

SVN OFFERING MEMORANDUM

SC Interstate I-95 Corridor
Centric 49.8 AC
Industrial/Distribution/IOS
at I-95 Exit 53

0 SNIDERS HWY ADJACENT TO I-95

Walterboro, SC 29488

PRESENTED BY:

GILBERT BRADHAM

Phone: 803.325.1000

gilbert.bradham@svn.com






SC #3844

49.8 Acres | Road Around Perimeter | On Interstate 95

Massive I-95 Corridor Centric 49.8 AC Site

INDUSTRIAL, DISTRIBUTION, HOUSING, TRUCKING, IOS SITE

Legend

-  aloha
-  bp
-  Feature 1
-  Feature 2
-  Fireworks Supermarket

 49.8 AC BLANK SLATE ZONING

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Google Earth

Image © 2026 Airbus



1000 ft



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PORT OF CHARLESTON FROM THE SITE APPROXIMATELY 60 MINUTES



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

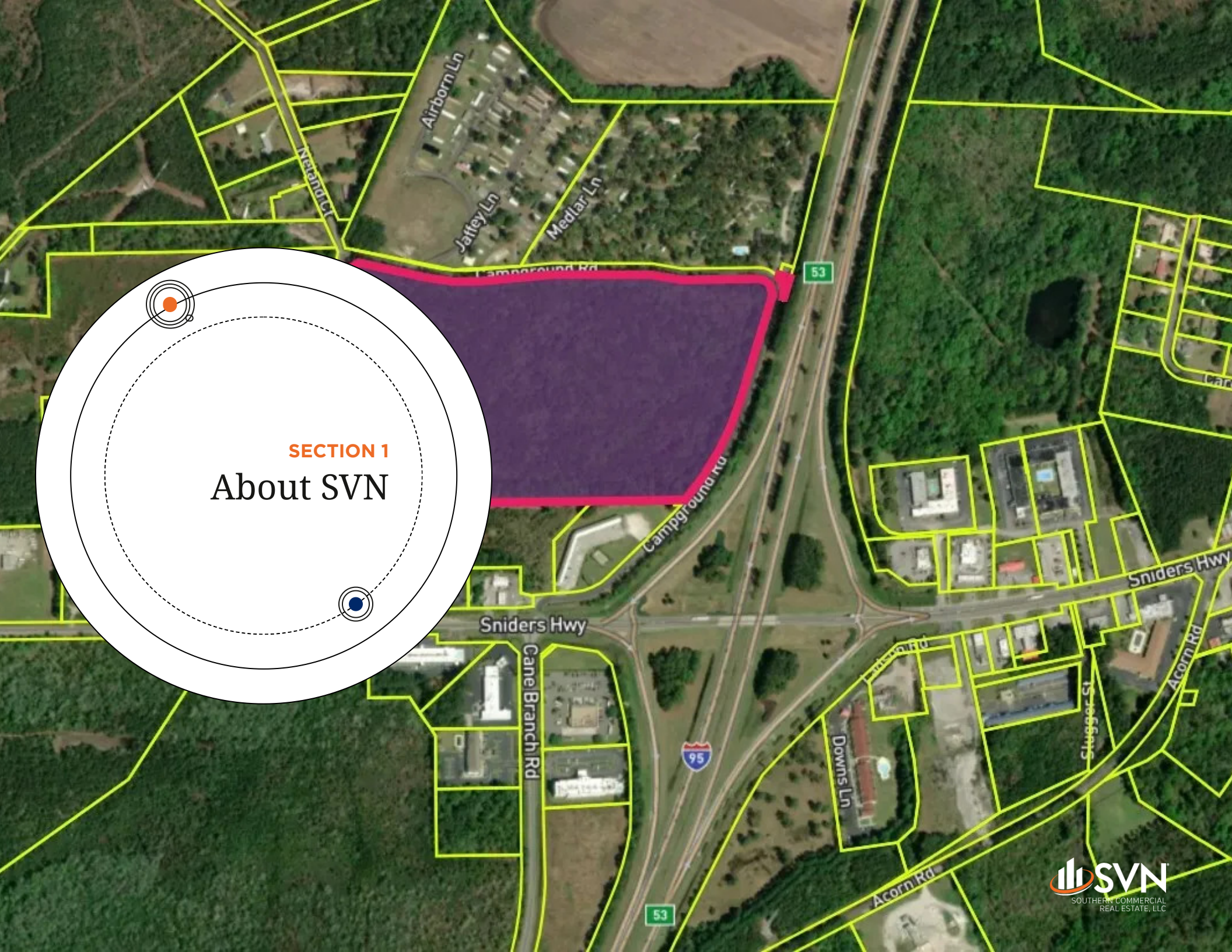
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1
About SVN



SVN CORE SERVICES & SPECIALTY PRACTICES



SVN[®] Core Services & Specialty Practices



THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

Our SVN[®] Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446
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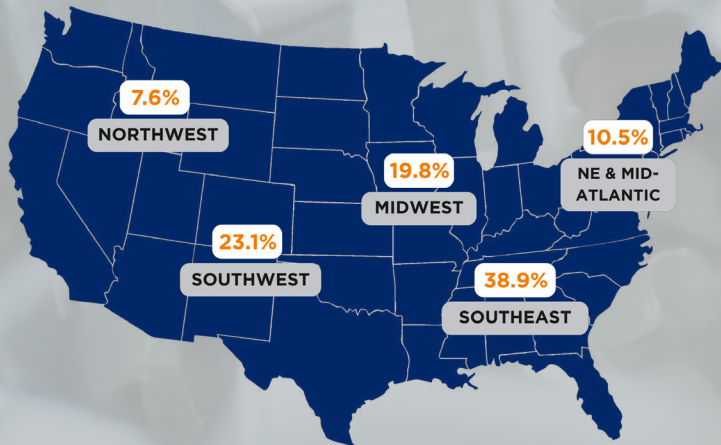


SVN Transaction Volume

USA | 2025

TRANSACTION VOLUME

United States National Distribution*



\$13.2B

TOTAL VALUE OF SALES
& LEASE TRANSACTIONS

CORE SERVICES

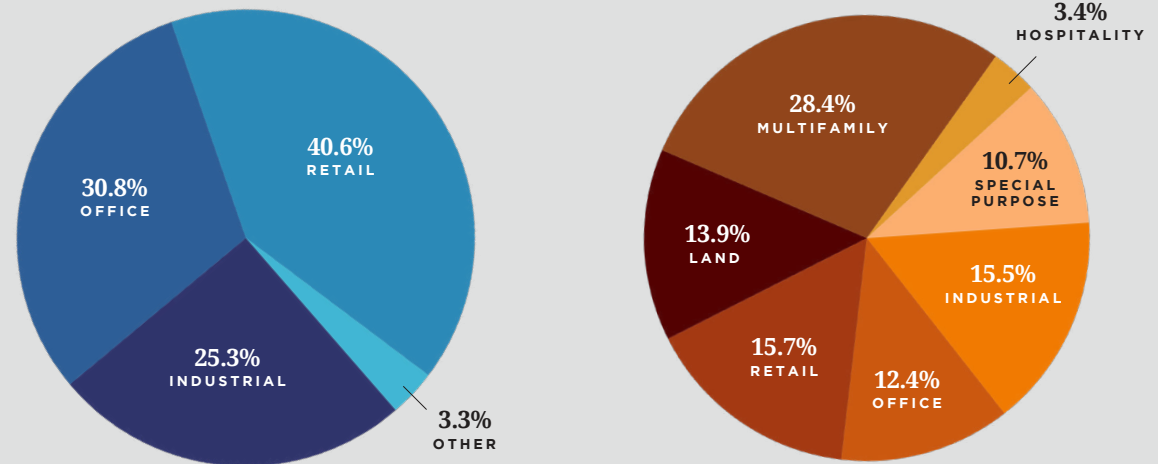
- Sales
- Leasing
- Property Management
- Corporate Services
- Tenant Representation
- Accelerated Sales
- Capital Markets

SPECIALITY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

PRODUCT TYPE

National Distribution by Product Volume***



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

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 COMMERCIAL REAL ESTATE ADVISORS® Logos are registered service marks
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About SVN

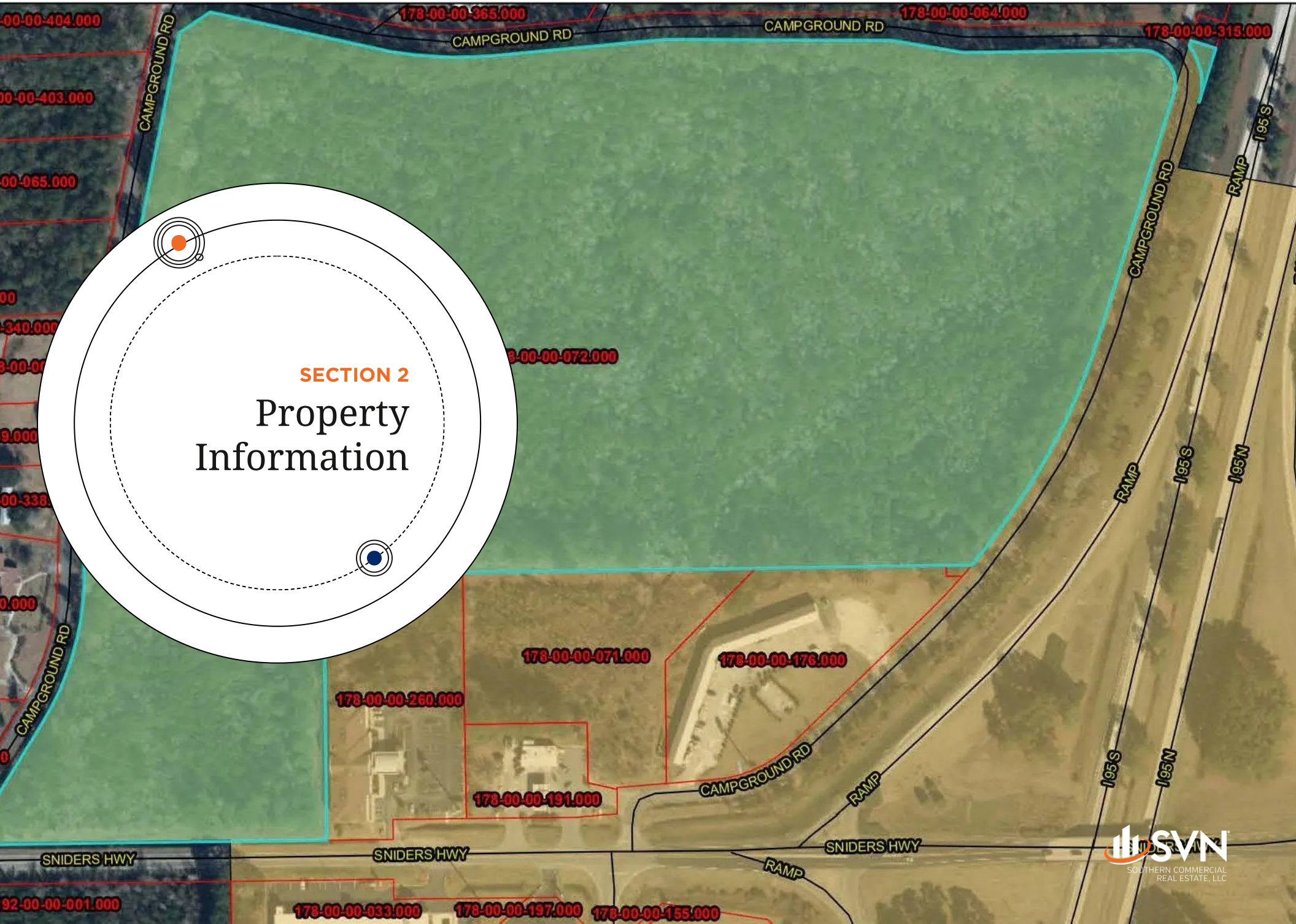
SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

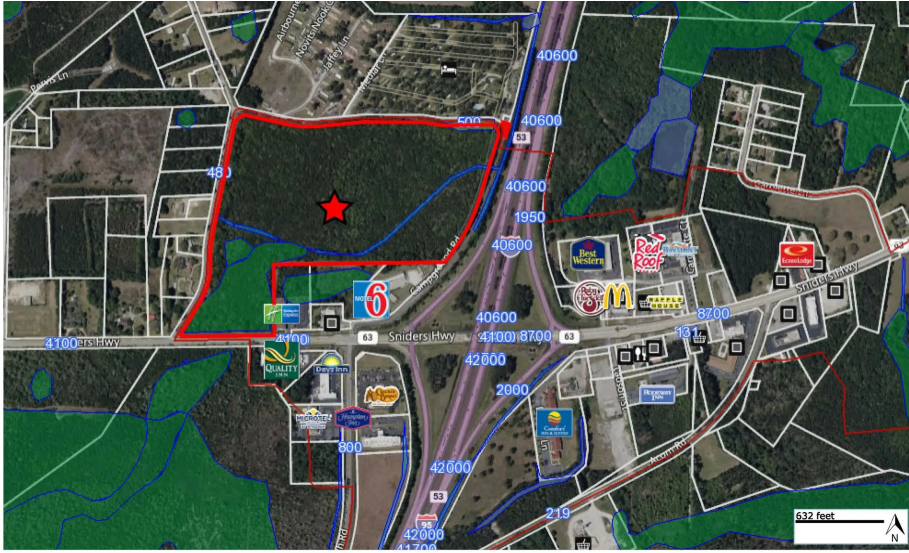
This is the SVN Difference

ArcGIS Web Map

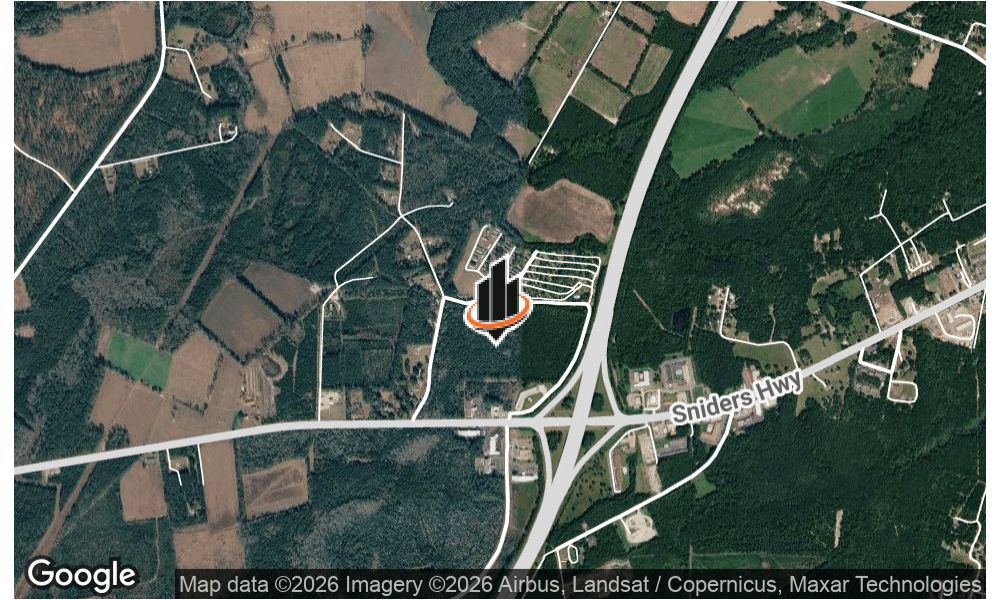


SECTION 2
Property
Information

PROPERTY SUMMARY



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



OFFERING SUMMARY

SALE PRICE:	\$12,000,000
LOT SIZE:	49.8 Acres

PROPERTY DESCRIPTION

This is a prime opportunity for land/industrial/distribution/housing investment utilizing the North/South I-95 Corridor Traffic Flow of 42,000 vehicles per day as the major focal factor. This site, zoned Special Purpose (which is effectively a blank slate) and strategically positioned adjacent to the Interstate I-95 corridor, offers unparalleled potential for development and growth. Directly adjacent to the dominance at the Exit 53 Area, this property presents an exceptional location for industrial endeavors, with easy access to major transportation routes. Take advantage of this rare chance to establish a prominent presence in an area known for its commercial significance and tremendous opportunity. This is a chance to secure a valuable asset in an increasingly desirable and thriving market. We will work with a Co-Brokerage component to other Brokers. Approximately 60 Minutes more or less to the Port of Charleston.

PROPERTY HIGHLIGHTS

- 49.8 Acres Dominating the Highest Volume North-South Interstate Corridor in

PROPERTY DESCRIPTION



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This is a prime opportunity for land/industrial/distribution/housing investment utilizing the North/South I-95 Corridor Traffic Flow of 42,000 vehicles per day as the major focal factor. This site, zoned Special Purpose (which is effectively a blank slate) and strategically positioned adjacent to the Interstate I-95 corridor, offers unparalleled potential for development and growth. Directly adjacent to the dominance at the Exit 53 Area, this property presents an exceptional location for industrial endeavors, with easy access to major transportation routes. Take advantage of this rare chance to establish a prominent presence in an area known for its commercial significance and tremendous opportunity. This is a chance to secure a valuable asset in an increasingly desirable and thriving market. We will work with a Co-Brokerage component to other Brokers. Approximately 60 Minutes more or less to the Port of Charleston.

LOCATION DESCRIPTION

Discover the potential of the Interstate I-95 Corridor next to the thriving Walterboro region, strategically positioned along Interstate I-95. The universe of factors encompasses over 40,000 vehicles that pass by and may stop. Massive Industrial/Distribution/Trucking/IOS Location of 49.8 Acres or a massive workforce housing location as well. Located at Exit 53, this prime industrial-focused land offers unparalleled access to major transportation arteries, making it a coveted investment opportunity for industrial development. The area's favorable business climate and proximity to key economic hubs make it an ideal location for land, housing, and industrial investors seeking to capitalize on the strategic advantages of the I-95 Corridor, rather than just Colleton County, as your dynamic population. With a strong emphasis on connectivity and convenience, the location presents an attractive proposition within a dynamic commercial/industrial landscape. Approximately 60 Minutes more or less to the Port of Charleston.

SITE DESCRIPTION

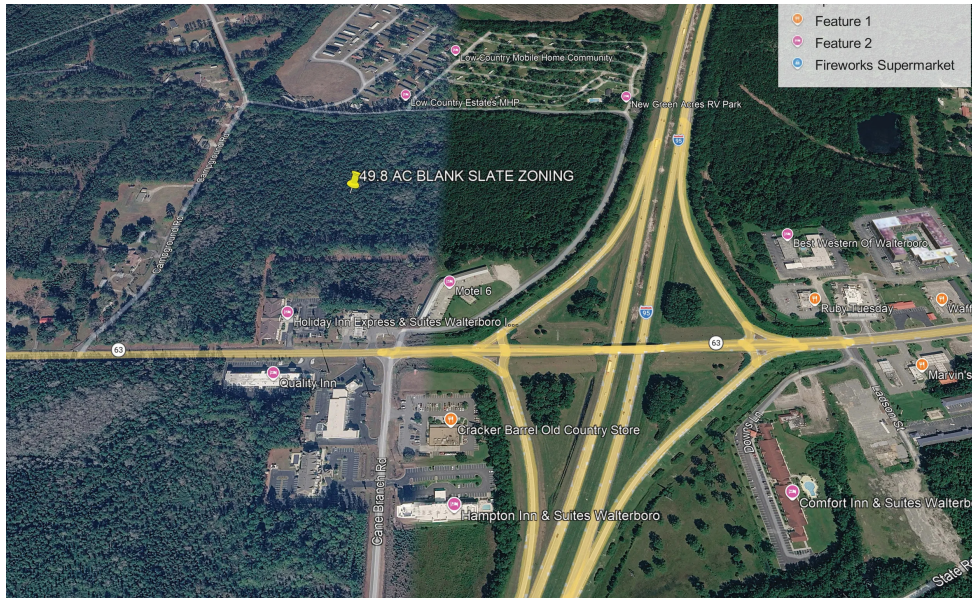
Regional Interstate I-95 Corridor Centric Site with direct frontage and visibility. Consisting of 49.8 acres that are wooded and level. Ready for Industrial Onsite Storage (IOS), Trucking Centric Distribution, Housing Development, Special Purpose, Mixed Use, and on and on. No impediments to development. PAVED

COMPLETE HIGHLIGHTS

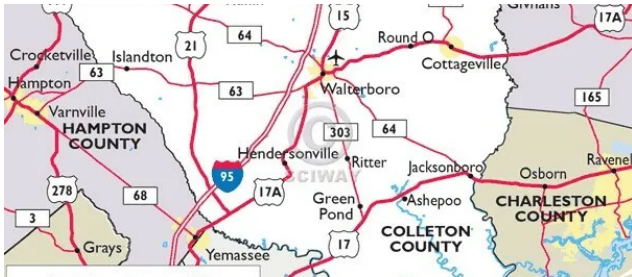
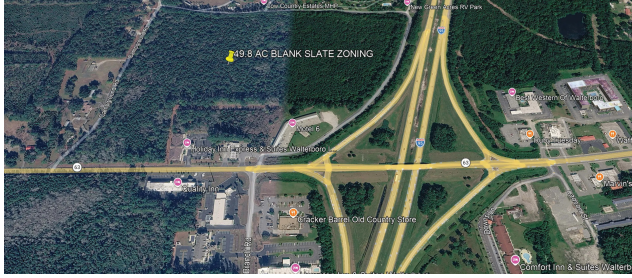


PROPERTY HIGHLIGHTS

- **49.8 Acres Dominating the Highest Volume North-South Interstate Corridor in South Carolina**
- **Malleable Zoning that essentially allows any utilization**
- **Existing paved road in circumference of the entire property paved sufficient for trucks**
- **Businesses and excellent community with a solid workforce to source employees**
- **Incentives and focus may be verified through the Southern Carolina Development Alliance**
- **Approximately 60 Minutes more or less to the Port of Charleston.**



ADDITIONAL PHOTOS

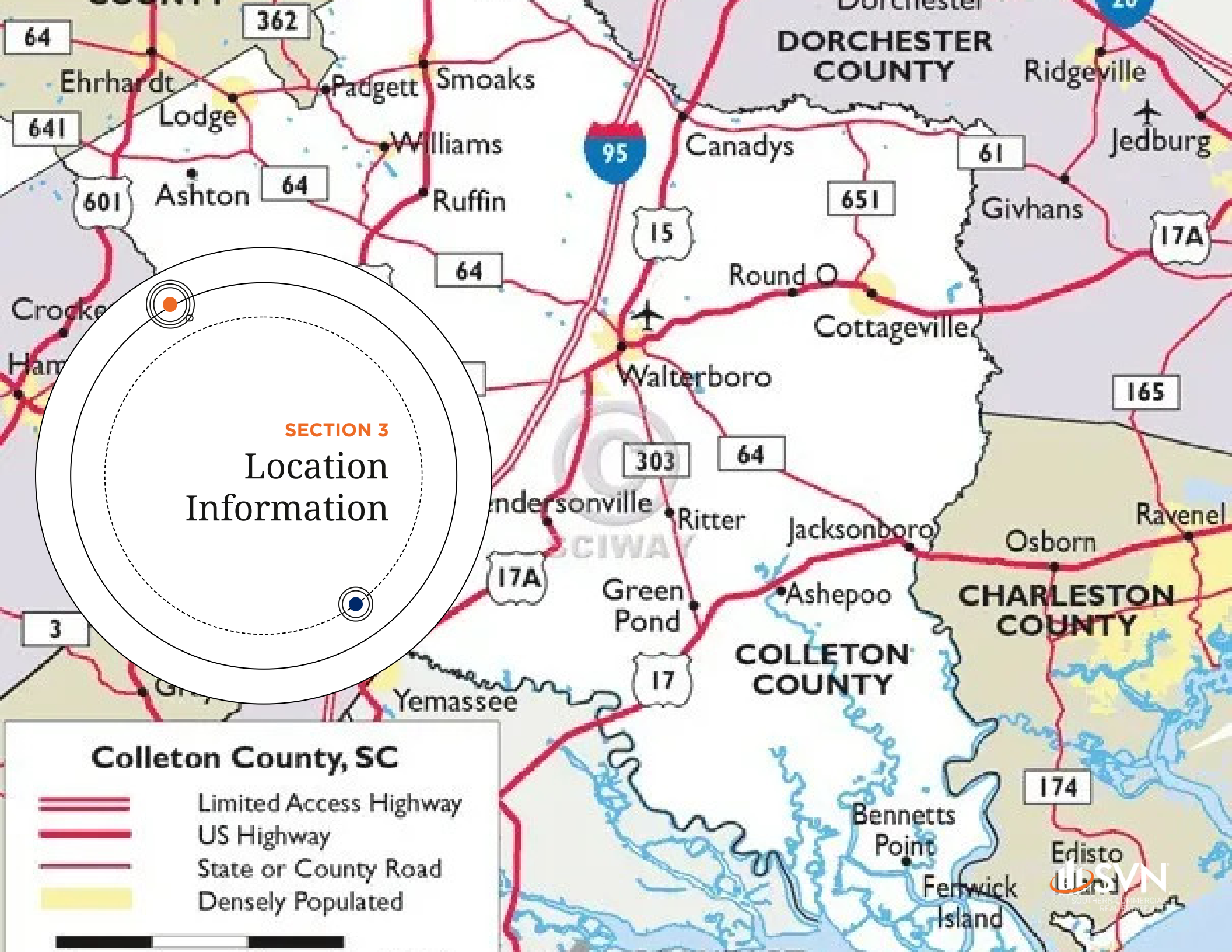


Gilbert B. Bradham, Jr. | SVN Senior Advisor

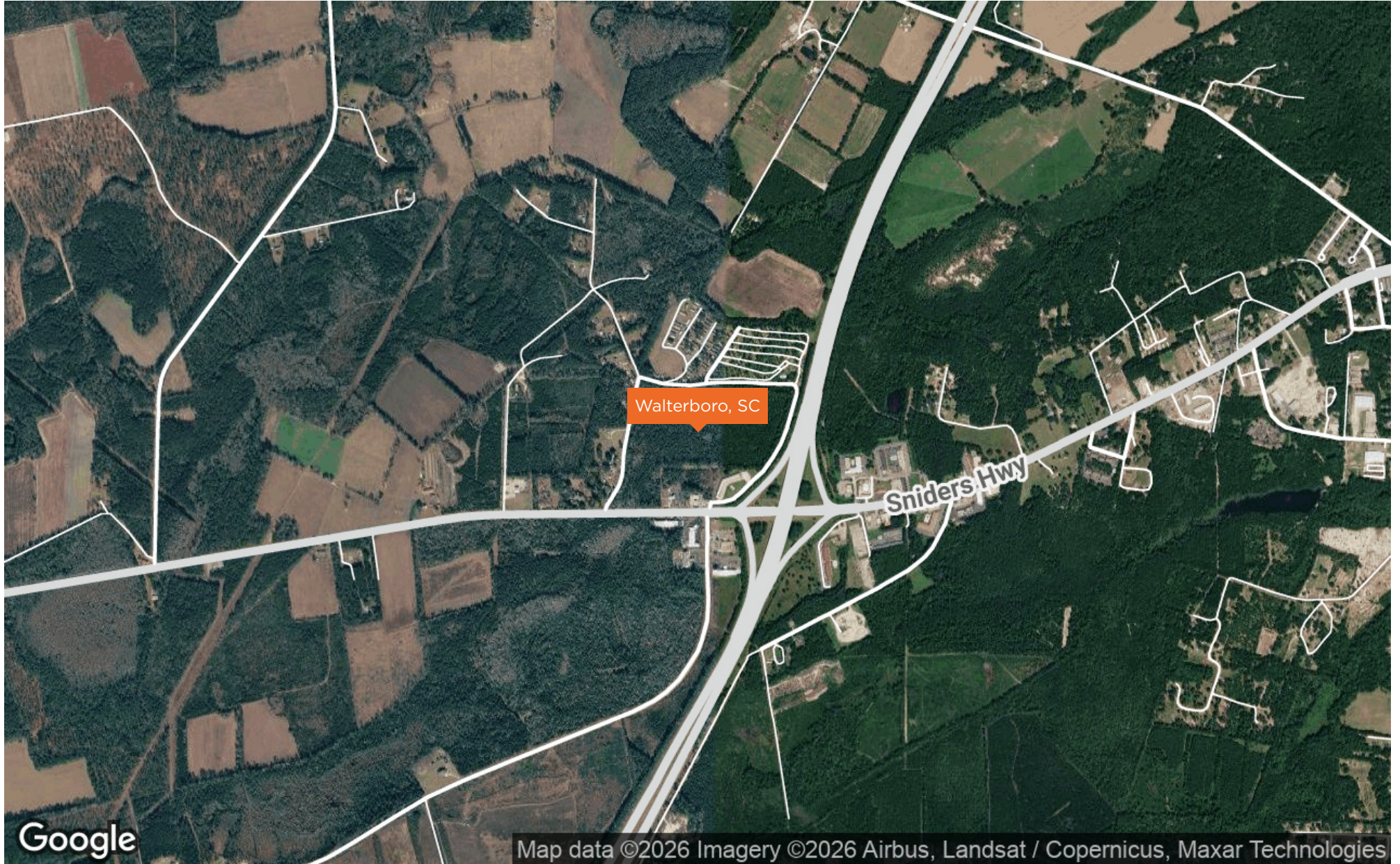
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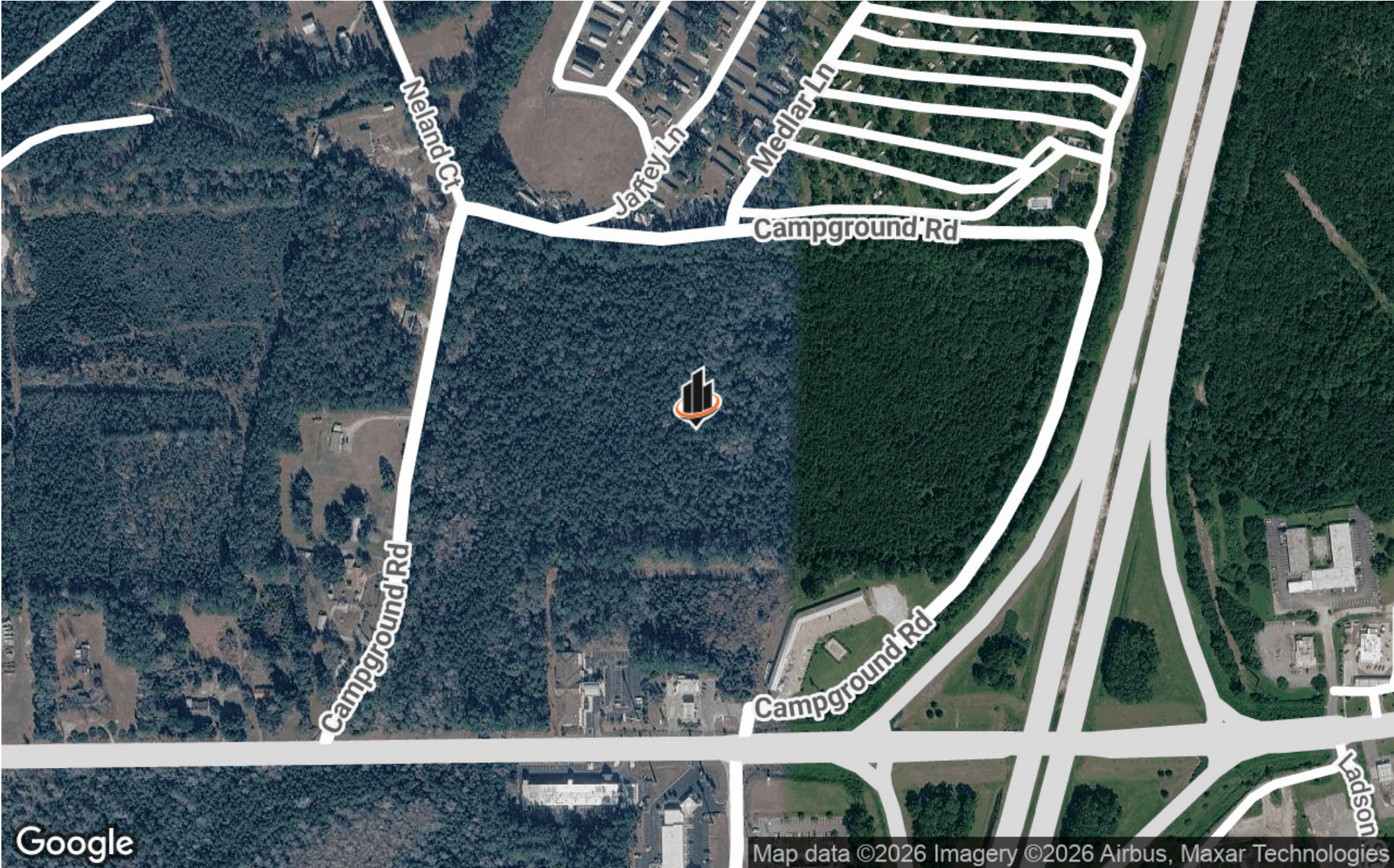




REGIONAL MAP



LOCATION MAP



INTERSTATE I-95 CORRIDOR TRAFFIC COUNTS CONTIGUOUS TO SITE



**Average Daily Traffic
For COLLETON County**

5 of 5

3/20/2024 7:53 AM

County	Station	Route	Route Location	Est. AADT	AADT Year
COLLETON	335	S- 684	SC 174 (PALMETTO BLVD) TO S- 683 (JUNGLE RD), L- 1725	2000	2023
COLLETON	337	S- 754	US 15 (JEFFERIES HWY) TO S- 461 (THUNDERBOLT DR)	2600	2023
COLLETON	2369	I- 95	SC 68 (YEMASSEE HWY) TO US 21 (LOWCOUNTRY HWY) (COLLETON) *	52000	2023
COLLETON	2371	I- 95	US 21 (LOWCOUNTRY HWY) TO SC 63 (SNIDERS HWY)	50800	2023
COLLETON	2373	I- 95	SC 63 (SNIDERS HWY) TO SC 64 (BELLS HWY)	49400	2023
COLLETON	2375	I- 95	SC 64 (BELLS HWY) TO S- 34 (MCLEOD RD)	49400	2023
COLLETON	2376	I- 95	SC 61 (AUGUSTA HWY)	49400	2023
COLLETON	2377	I- 95	SC 61 (AUGUSTA HWY) TO US 78 (W JIM BILTON BLVD) *	50100	2023

LOCATION OVERVIEW

Discover the potential of the Interstate I-95 Corridor next to the thriving Walterboro region, strategically positioned along Interstate I-95. The universe of factors encompasses over 40,000 vehicles that pass by and may stop. Massive Industrial/Distribution/Trucking/IOS Location of 49.8 Acres or a massive workforce housing location as well. Located at Exit 53, this prime industrial-focused land offers unparalleled access to major transportation arteries, making it a coveted investment opportunity for industrial development. The area's favorable business climate and proximity to key economic hubs make it an ideal location for land, housing, and industrial investors seeking to capitalize on the strategic advantages of the I-95 Corridor, rather than just Colleton County, as your dynamic population. With a strong emphasis on connectivity and convenience, the location presents an attractive proposition within a dynamic commercial/industrial landscape. Approximately 60 Minutes more or less to the Port of Charleston.



SECTION 4
Demographics



SECTION 5
Advisor Bios

SVN SENIOR ADVISOR - COMMERCIAL BROKER



GILBERT BRADHAM

Senior Advisor

gilbert.bradham@svn.com

Direct: **803.325.1000** | Cell: **843.532.1641**

SC #3844

PROFESSIONAL BACKGROUND

Collective Strength = Accelerated Growth is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. <https://svn-scre.com/> Cell Number Direct: (843) 532-1641

I am delighted to say that work ethics and collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered with expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.

Let's engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let's close the loop.

EDUCATION

Citadel Alumni 2020 Bachelor of Arts in Political

Science with Pre-Law & Legal Subfield

Summa Cum Laude Institutional Honors

CGC M.A. in Intelligence & Securities Studies Graduate May 2023

SVN | Southern Commercial Real Estate, LLC

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