



FOR SALE
55 AC AVAILABLE

0 Sniders Hwy & Cane Branch Rd
Walterboro, SC 29488

Harbor
COMMERCIAL PARTNERS

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0 SNIDERS HWY & CANE BRANCH RD

The Rice Estate land parcels total 239.5 acres of mostly undeveloped land. Parcel C is comprised of 55 acres. The Rice Estate is located off Hwy 63, near exit 53 on I-95 in Walterboro. The property offers over 2 miles of interstate frontage and easy access to north and south bound traffic via Hwy 63. The property is surrounded by new hotels, restaurants, and travel centers catering to I-95 travelers. It is zoned "Urban Development-2", which encompasses a broad range of allowable uses, ranging from retail to warehousing and distribution. All utilities are adjacent to the site.

The zoning district is intended to accommodate most of the projected growth in urban transition areas outside of municipalities. This district is intended to have most public facilities and infrastructure in support of urban development such as water, sewer, streets, and schools. Uses range from retail to warehousing & distribution. towards the parcel but stops at the motel adjacent to the parcel.

The zoned uses allow for auto sales/rentals, warehousing & distribution, commercial nurseries, hotels/motels, landscapers, mini-storage, public parks/recreation, single family & duplex housing, gas stations, camping/RVs, light manufacturing, heavy construction contractors, trailers on individual lots, residential care, and trailer parks (special condition).

HIGHLIGHTS

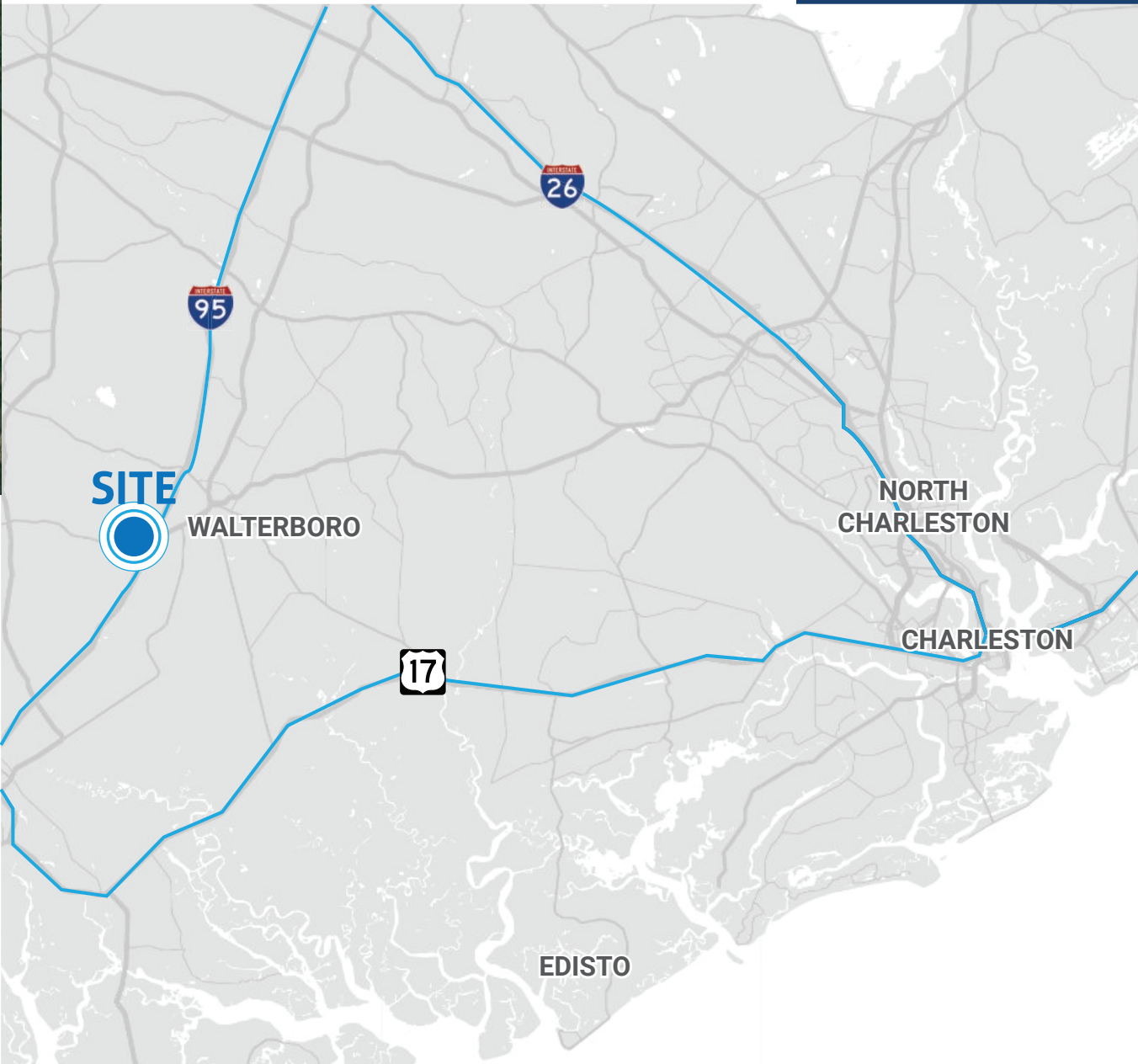
TAX MAP	192-00-00-001 (Parcels B & C)
ZONING	Urban Development-2
JURISDICTION	Colleton County
ELECTRIC	Coastal Co-Op
GAS / PROPANE	Dominion Energy
WATER / SEWER	Walterboro Water



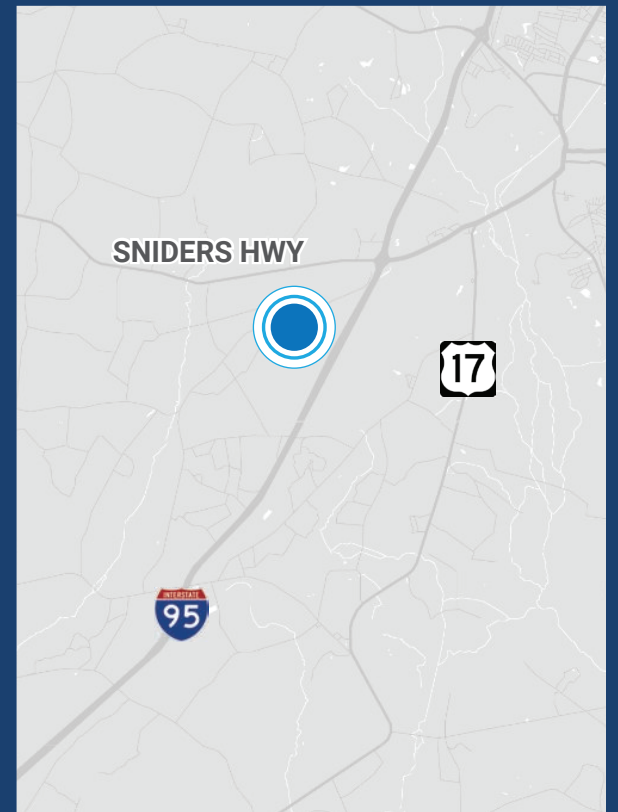
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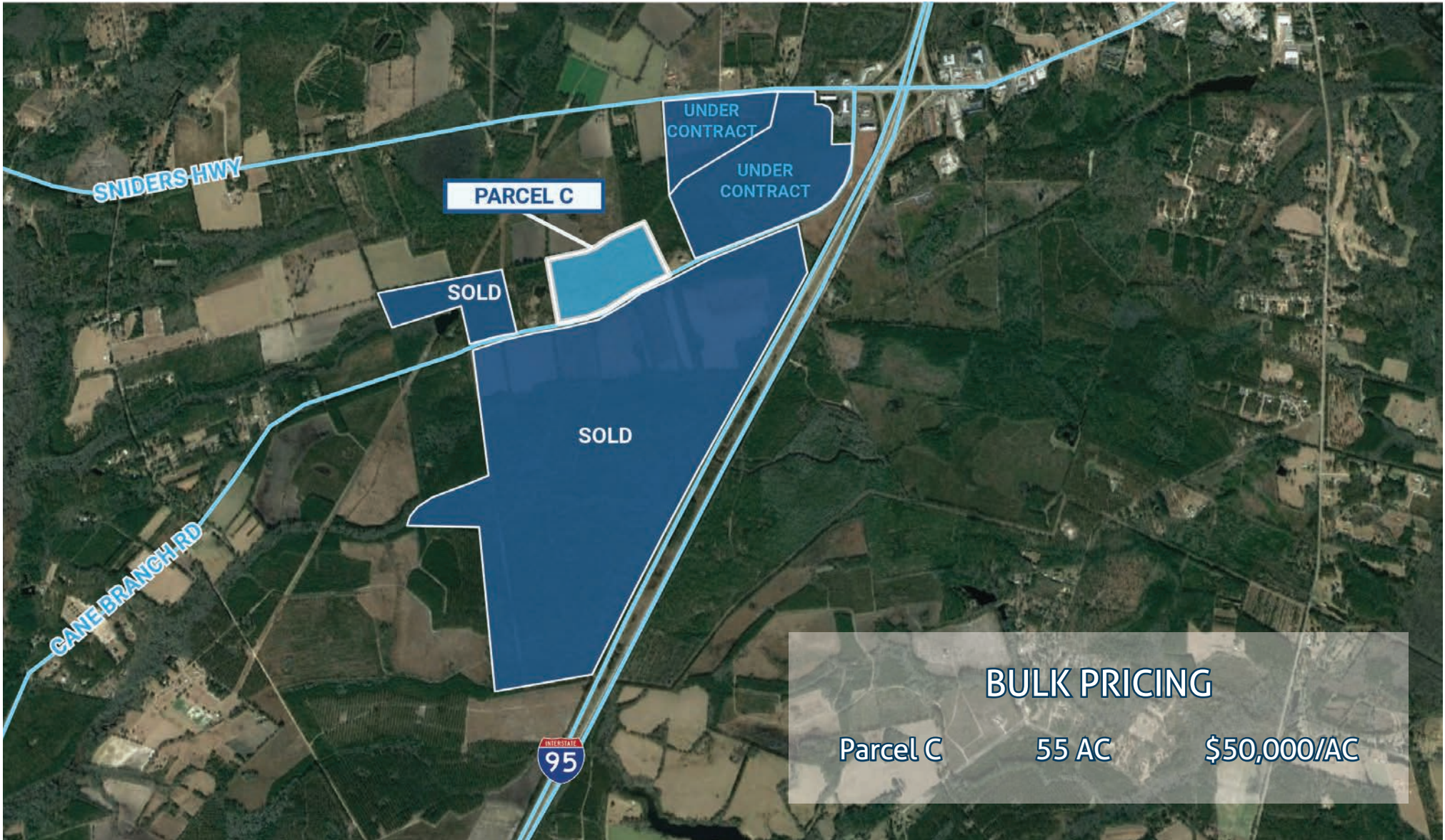
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LOCATION



PRICING

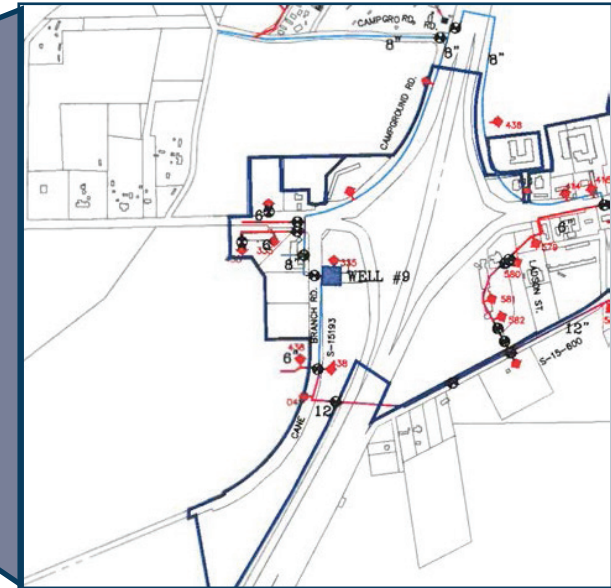


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UTILITIES



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.



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