closer to the port.

The property's **49.8-acre** scale and **Special Purpose** zoning profile establish a differentiated competitive position for occupiers seeking flexibility. A user that requires a large outdoor storage footprint with direct interstate identity can secure a site at **0.1 miles, 1 minute** from I-95 rather than competing for smaller, more expensive parcels deeper in the Charleston industrial network. For developers, the existing highway commercial cluster around **Best Western of Walterboro (0.2 miles, 1 minute)**, **Holiday Inn Express & Suites Walterboro I-95 (0.5 miles, 2 minutes)**, and **Cracker Barrel Old Country Store (0.5 miles, 2 minutes)** demonstrates proven traveler demand and reinforces the interchange as an established stopover node.

For industrial occupiers, the site benefits from being close enough to Charleston's port ecosystem to participate in regional freight flows, yet far enough away to target cost-sensitive uses. Charleston's industrial market reached more than **100 million square feet** of inventory in Q4 2024, with vacancy rising to **13.8%** as speculative supply delivered. At the same time, average asking rents increased to **$8.49 NNN per square foot**, and under-construction volume declined to **3.3 million square feet**, indicating a market that remains institutionally relevant but is becoming more selective. In that context, Walterboro can attract users priced out of core port-adjacent submarkets or those prioritizing land scale, outdoor storage, and interstate access over immediate dock-door proximity to Charleston terminals.

Colliers also reported **927,284 square feet** of new leases signed in Charleston during Q3 2024, while noting that the Port of Charleston's terminal and intermodal evolution continues to support long-term logistics demand. That backdrop supports the subject site's positioning as a lower-cost satellite location for port-related distribution, truck staging, and supply-chain support uses.

Economic Indicators

Colleton County's economic development platform materially supports the site's long-term demand story. SouthernCarolina Alliance reports that the county sits within **60 minutes' drive** of the **Port of Charleston**, **Port of Savannah**, **Charleston International Airport**, and **Savannah/Hilton Head International Airport**, a rare regional-access profile for a rural interstate county. The same source cites **194,714 residents within 30 minutes' drive** and **88,981 workers within 30 minutes' drive**, reinforcing the site's access to a broader labor shed than the immediate Walterboro population alone would suggest.

The county's industrial base includes named employers such as **FloraLife, Inc.**, **Gehl Food & Beverage Southeast**, **Boise Cascade**, **Pioneer Boats**, and **Meter Bearings Group**. Their presence within Colleton County supports the credibility of the local manufacturing and distribution ecosystem and improves tenant confidence that the area can support industrial operations, vendor networks, and workforce recruitment.

Gehl Food & Beverage Southeast announced a **$46 million** investment creating **106 jobs** in Walterboro, underscoring continued employer confidence in the county's I-95 logistics profile. That expansion is important for the subject because it validates Walterboro as a location where industrial users can combine interstate access with labor availability and business-friendly operating conditions.

At the county level, Colleton County's **2023 population estimate of 38,874** represented **0.86% growth** from 2020, while average annual unemployment was **4.4%** in 2023. County GDP reached approximately **$1.50 billion in 2024**, up from approximately **$1.36 billion in 2023** and approximately **$1.01 billion in 2020**, indicating a measurable expansion in economic output. For land investors and developers, that growth trajectory supports the case for future industrial, service-commercial, and workforce-oriented development tied to the I-95 corridor.

Overall, the property's value proposition is strongest where three demand drivers overlap: immediate interstate access at **0.1 miles, 1 minute** to I-95 Exit 53; regional freight connectivity at approximately **60 minutes' drive** to the **Port of Charleston**; and a proven interchange ecosystem with hotels, dining, and fuel options within **0.2 to 0.5 miles, 1 to 2 minutes**. That combination gives the site a competitive identity as a scalable, truck-oriented development opportunity within the Charleston-Savannah logistics sphere rather than a purely local Walterboro land play.

Demographics

The site's demographic profile reflects a practical industrial and service-worker trade area, with the strongest concentration of population and employment within the 3-mile and 5-mile radii surrounding the I-95/Sniders Highway interchange. For industrial, IOS, and distribution users, the most relevant characteristics are the established labor base, moderate household incomes that support workforce-oriented operations, and a balanced owner/renter mix that can support both employee recruitment and future housing-related development concepts.

Metric	1 Mile	3 Miles	5 Miles
2024 Population	8.4K	19K	22.9K
2020 Population	7.2K	19.7K	22.3K
2020-2024 Population Change	17.1%	-3.4%	2.6%
2024 Median Age	41.1	39.5	38.7
Under 20	2.2K	4.5K	5.6K
Age 20-25	383	1.1K	1.5K
Age 25-45	2K	5K	5.9K
Age 45-65	2K	4.7K	5.6K
Over 65	1.5K	2.9K	3.5K
2024 Median Household Income	$61.6K	$49.6K	$48K
Households Under $25K	604	2.2K	2.5K
Households $25K-$50K	544	1.9K	2.3K
Households $50K-$100K	1.2K	2.4K	2.5K
Households $100K-$150K	686	1.1K	1.4K
Households Above $150K	218	493	697
Total Employed Residents / Employees 2024	6.6K	15.4K	18.3K
Construction Employment	643	1.2K	1.2K
Manufacturing Employment	741	1.2K	1.2K
Transportation/Warehousing Employment	464	584	584
Retail Trade Employment	874	1.3K	1.3K
Educational/Health Care Employment	1.1K	2K	2K
Professional Services Employment	518	1K	1K
Occupied Housing Units	2.9K	7.4K	8.6K
Vacant Housing Units	358	694	831
Occupancy Ratio	10:1	10:1	10:1
Renter Households	1K	2.9K	3.2K
Owner Households	2.2K	5.2K	6.3K
Renter:Owner Ratio	9:20	11:20	1:2
Average Household Size	2.29*	2.29*	2.29*
Bachelor’s Degree or Higher	25.0%*	25.0%*	25.0%*
High School Graduate or Higher	84.0%*	84.0%*	84.0%*
Average Annual Unemployment	4.4%**	4.4%**	4.4%**
County GDP (2024)	$1.50B**	$1.50B**	$1.50B**

* City-level Walterboro benchmark used as the closest available supplemental indicator.

** County-level Colleton County benchmark used as the closest available supplemental indicator.

Demographic Interpretation

The **1-mile radius population of 8,446** and **employment base of 6,623** indicate that the interchange area is not an isolated highway stop; it already functions as an active local employment node. The **3-mile radius population of 19,009** and **5-mile radius population of 22,921** provide a broader labor and service base for industrial and truck-oriented users.

Population growth has been strongest closest to the site, with the **1-mile radius increasing from 7,215 in 2020 to 8,446 in 2024**, a gain of roughly **17.1%**. That near-site growth supports the case that the interchange is capturing incremental residential and commercial activity, which can improve future labor availability and support ancillary development. The **5-mile radius also expanded from 22,341 to 22,921**, a gain of roughly **2.6%**, while the **3-mile radius declined modestly**, suggesting localized shifts in household concentration rather than a uniformly expanding pattern.

The age profile is favorable for workforce-oriented uses. Within 5 miles, the property draws from **5,899 residents aged 25 to 45** and **5,613 residents aged 45 to 65**, creating a substantial pool of prime working-age adults. The **3-mile radius** includes **4,970 residents aged 25 to 45** and **4,738 residents aged 45 to 65**, which is particularly relevant for manufacturing, warehousing, and service-sector employers seeking experienced labor.

Income levels support both industrial occupancy and potential workforce-housing narratives. Median household income measures **$61,641 within 1 mile**, **$49,609 within 3 miles**, and **$48,000 within 5 miles**. The largest household-income concentration across all radii sits in the **$50,000 to $100,000** band, indicating a practical middle-income consumer base consistent with working households rather than purely retiree or seasonal demand. For employers, this typically aligns with a labor market receptive to logistics, production, distribution, and service employment.

Housing occupancy is stable, with an approximate **10:1 occupied-to-vacant ratio** across all three radii. That level of occupancy signals an established residential base rather than speculative overbuilding. The ownership profile is also meaningful: the **5-mile radius** includes **6,298 owner households** versus **3,158 renter households**, while the **3-mile radius** includes **5,207 owner households** versus **2,867 renter households**. That balance suggests neighborhood stability while still preserving sufficient renter presence to support labor mobility.

Labor Force and Employer Relevance

The employment mix is directly relevant to the property's industrial positioning. Within **5 miles**, the area includes **1,241 manufacturing workers**, **584 transportation and warehousing workers**, **1,154 construction workers**, and **1,313 retail trade workers**. Within **3 miles**, the same categories remain substantial, with **1,241 manufacturing**, **584 transportation/warehousing**, and **1,154 construction** jobs. This profile supports tenant demand from logistics, contractor yards, light industrial users, and fleet-based businesses.

Named employers in the county such as **Gehl Food & Beverage Southeast**, **FloraLife, Inc.**, **Boise Cascade**, **Pioneer Boats**, and **Meter Bearings Group** reinforce the industrial character of the broader labor market. Their presence adds credibility to the area's workforce depth and helps position the site for users seeking an established manufacturing and distribution environment rather than a purely speculative greenfield setting.

Education, Economic Base, and Growth Outlook

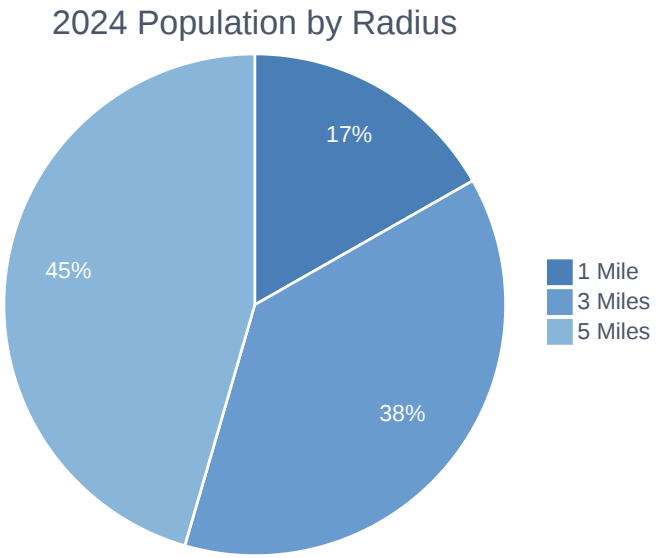
Walterboro's benchmark educational profile shows **84.0% of adults age 25+ are high school graduates or higher** and **25.0% hold a bachelor's degree or higher**, indicating a workforce base that can support operations management, administrative functions, and skilled technical roles in addition to hourly labor.

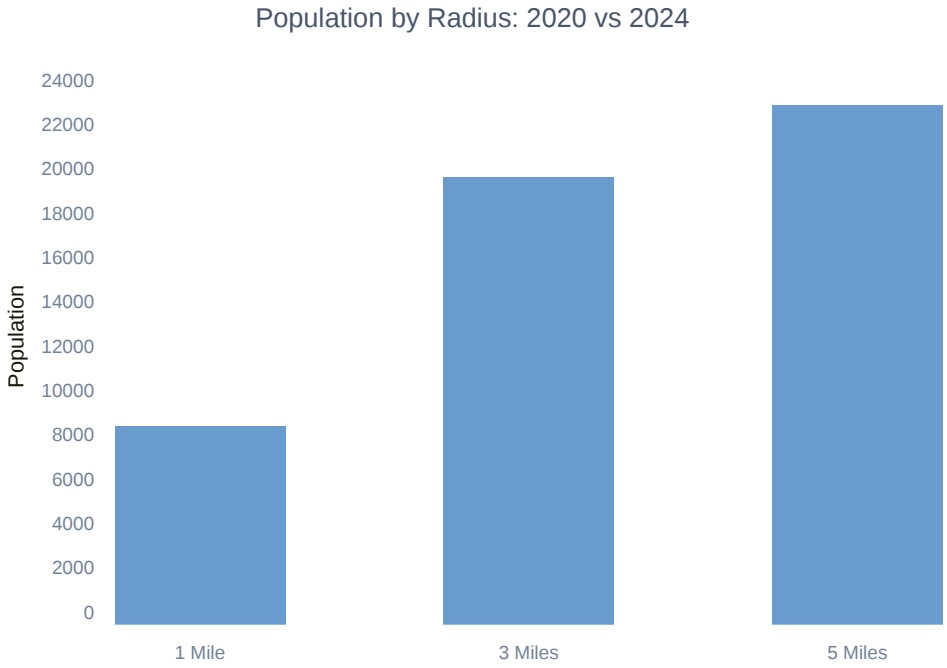
At the county level, **Colleton County's unemployment rate was 4.4% in 2023**, and county GDP reached approximately **$1.50 billion in 2024**, up materially from prior years. That expanding output base supports long-term demand for industrial land, service-commercial uses, and employment-centered development along I-95.

Forward-looking planning activity also supports growth potential. Colleton County is actively updating its comprehensive plan, and the county's planning framework is oriented toward guiding future development decisions through the coming decade. Combined with the site's immediate interstate access, that planning backdrop supports continued household formation and commercial expansion around the Exit 53 corridor.

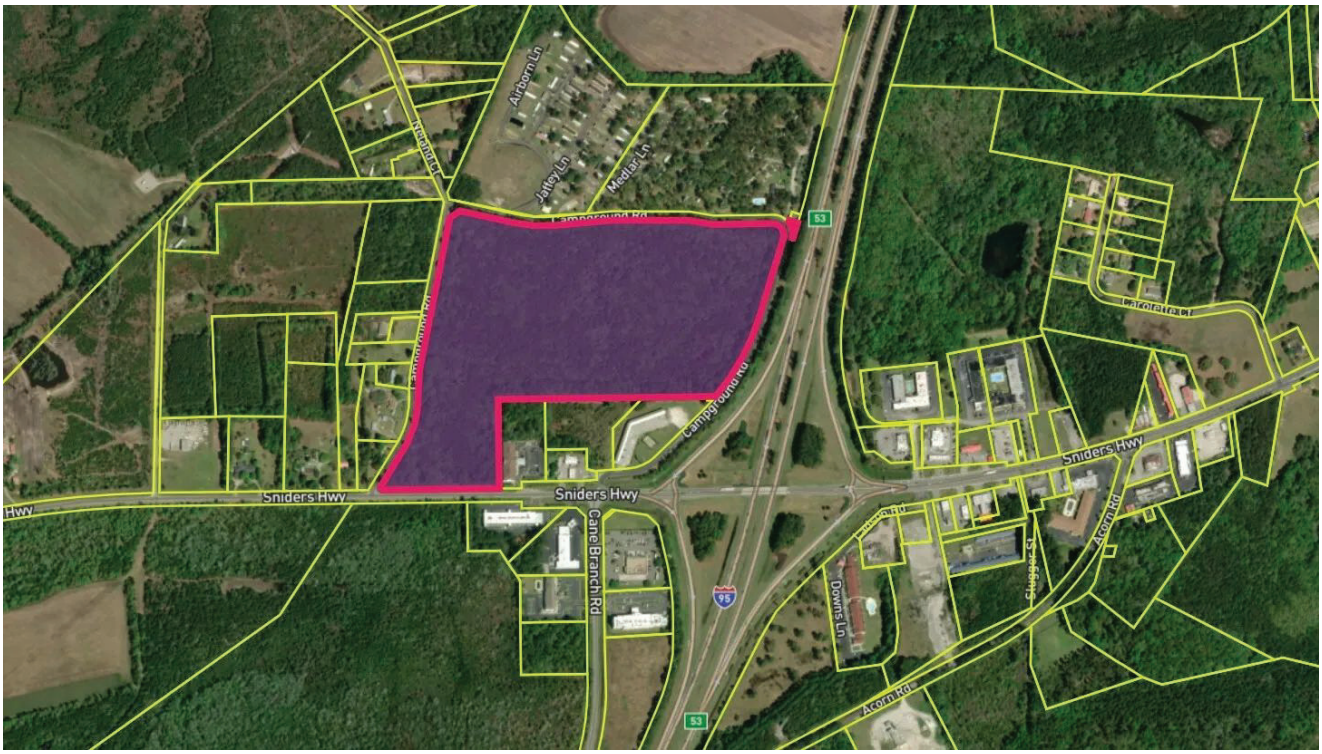
Consumer and Occupier Implications

The surrounding household base is best characterized as practical, workforce-driven, and value-conscious. That is favorable for industrial and IOS users because it supports labor recruitment, highway-service retail demand, and potential future workforce-housing components. For developers, the combination of **22,921 residents within 5 miles**, **18,305 employees within 5 miles**, and a large concentration of middle-income households provides a measurable local support base in addition to the site's regional logistics appeal.





Site Map



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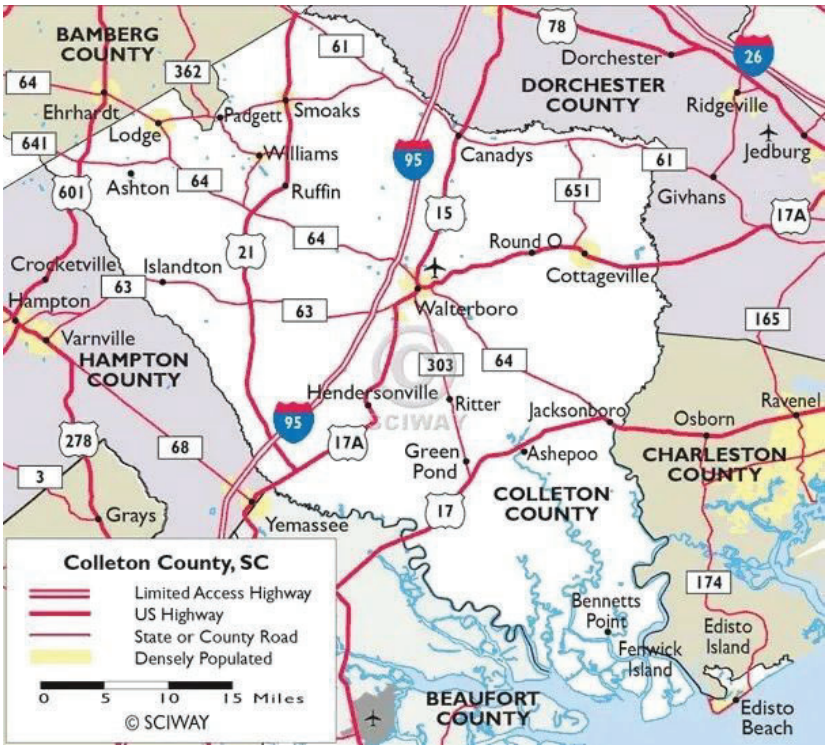


BAMBERG COUNTY
DORCHESTER COUNTY
HAMPTON COUNTY
COLLETON COUNTY
CHARLESTON COUNTY
BEAUFORT COUNTY
Dorchester
Ridgeville
Jedburg
Canadys
Givhans
Ehrhardt
Lodge
Padgett
Smoaks
Williams
Ruffin
Ashton
Round O
Cottageville
Crocketville
Islandton
Hampton
Walterboro
Varnville
Hendersonville
Ritter
Jacksonboro
Osborn
Ravenel
Green Pond
Ashepoo
Grays
Yemassee
Bennetts Point
Fenwick Island
Edisto Island
Edisto Beach
Colleton County, SC
Limited Access Highway
US Highway
State or County Road
Densely Populated
0 5 10 15 Miles
© SCIWAY

The site map places the property on Sniders Highway immediately adjacent to the Interstate 95 interchange at Exit 53 in Walterboro. The parcel's position along the east side of I-95 gives it direct highway identity, strong visibility to north-south traffic, and straightforward access to the established interchange commercial cluster. The surrounding context shown on the map includes hotel, restaurant, and service uses concentrated along Sniders Highway, with the larger wooded tract extending behind the frontage corridor and supporting a scalable development layout. The parcel is identified as **APN 178-00-00-072.000**.

Transportation

- **Interstate 95 / Exit 53** is effectively **0.1 miles, 1-minute drive** from the property, giving the site immediate north-south connectivity through one of the Southeast's primary freight corridors. This is the property's defining transportation advantage for trucking, distribution, and IOS users.
- **Sniders Highway** fronts the property directly at **0.1 miles, 1-minute drive**, creating local access to the interchange's lodging, dining, and service businesses while supporting multiple potential curb-cut and circulation strategies.
- **Lowcountry Regional Airport (RBW)** at **537 Aviation Way** is approximately **6 miles, 10-minute drive** east of the site. With **three runways** and approximately **1,400 acres**, the airport adds regional business aviation capability and supports corporate travel, maintenance access, and light industrial recruitment.
- **Charleston International Airport (CHS)** is approximately **60 minutes' drive** northeast of the site, extending passenger and cargo connectivity for management teams, vendors, and time-sensitive logistics coordination.
- **Port of Charleston** is approximately **60 minutes' drive** from the property, a major advantage for containerized freight, import/export distribution, and supply-chain users seeking port access with lower land basis than core Charleston submarkets.
- **Port of Savannah** is also approximately **60 minutes' drive** from Colleton County, giving the site access to two major Southeastern seaport systems and increasing its appeal to logistics users that value routing flexibility.
- No meaningful rail passenger or fixed-route transit dependency defines this location; instead, the transportation profile is overwhelmingly highway- and truck-oriented, which aligns directly with the site's highest and best industrial use cases.

Education

- **Walterboro city center** is approximately **3.1 miles, 7-minute drive** from the property, where the broader community services and educational resources are concentrated.
- **Lowcountry Regional Airport's on-site flight school activity** is approximately **6 miles, 10-minute drive** from the property, adding a small but notable training component to the local infrastructure.
- At the regional scale, Colleton County benefits from South Carolina's technical college and workforce training ecosystem, which economic development authorities promote as a competitive advantage for manufacturers already operating in the county. That matters to the site because industrial users evaluating a **0.1-mile, 1-minute drive** location from I-95 also require confidence in workforce development support.
- The nearby education narrative is therefore less about walkable campus access and more about regional workforce preparation tied to industrial operations, which is appropriate for a large-format interstate industrial tract.

Attractions

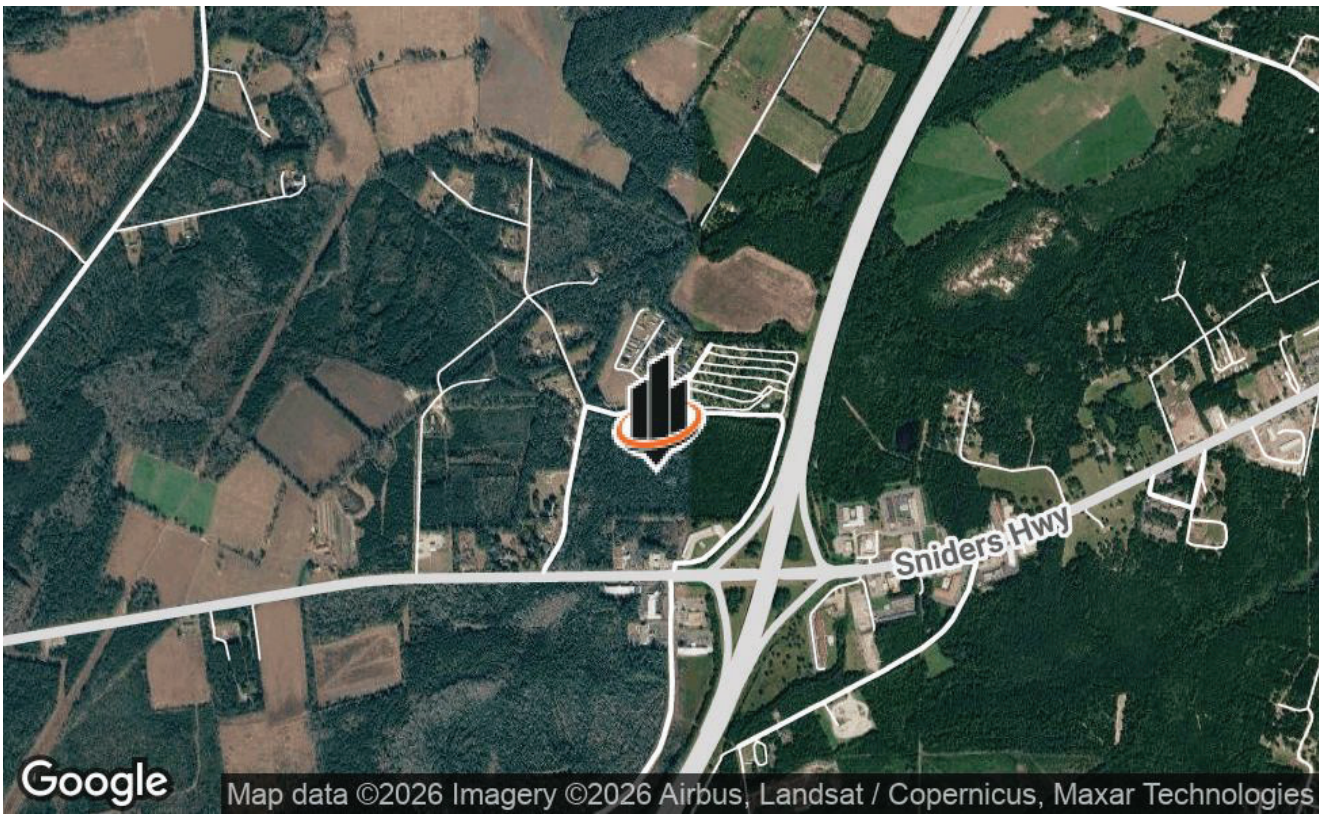
- **Cracker Barrel Old Country Store** at approximately **0.5 miles, 2-minute drive** and **Ruby Tuesday** at approximately **0.2 miles, 1-minute drive** function as recognizable traveler-oriented anchors that reinforce Exit 53 as an established stopover location. For users with customer-facing or driver-oriented operations, these brands add familiarity and convenience.
- **Waffle House** at approximately **0.2 miles, 1-minute drive** and **McDonald's** at approximately **0.2 miles, 1-minute drive** strengthen the immediate service environment for employees, contractors, and fleet drivers, improving day-to-day usability of the location.
- **Holiday Inn Express & Suites Walterboro I-95** at approximately **0.5 miles, 2-minute drive**, **Best Western of Walterboro** at approximately **0.2 miles, 1-minute drive**, and **Comfort Inn & Suites Walterboro I-95** at approximately **0.4 miles, 2-minute drive** support overnight stays for drivers, vendors, and project teams, which is especially valuable for phased development, construction activity, and regional logistics operations.
- **Walterboro** itself, approximately **3.1 miles, 7-minute drive**, provides access to the broader Lowcountry community setting and local services, while the county's proximity to the **ACE Basin region** and coastal Lowcountry landscape enhances the area's broader quality-of-place narrative for employers recruiting management and skilled labor.

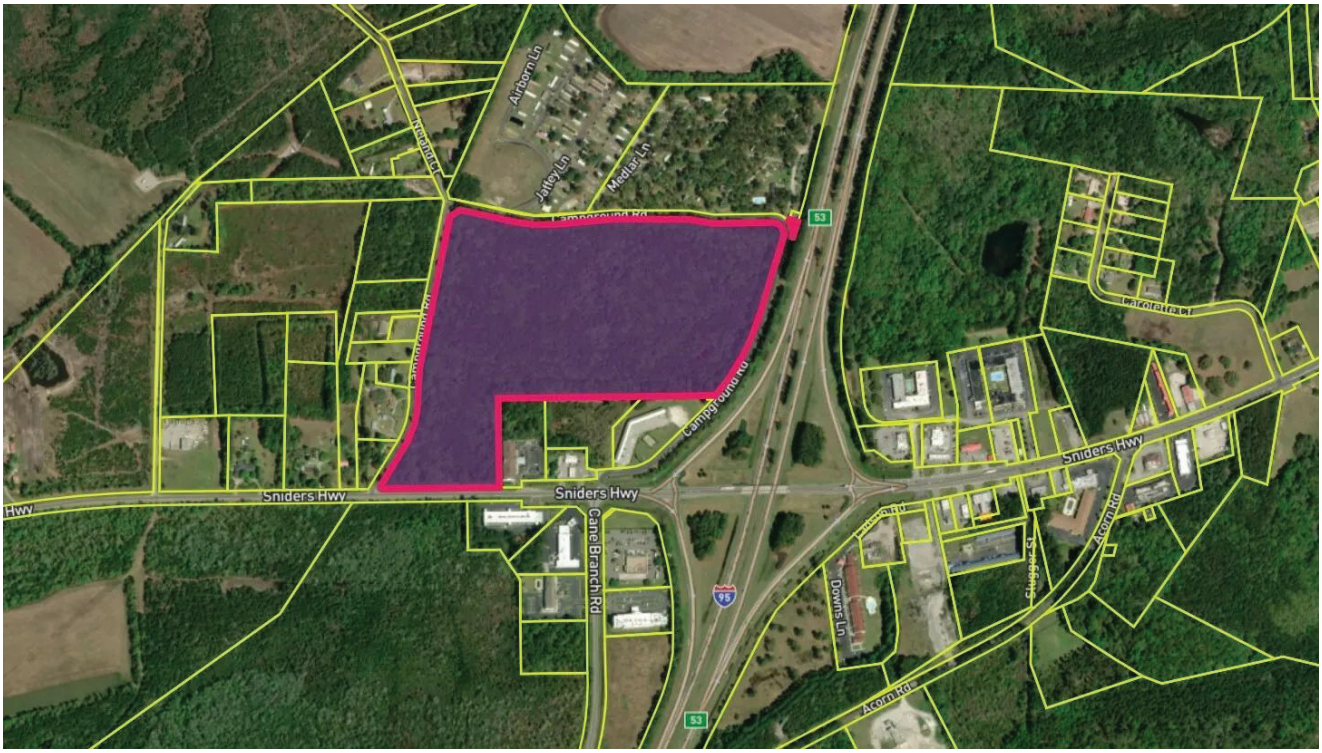
Overall, the site map illustrates a property that combines immediate interstate access, established interchange services, and regional logistics reach. The parcel's orientation along I-95 and Sniders Highway gives future users a highly legible, truck-efficient location with sufficient surrounding commercial support to improve operations without sacrificing large-scale development flexibility.

Site Plans

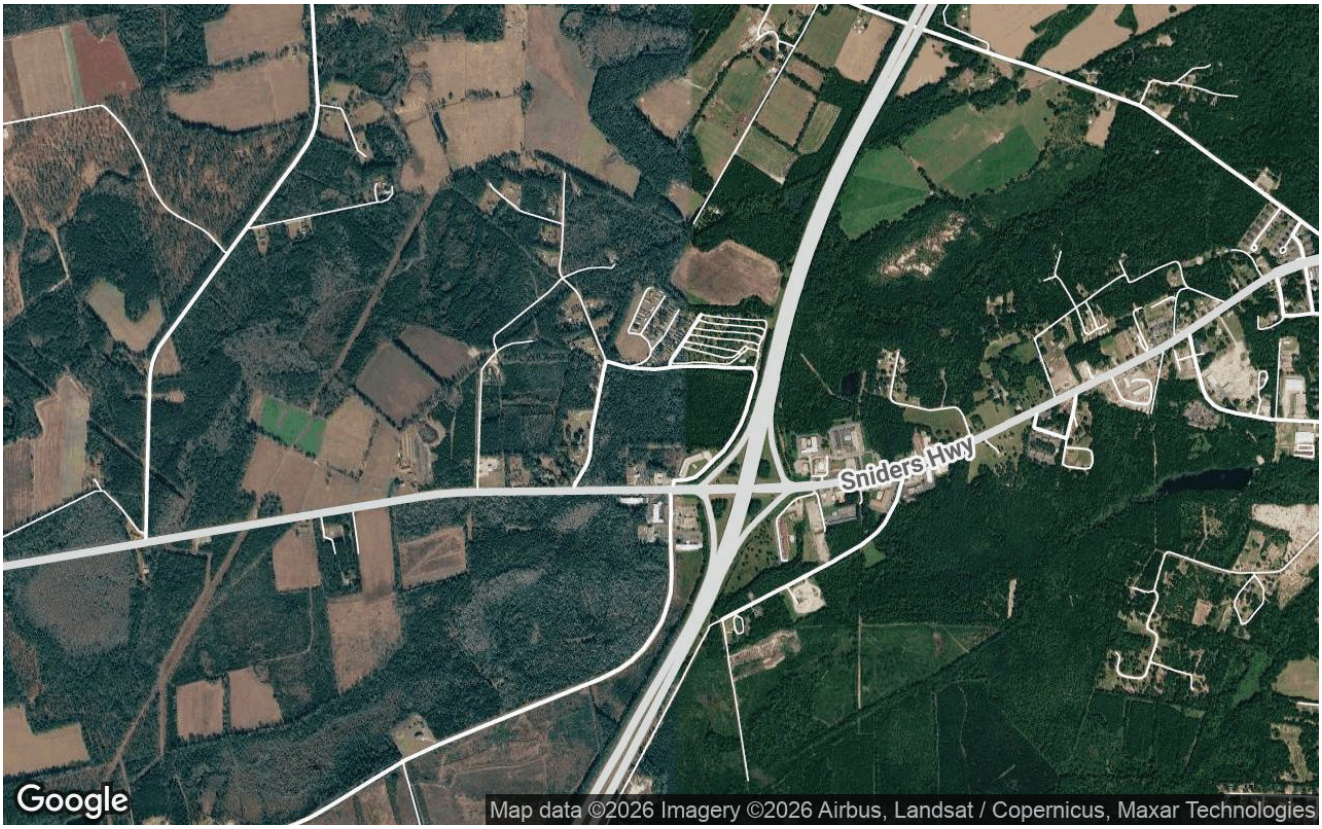
Massive I-95 Corridor Centric 49.8 AC Site
INDUSTRIAL, DISTRIBUTION, HOUSING, TRUCKING, IOS SITE
Legend
aloha
bp
Feature 1
Feature 2
Fireworks Supermarket
Low Country Mobile Home Community
Low Country Estates MHP
New Green Acres RV Park
49.8 AC BLANK SLATE ZONING
Campground Rd
Best Western Of Walterboro
Motel 6
Ruby Tuesday
Holiday Inn Express & Suites Walterboro I...
63
Quality Inn
Marvin's
Cracker Barrel Old Country Store
Cane Branch Rd
Hampton Inn & Suites Walterboro
Comfort Inn & Suites Walterbo
State Rd
95
Google Earth
Image © 2026 Airbus
N
1000 ft

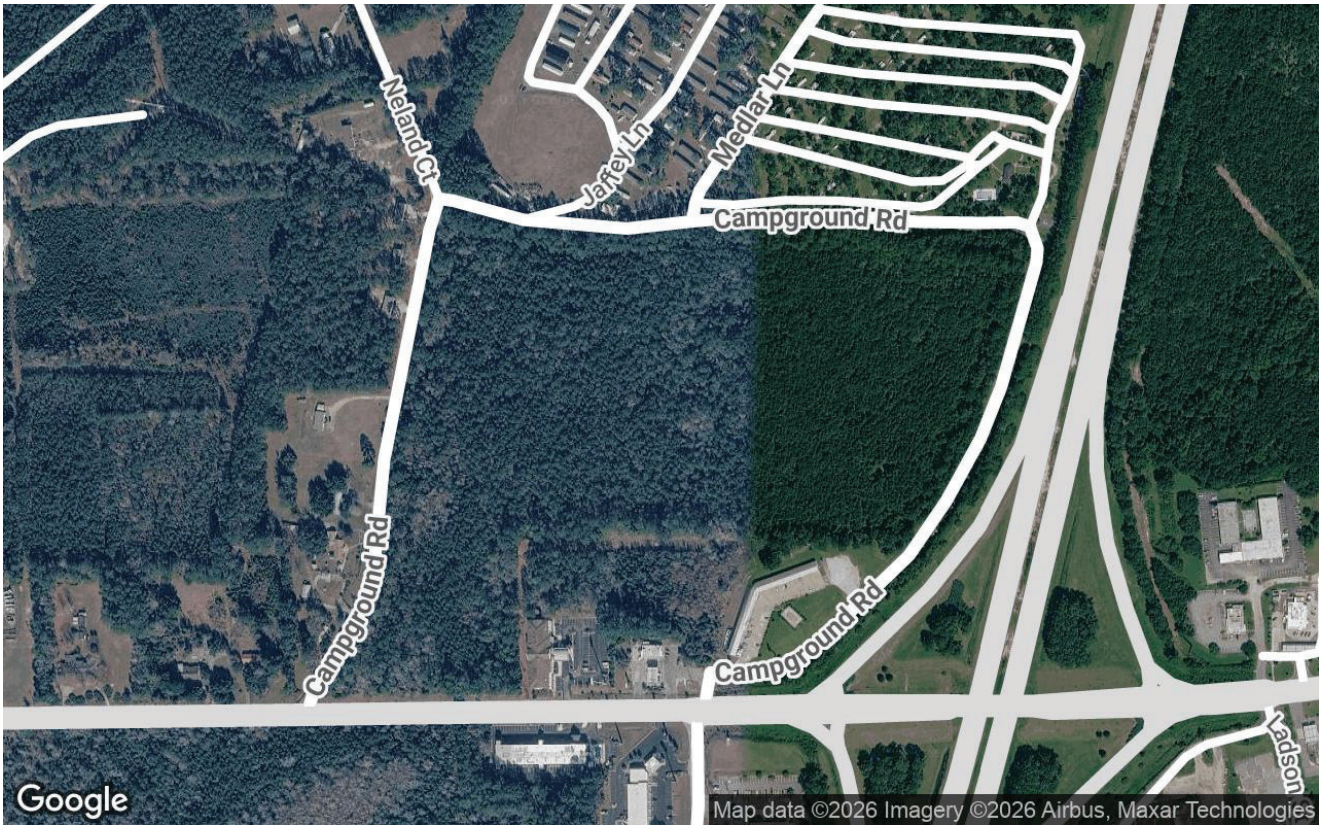
49.8 AC
Distribution/IOS/Trucking by
North/South I-95 Corridor
Campground Rd
Jaffey
Campground Rd
Pervis Ln
Campground Rd
Carolette Ln
Carolette Ct
Econo Lodge
Ruby Tuesday
Holiday Inn
Express & Suites
Sniders Hwy
Sniders Hwy
TEX-O-LAND
Ramada
Walterboro
Microtel Inn &
Suites by Wyndham
Walterboro
Comfort Inn
& Suites
Walterboro
Acorn Rd
Cane Branch Rd
Acorn Rd
Cane Branch Rd
ne Branch Rd

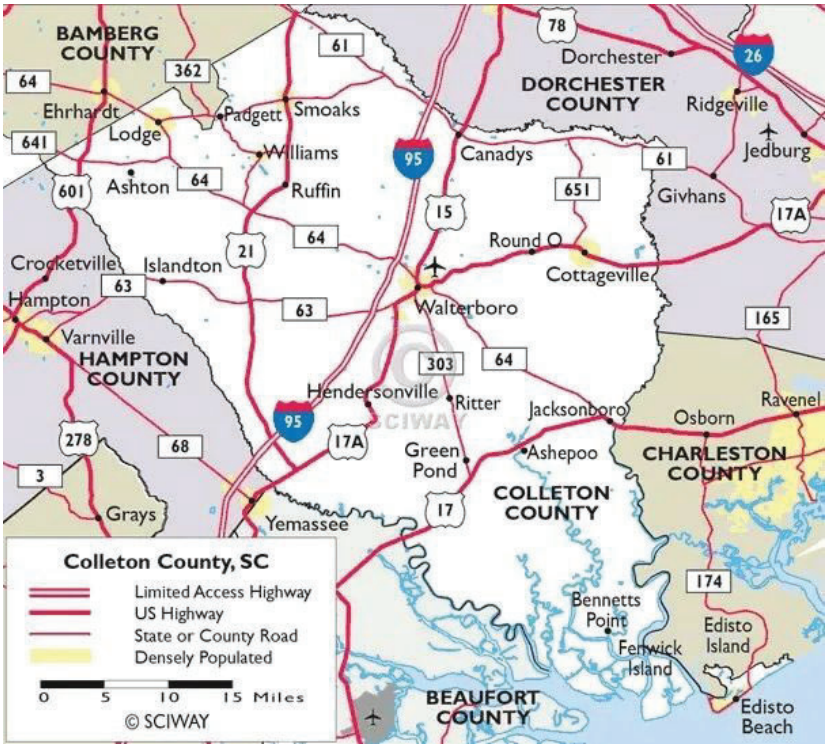

Sniders Hwy
Google
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



ArcGIS Web Map


Sniders Hwy
Google
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

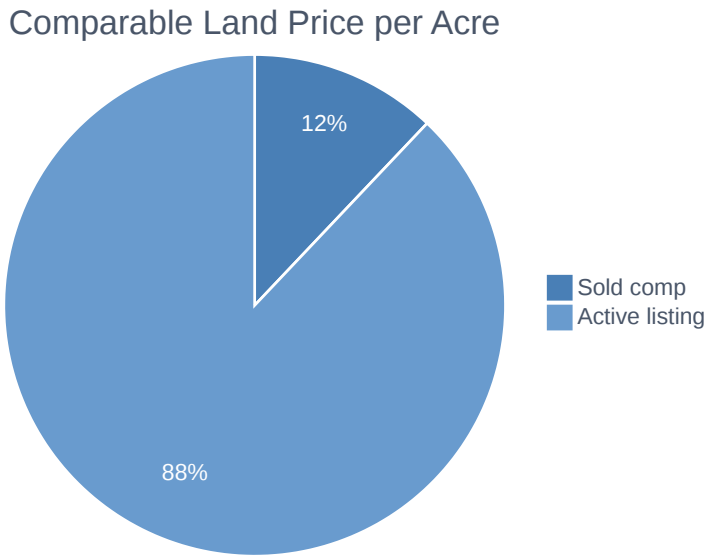

Neland Ct
Jaffey Ln
Medlar Ln
Campground Rd
Campground Rd
Campground Rd
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



Comps Analysis

Photo	Address	Type	Size (X,XXX SF)	Price	$/SF	Cap Rate	Sale Date
	Sniders Highway, Walterboro, SC 29488	Unimproved Land	91.5K SF	$150K	$1.64		2024-11-08
	1245 Sniders Hwy, Walterboro, SC 29488, USA	Land/Development	184.3K SF	$2.20M	$11.95		

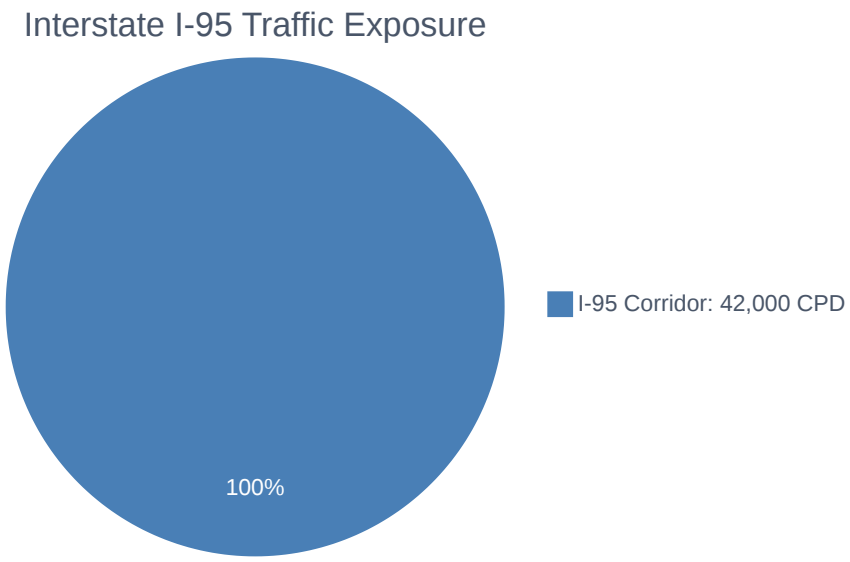
The available comparable set reflects one sold 2.10-acre land parcel and one active 4.23-acre land/development listing in the same Sniders Highway / I-95 Exit 53 corridor. On a land basis, the sold comp equates to approximately **$71,429 per acre** and the active listing equates to approximately **$520,331 per acre**, illustrating a wide pricing spread within the immediate trade area. The data indicates meaningful value sensitivity to parcel size, positioning, and development orientation. The subject parcel, identified as **APN 178-00-00-072.000**, has no source-stated indicated value range in the provided materials.


Comparable Land Price per Acre
12%
88%
Sold comp
Active listing

Physical Specifications

- **Asset Type:** Vacant industrial development land positioned for distribution, trucking, IOS, housing, mixed-use, and special-purpose uses.
- **Building Class:** N/A
- **Building Size:** N/A
- **Construction Year:** N/A
- **Stories:** N/A
- **Site Area:** 49.8 acres, equivalent to 2,169,288 square feet.
- **Zoning:** Special Purpose.
- **Topography and Land Condition:** Wooded and level site configuration supporting flexible planning and development sequencing.
- **Frontage / Exposure:** Direct frontage and visibility along the Interstate I-95 corridor at Exit 53.
- **Traffic Exposure:** Approximately 42,000 vehicles per day along the north-south I-95 corridor contiguous to the site.
- **Truck Access / Circulation:** Existing paved road around the circumference of the property is described as sufficient for trucks, a meaningful operational advantage for IOS, fleet, and logistics-oriented users.
- **Land-to-Building Ratio:** N/A due to absence of an existing building area.
- **Parking Count / Ratio:** N/A; no striped parking field or standard passenger parking inventory stated.
- **Foundation Type:** N/A
- **Load-Bearing Capacity:** N/A
- **Building Height / Clear Height:** N/A
- **Column Spacing:** N/A
- **Floor Thickness:** N/A

- **Exterior Construction Materials:** N/A
- **Roof Type / Age:** N/A
- **Window Specifications:** N/A
- **HVAC Systems:** N/A
- **Electrical Systems:** N/A
- **Plumbing Systems:** N/A
- **Security Systems:** N/A
- **Seismic / Hurricane Resistance Features:** N/A
- **Recent Improvements / Capital Expenditures:** Existing paved perimeter road is the only specifically identified site improvement.
- **Development Readiness Characteristics:** The site is presented as having no impediments to development and benefits from a physical layout compatible with large-format truck-centric uses.



Key Financial Metrics

The property is presently an unentitled, income-free land investment with **49.8 acres** of frontage and visibility adjacent to I-95 Exit 53. The parcel is identified as **APN 178-00-00-072.000**. As the offering is being marketed at **Subject To Offer** with no in-place operating statements, **NOI, cap rate, cash-on-cash return, and going-in yield are N/A** at the current marketing stage. Accordingly, the primary financial underwriting focus is land basis, future development yield, and exit optionality rather than trailing cash flow.

Metric	Value
Sale Price	Subject To Offer
APN	178-00-00-072.000
Lot Size	49.8 Acres
Current Occupancy	0.00%
In-Place Revenue	$0
Effective Gross Income	$0
Operating Expenses	$0
Net Operating Income	N/A
Cap Rate	N/A
Cash-on-Cash Return	N/A
Price per Acre	N/A
Price per SF Land Area	N/A

Income and Expense Summary	Amount
Gross Potential Revenue	$0
Vacancy / Credit Loss	$0
Effective Gross Income	$0
Operating Expenses	$0
Net Operating Income	N/A

The investment profile is best characterized as a **land development / IOS / industrial distribution basis play** with multiple potential monetization paths supported by direct interstate exposure, truck-capable paved circulation, and flexible special-purpose zoning. In the absence of an asking price, valuation metrics such as **price per acre** and **price per SF** remain unpriced; however, a nearby marketed Sniders Highway land offering at **$2,201,000 for 4.23 acres** implies a reference point of approximately **$520,331 per acre** for interchange-oriented land in the corridor. Seasonal operating patterns are not applicable in the current unimproved, non-income-producing condition.

Sources

Crexi

- Demographics insights for coordinates (32.9147, -80.6667)

Google Places

- I-95 Sniders Hwy, Walterboro, SC 29488, USA

Web Search

- Parcel Mapping | Colleton County, SC
- Zoning Administration | Colleton County, SC
- About Colleton County | Colleton County
- Welcome to Colleton County | Colleton County
- Q4 2024
- 2024 Q3 Industrial Charleston Report | Colliers
- Workforce and Existing Industry | Colleton County
- Gehl Food & Beverage Southeast
- COLLETON COUNTY
- LOWCOUNTRY RGNL (RBW) | South Carolina Aeronautics
- Table Data - Gross Domestic Product: All Industries in Colleton County, SC | FRED | St. Louis Fed
- www.colletoncounty.org
- Homepage
- U.S. Census Bureau QuickFacts: Walterboro city, South Carolina
- in Walterboro | Commercial Sales $175,000 MLS# 31003673 | Walterboro Commercial Sales

- 1245 Sniders Hwy, Walterboro, SC 29488, USA