

Offering Memorandum for Interstate I-77 Corridor Exit 62 180.909 ACs Old Richburg Road Industrial, Richburg, SC 29729

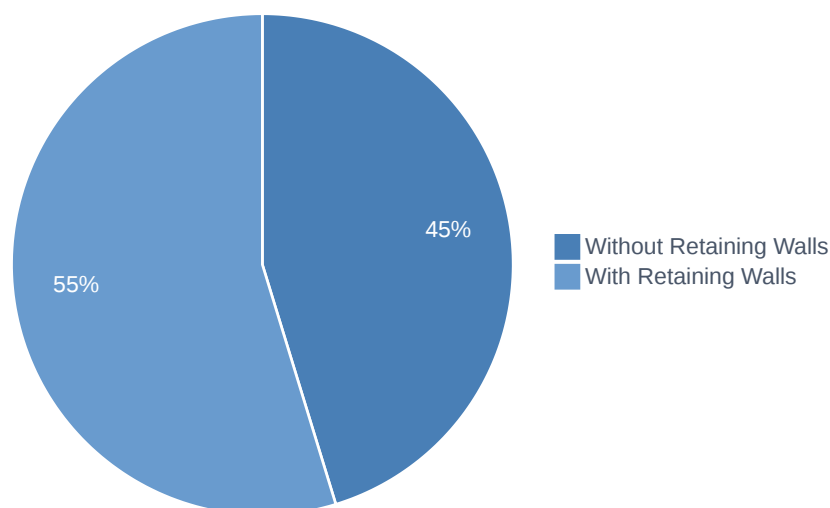
Executive Summary

Positioned at the southwest corner of Interstate 77 at Exit 62 in Richburg, South Carolina, this 180.909-acre industrial land offering combines scale, interstate frontage, and ID-1 Industrial zoning within one of the primary freight corridors south of Charlotte. The site is planned to support three cross-dock buildings totaling approximately 1.1 million square feet without retaining walls, with capacity increasing to approximately 1.33 million square feet with retaining walls.

The property's principal value driver is its direct access and visibility along the I-77 corridor, where more than 50,000 vehicles reportedly pass the site and Charlotte is approximately 38 minutes away. This combination supports multiple industrial use cases, including distribution, flex industrial, trucking, and IOS-oriented operations, while also expanding the buyer pool to developers and owner-users seeking a large-format site with regional connectivity.

As a vacant land opportunity, the asset has no in-place tenancy or operating income, shifting the investment thesis to scale, logistics functionality, and long-term corridor growth. For buyers targeting the Charlotte-to-South Carolina distribution spine, the tract presents a rare opportunity to control nearly 181 acres at a full diamond interchange with meaningful building capacity and optionality for phased industrial development.

Building Capacity Scenarios



Investment Summary

Metric	Value
APN	N/A
Asking Price	N/A
Cap Rate	N/A
Lot Size (SF)	7.9M SF
Lot Size (Acres)	180.909 Acres
Net Operating Income (NOI)	N/A
Number of Buildings	0
Occupancy	0%
Parking Details	N/A
Price Per Square Foot	N/A
Pro Forma Cap Rate	N/A
Square Footage	N/A
Year Built	N/A
Zoning	ID-1 Industrial

Investment Highlights

- **Interstate interchange location supports regional logistics execution.**

The tract is situated at the southwest corner of I-77 Exit 62 with a full diamond interchange configuration, providing future users with direct highway access rather than dependence on secondary feeder roads. For industrial developers and owner-users, this supports stronger truck circulation, improved travel-time reliability, and broader appeal to distribution-oriented tenants.

- **180.909 acres provides uncommon scale for large-format industrial planning.**

At nearly 181 acres, the site can accommodate a development program that would be difficult to replicate in more constrained infill markets. This scale provides flexibility for phased absorption, multiple building pads, circulation planning, trailer storage, and supporting site infrastructure.

- **The site has documented cross-dock building capacity.**

Marketing materials indicate the property can support three cross-dock buildings totaling approximately 1.1 million square feet without retaining walls, including a largest building of approximately 715,000 square feet. With retaining walls, total capacity increases to approximately 1.33 million square feet, with a largest building of approximately 810,000 square feet, providing buyers with a defined framework for underwriting development yield.

- **ID-1 Industrial zoning aligns the asset with its highest and best use.**

The property is already zoned ID-1 Industrial, reducing a key layer of uncertainty relative to raw land that still requires rezoning for warehouse or distribution use. This zoning position supports industrial, flex, trucking, and related commercial-industrial concepts and can shorten the path from acquisition to execution.

- **I-77 corridor exposure enhances both functionality and marketability.**

The offering cites more than 50,000 vehicles passing the site, pairing freight access with high daily visibility. For users with branding, customer traffic, fleet movement, or recruiting needs, that frontage can create value beyond pure land area.

- **Proximity to Charlotte expands the labor and distribution reach.**

The site is approximately 38 minutes south of Charlotte, placing it within the broader Charlotte industrial ecosystem while benefiting from a South Carolina location. This positioning may appeal to occupiers seeking regional access without paying closer-in Charlotte land pricing.

- **Multiple end-user profiles support a wider buyer universe.**

The tract is positioned for industrial flex, distribution, trucking, IOS-related operations, and potentially large-format commercial concepts. A broader set of viable use cases can improve exit optionality and make the property relevant to both merchant builders and long-term owner-users.

- **Chester County corridor growth underpins long-term land value.**

The offering frames the site within Chester County's expanding economic development footprint along Interstate 77. For investors, this is significant because large, interchange-controlled industrial land tends to benefit disproportionately as surrounding logistics, manufacturing, and support uses continue to cluster along established freight routes.

Property Details

Property	Details
Property Name	180.909 AC Industrial Tract at Exit 62
Address	Interstate I-77 Corridor Exit 62, Old Richburg Road Industrial, Richburg, SC 29729
APN	N/A
Building Size	N/A
Land Size	180.909 acres (7,879,196 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	Industrial Land
Date Available	Immediately
Units	N/A
Available Space	180.909 acres land parcel; conceptual support for 1.1 million SF across three cross-dock buildings without retaining walls, or 1.33 million SF with retaining walls
Rent	N/A
NNN Expense	N/A
Traffic Count	Interstate I-77: over 50,000 vehicles per day

Property Description

Property Overview

This 180.909-acre industrial land offering is situated at the southwest corner of Interstate I-77 at Exit 62 in Richburg, South Carolina, providing a highly visible corridor location within the Charlotte-to-South Carolina distribution spine. Zoned ID-1 Industrial, the site is well positioned for large-scale industrial, flex, distribution, trucking, or broader commercial development, with direct interstate identity that supports both logistics functionality and market presence. The property's scale, interchange access, and proximity to the Charlotte region establish a compelling opportunity for users and developers seeking a significant I-77 presence.

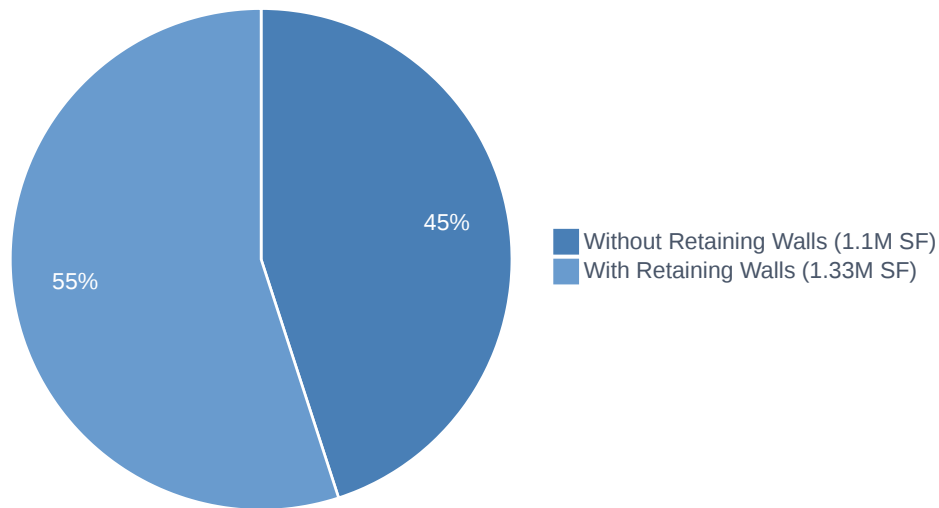
Design & Character

The asset is fundamentally a large-format development tract distinguished by interstate frontage, interchange prominence, and a configuration suitable for institutional-scale industrial planning. Its character is defined less by existing vertical improvements and more by site scale, visibility, and development flexibility. The offering memorandum presents the tract as capable of accommodating modern cross-dock industrial layouts, reinforcing its appeal to bulk distribution, trucking, and flex-industrial users that prioritize efficient circulation and regional access.

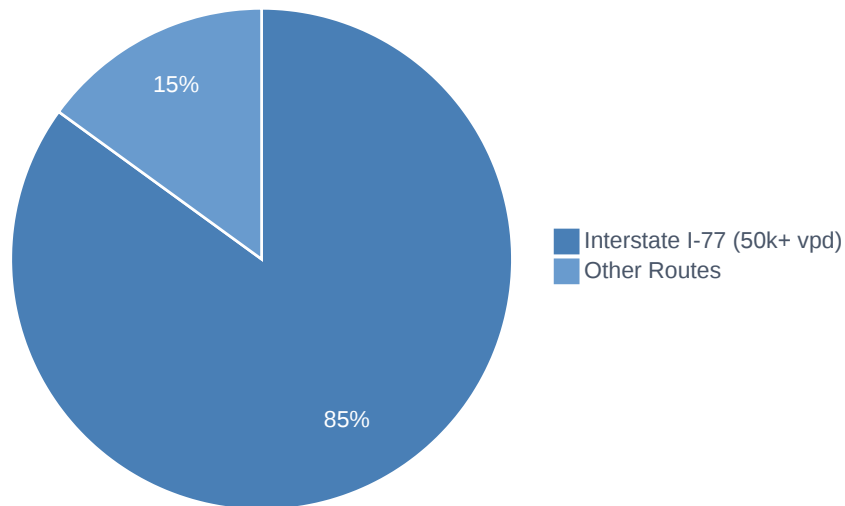
Value-Enhancing Features

The site's primary value drivers are its 180.909-acre scale, ID-1 Industrial zoning, and conceptual capacity for three cross-dock buildings totaling approximately 1.1 million square feet without retaining walls, expanding to approximately 1.33 million square feet with retaining walls. The largest conceptual building reaches approximately 715,000 square feet without retaining walls and approximately 810,000 square feet with retaining walls. Interstate I-77 exposure with more than 50,000 vehicles passing daily materially strengthens visibility, branding potential, and user access. Its location roughly 38 minutes from Charlotte further enhances labor, supplier, and regional distribution connectivity.

Industrial Site Buildout Comparison



Traffic Exposure by Route

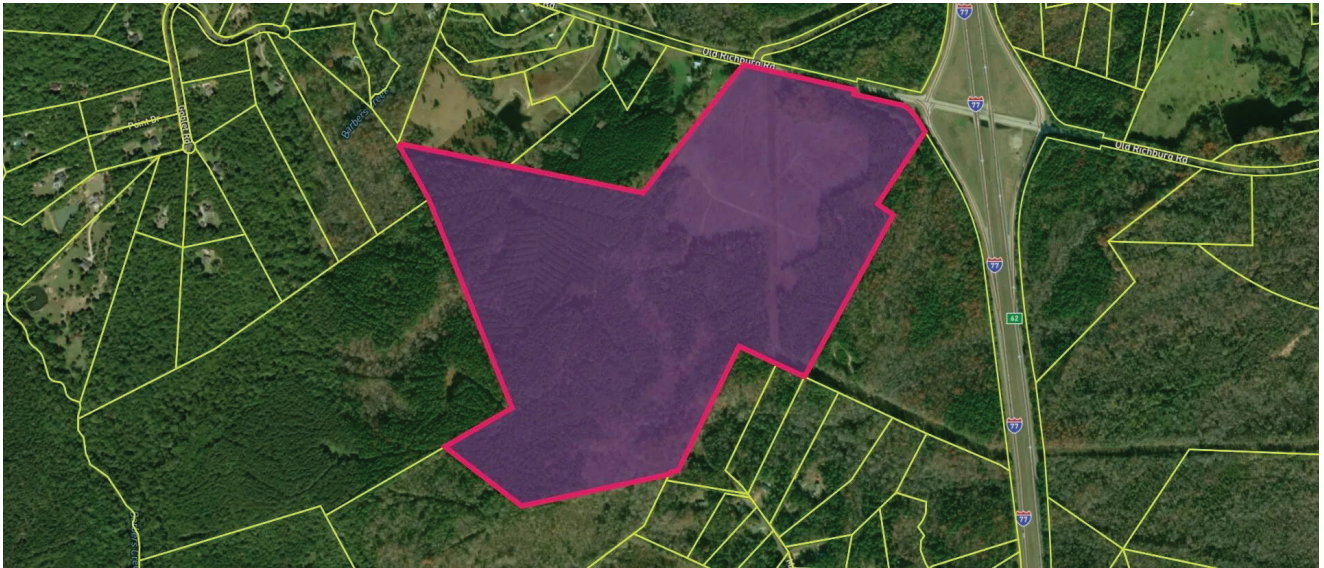


Market Positioning & SWOT Analysis

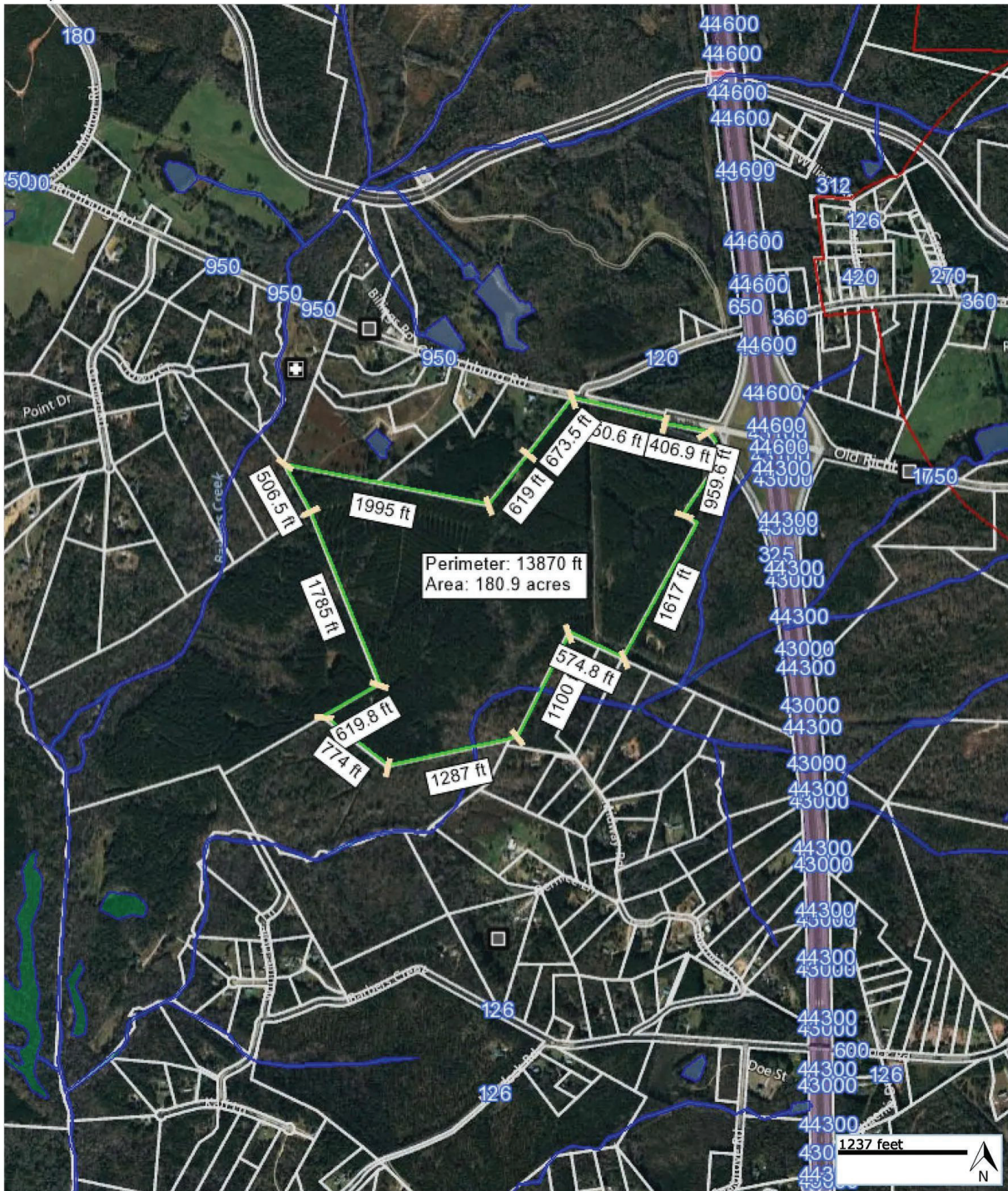
- **Strengths:** 180.909-acre ID-1 industrial tract at I-77 Exit 62 with exceptional visibility, interchange access, and large-scale cross-dock development potential.
- **Weaknesses:** No existing improvements or operating income; full value realization depends on future site development and execution.
- **Opportunities:** Capture I-77 corridor industrial demand with up to 1.33 million SF conceptual buildout near Charlotte's expanding logistics footprint.
- **Threats:** Development economics may be affected by retaining wall costs, entitlement timing, infrastructure requirements, and competing regional industrial sites.

Property Photos

A professionally curated visual portfolio underscoring the tract's prominent Interstate I-77 corridor presence, immediate interchange identity, and large-scale industrial development context.

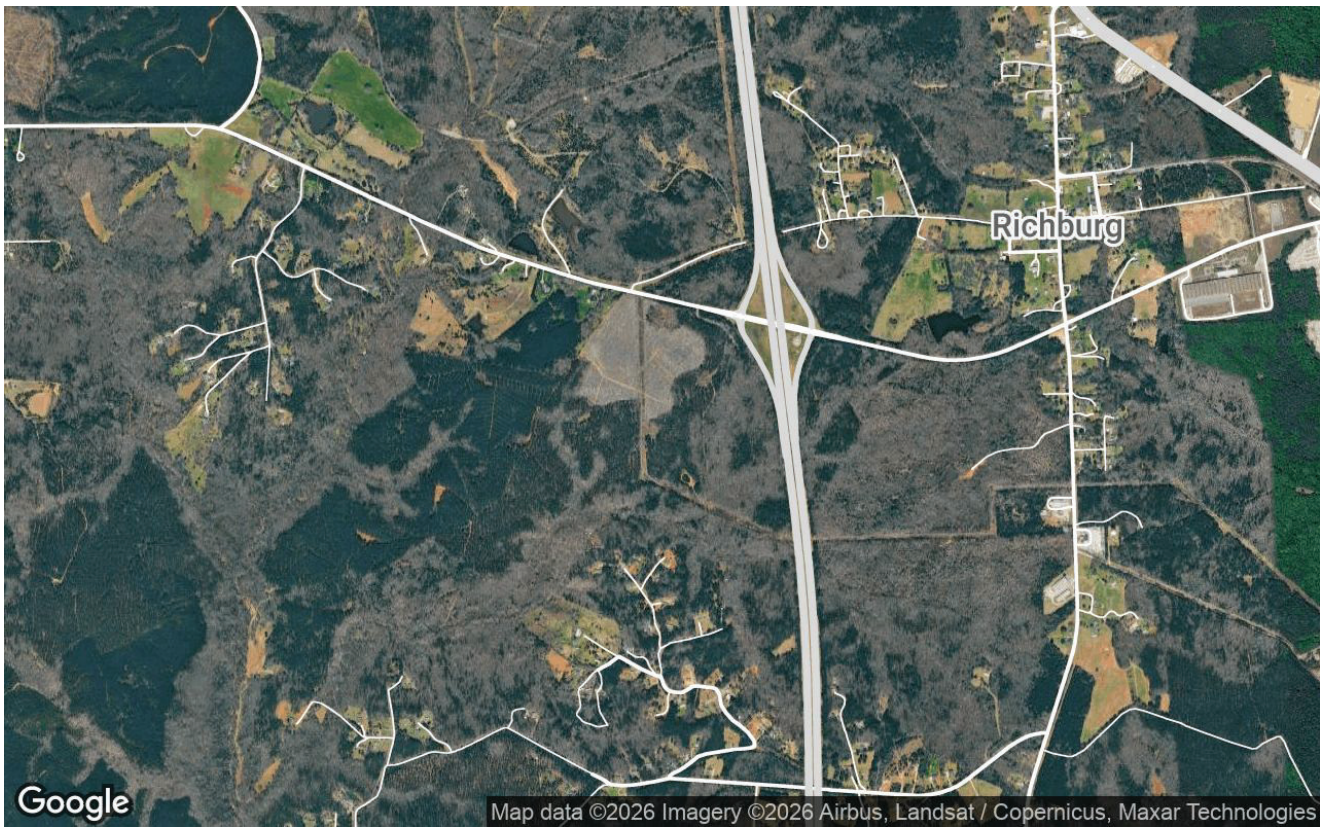


Subject tract aerial highlighting the parcel's strategic frontage and visibility at Exit 62 along Interstate I-77.

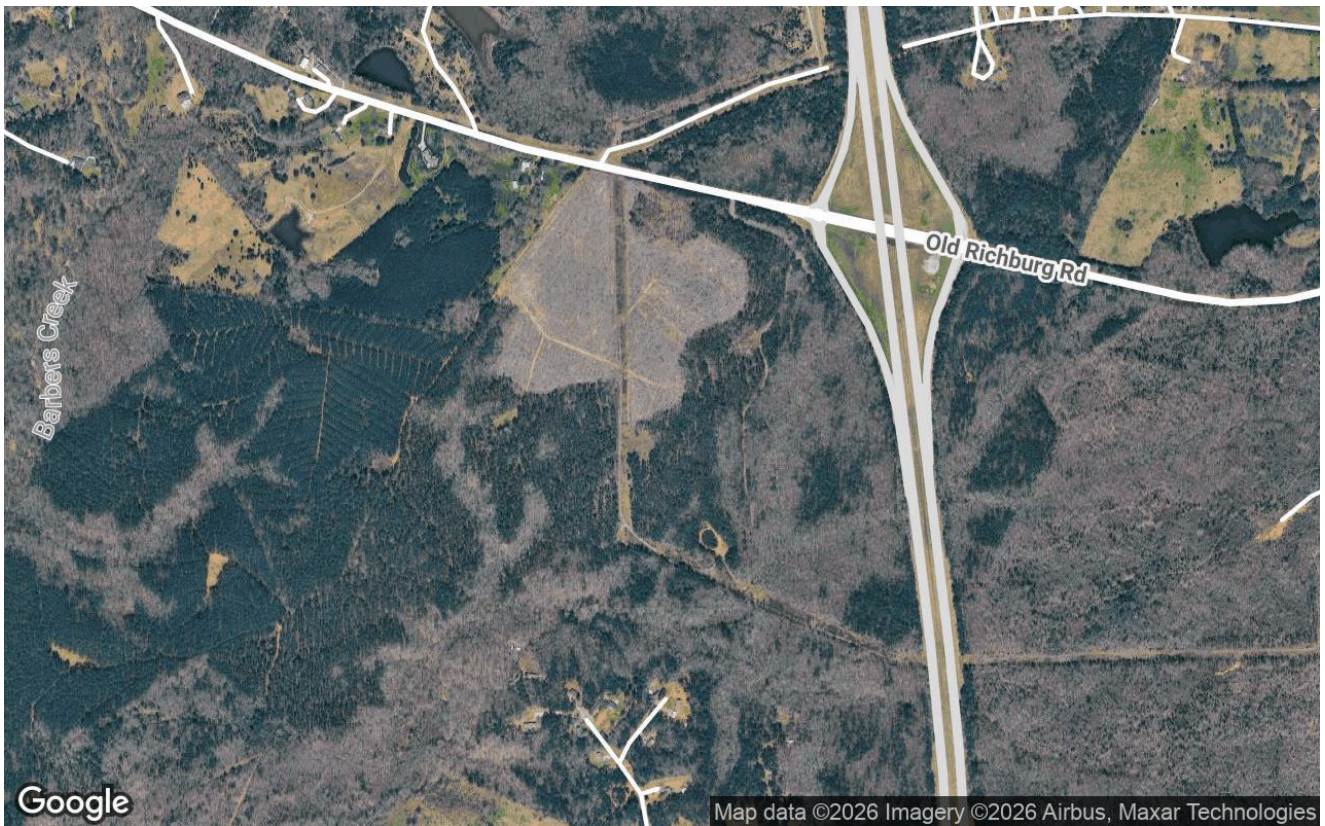


180.909 Acres Interstate I-77 at Richburg Road Exit APN 116-00-00-020-000

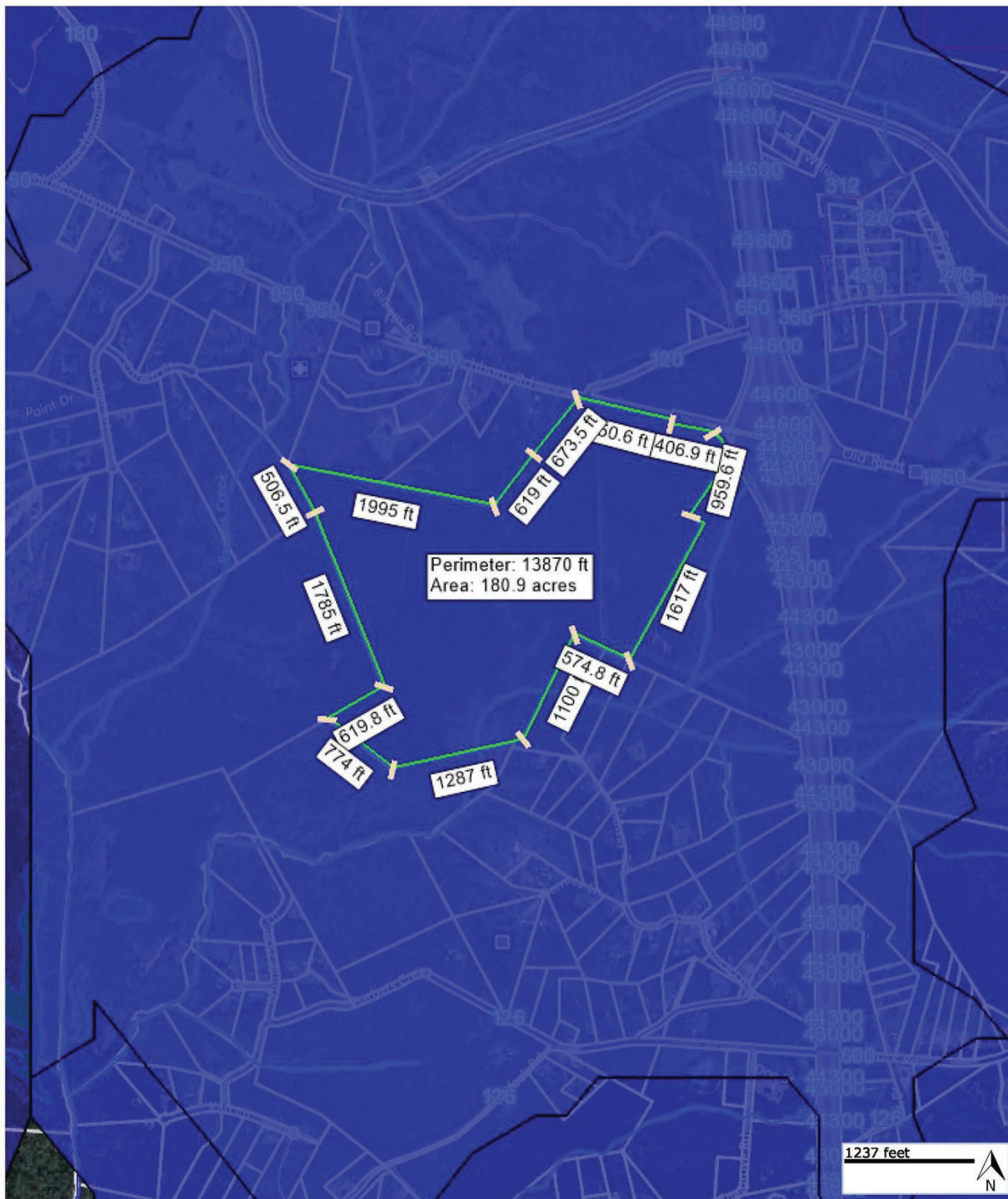
Expanded aerial boundary view illustrating the full 180.9-acre configuration, surrounding roadway framework, and overall site scale.



Richburg area context image positioning the property within the broader I-77 corridor south of Charlotte.



Immediate interchange context showing local access relationships, adjacent terrain, and surrounding land uses.



Boundary-focused parcel exhibit reinforcing site dimensions, acreage, and development-scale land control.

Location Overview

The site occupies the southwest corner of **Interstate 77 at Exit 62 / Old Richburg Road** in Richburg, providing users with immediate full-interchange access and a true interstate-fronting position that is difficult to replicate for large-format industrial development. The offering materials indicate the tract spans **180.909 acres**, carries **ID-1 Industrial** zoning, and can accommodate approximately **1.1 million square feet** across three cross-dock buildings without retaining walls, expanding to approximately **1.33 million square feet** with retaining walls. This scale, combined with direct I-77 exposure and stated traffic of **more than 50,000 vehicles per day**, supports both logistics efficiency and a strong corporate identity for regional distribution, trucking, flex industrial, and IOS-oriented users.

Location Advantages

- **Interstate 77 Exit 62** directly adjoins the property at **0.1 miles, 1-minute drive**, allowing immediate north-south truck circulation and reducing first/last-mile friction for distribution users.
- **Downtown Richburg** is approximately **0.8 miles, 2-minute drive** from the site, providing nearby daily services and a local labor touchpoint without sacrificing interstate-oriented industrial functionality.
- **Smith Metal & Supply Inc.** and **The Macomb Group - Richburg** are each approximately **0.6 miles, 2-minute drive** from the property on Mountain Gap Road, reinforcing the site's position within an existing industrial-service cluster that supports occupier confidence and vendor convenience.
- **J & M Tank Lines** is approximately **0.8 miles, 2-minute drive** from the property, underscoring immediate proximity to trucking-oriented operations that align with the site's marketed distribution and transportation use case.
- **Richburg Park** is approximately **0.8 miles, 2-minute drive** from the property, adding a quality-of-life amenity that can modestly support workforce attraction for employers operating large shift-based facilities.

- **Charlotte, North Carolina** is presented at approximately **38 minutes' drive** from the site, placing the property within the broader Charlotte regional industrial ecosystem while offering a lower-density, large-acreage development setting.
- **Charlotte Douglas International Airport** is reachable via the I-77 corridor and serves as the nearest major commercial airport; its regional cargo role enhances tenant appeal for time-sensitive freight and executive access.
- **Chester Catawba Regional Airport** is identified by Chester County Economic Development at **16 miles from Interstate 77**, supporting general aviation access for corporate users and light business travel tied to industrial operations.
- **Port of Charleston** access through the South Carolina freight network strengthens import/export optionality, while **Inland Port Greer** provides overnight rail linkage to Charleston that benefits manufacturers and distributors seeking supply-chain redundancy.

Market Positioning

The property is competitively positioned as a large-scale, interstate-fronting industrial land opportunity within the **I-77 corridor south of Charlotte**, a geography that benefits from Charlotte demand drivers without competing directly on the same cost basis as infill or airport-adjacent submarkets. In practical terms, the site offers a combination of acreage, interchange visibility, and conceptual cross-dock capacity that is increasingly scarce closer to **Charlotte Douglas International Airport** or within more built-out submarkets such as **Airport/West** and **Cabarrus County**.

For occupiers evaluating the Charlotte region, this Richburg location offers several distinct advantages:

- Compared with more mature Charlotte industrial nodes, the site provides **180.909 acres** in one control point, which is attractive to users requiring campus-scale development, trailer storage, phased expansion, or build-to-suit flexibility.
- Relative to smaller industrial sites in **York County** or airport-proximate Charlotte locations, the property's direct **I-77 Exit 62** positioning supports efficient northbound access to Charlotte and southbound access toward Columbia, improving route flexibility for regional distribution.
- Chester County Economic Development emphasizes that **Interstate 77** connects directly to **I-95, I-26, I-20, I-85, and I-40**, which broadens the site's freight reach and enhances its appeal to multi-state logistics operators.

- Chester County also promotes access to **45% of the U.S. population within an 11-hour drive**, a meaningful logistics metric that supports the property's relevance for one-day and two-day delivery networks.

Current regional market conditions also support a strategic land play. The **Charlotte industrial market** closed **Q4 2024** with **8.9% vacancy**, **11.0% overall availability**, approximately **2.74 million square feet of net absorption**, and average asking rent of **\$9.39 per square foot**. While elevated vacancy reflects recent speculative deliveries, the same market report notes that construction starts have slowed materially, suggesting the current supply wave should moderate. For a large land site, this environment can be advantageous: occupiers still seeking modern bulk space have greater reason to consider build-to-suit or phased development in strategic corridor locations, particularly where interchange access and site scale are superior.

Economic Indicators

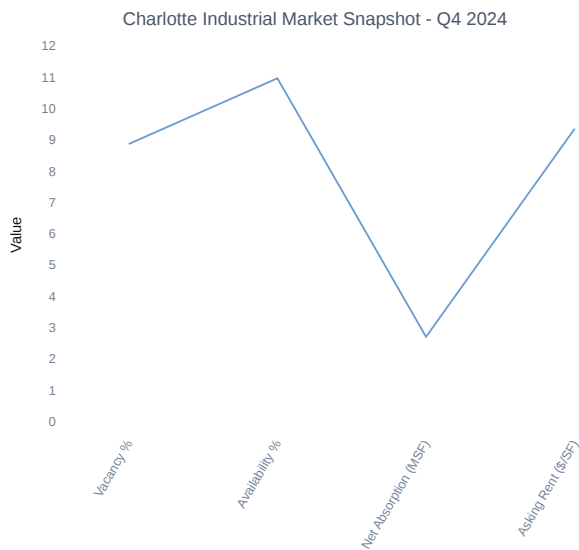
Chester County sits within the **Charlotte-Concord-Gastonia MSA**, which Chester County Economic Development cites at **more than 2.6 million residents** and projects to exceed **3.0 million by 2030**. That metro-scale growth expands the long-term labor shed and reinforces the property's value as a future industrial platform positioned between **Charlotte** and **Columbia**.

Economic development momentum in Chester County is also notable. The county reports that **13 companies** have chosen Chester County for expansion since **2015**, representing **\$464 million** in capital investment and **900 new jobs**. The same county materials note **more than 50 manufacturers** already operating locally, including **Giti Tire Manufacturing USA Ltd**, **Boise Cascade Co**, **Carolina Poly Inc**, **Sun Fiber LLC**, **OMNOVA Solutions Inc**, and **ATI Specialty Materials LLC**. The presence of these named employers strengthens tenant confidence in the area's industrial labor relevance and supplier ecosystem.

The county's 2025-2027 strategic plan specifically highlights opportunity tied to **Scout Motors suppliers**, commercial growth, workforce upskilling, and additional site investment. That forward pipeline is important for this tract because large, interstate-served land positions tend to benefit early from supplier-location decisions and from spillover demand when nearby counties tighten.

Transportation infrastructure remains a core value driver. Chester County Economic Development markets **3,300+ acres of industrially zoned, rail-served sites** and the **L&C Railway**, which connects to both **Norfolk Southern** and **CSX**. The county states that dual rail access can generate **20% to 30% freight savings** for some industrial users. Even where this specific site is pursued as a truck-dominant development, the broader county freight platform enhances market credibility for advanced manufacturing, building products, and distribution users.

Overall, the property’s market position is strongest for users seeking a high-visibility I-77 address, large contiguous acreage, and access to the Charlotte labor and freight network without the pricing and land constraints of core Charlotte submarkets. That combination supports both near-term tenant appeal and long-term land value appreciation as industrial growth continues to advance along the Interstate 77 corridor.



Demographics

Metric	1 Mile	3 Miles	5 Miles
2024 Population	2.6K	6K	11.7K
2020 Population	2.3K	6K	11.6K
2020-2024 Population Change	14.3%	1.4%	0.9%
2024 Median Household Income	\$77.9K	\$62.7K	\$60.8K
2024 Median Age	47	45.7	40.5
Under 20	720	1.3K	3.2K
20-25	101	273	571
25-45	360	1.4K	2.7K
45-65	936	1.9K	3.1K
Over 65	409	990	1.6K
Total Employees (2024)	2K	5K	9.1K
Manufacturing Employees	656	871	1.3K
Transportation/Warehousing Employees	212	285	475
Retail Trade Employees	320	395	523
Educational/Health Care Employees	661	834	983
Occupied Housing Units	783	2.1K	3.8K
Vacant Housing Units	155	367	564
Occupancy Ratio	5:1	5:1	20:3
Renters	130	309	685
Homeowners	808	2.1K	3.7K
Renter:Owner Ratio	3:20	3:20	1:5
Average Household Size	2.43*	2.43*	2.43*
Bachelor's Degree or Higher	15.2%*	15.2%*	15.2%*
County Unemployment Rate (2025 annual)	5.7%*	5.7%*	5.7%*
County Population Estimate (2025)	33,001*	33,001*	33,001*

*County-level benchmark applied as the best available supplemental indicator for the surrounding labor market.

The immediate trade area demonstrates a modest but meaningful growth trend closest to the site, with the **1-mile population increasing from 2,277 in 2020 to 2,602 in 2024**, a gain of **14.3%**. The **3-mile** and **5-mile** rings were comparatively stable, indicating that the strongest recent change is occurring nearest the interchange area rather than across the entire outer ring. For an industrial site, that pattern is constructive because it suggests incremental residential and service activity near the corridor while preserving the lower-density land profile preferred by logistics and manufacturing users.

Income levels are solid for a rural interstate location. The **1-mile median household income of \$77,876** exceeds the **3-mile figure of \$62,692** and the **5-mile figure of \$60,845**, indicating that the closest households around the site are relatively stable and supportive of workforce retention. Homeownership is also dominant across all radii, with a **1:5 renter-to-owner ratio within 5 miles**, reflecting a more established residential base rather than a transient population pattern.

The labor profile is particularly relevant for industrial demand. Within **5 miles**, the area supports **1,258 manufacturing employees** and **475 transportation/warehousing employees**, while the **3-mile** ring contains **871 manufacturing employees** and **285 transportation/warehousing employees**. That concentration aligns directly with the property's positioning for distribution, trucking, flex industrial, and manufacturing-related uses. The **1-mile** ring alone includes **656 manufacturing employees**, reinforcing the site's fit within an existing blue-collar and production-oriented employment environment.

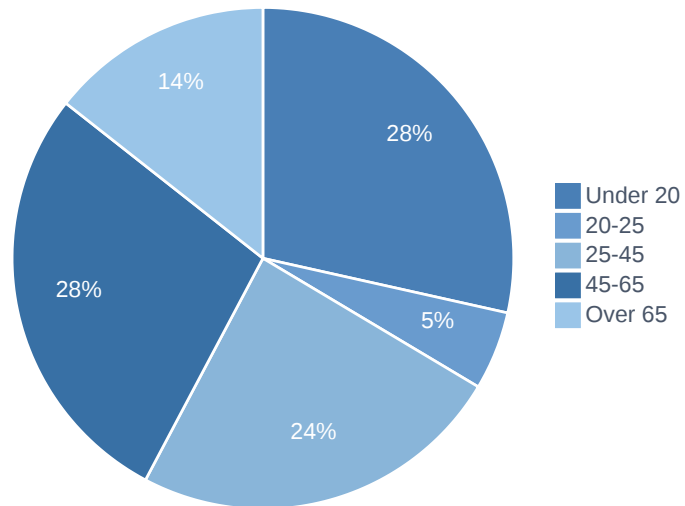
Age distribution also supports industrial occupier needs. The **5-mile** ring includes **2,726 residents aged 25 to 45** and **3,139 residents aged 45 to 65**, creating a broad working-age base for operations that require both entry-level labor and experienced supervisors or technicians. The **1-mile median age of 47.0** and **3-mile median age of 45.7** indicate a mature local population, while the larger **5-mile median age of 40.5** suggests somewhat younger households farther out in the labor shed.

Countywide supplemental indicators further strengthen the market context. **Chester County** reports **33,001 residents in 2025**, **2.43 persons per household**, and **15.2% of residents age 25+ with a bachelor's degree or higher**. While the area is not positioned as a white-collar office market, that educational profile is consistent with an industrial county where workforce value is driven more by manufacturing, logistics, trades, and technical employment than by corporate headquarters density.

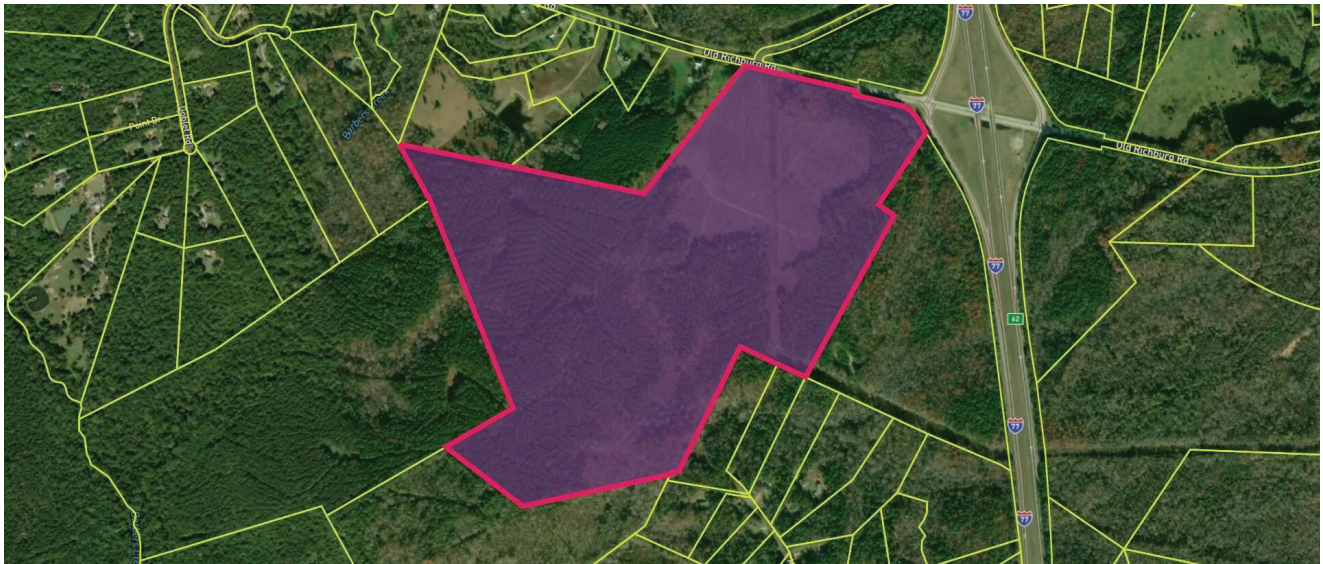
Employment conditions remain workable for industrial recruitment. **Chester County's 2025 annual unemployment rate was 5.7%**, which can support labor availability for new industrial users entering the market. Major county employers include **Giti Tire Manufacturing USA Ltd**, **Boise Cascade Co**, **Carolina Poly Inc**, **E. & J. Gallo Winery**, **Guardian Industries Corporation**, **OMNOVA Solutions Inc**, **Sun Fiber LLC**, and **ATI Specialty Materials LLC**. Their presence signals an established operating environment for production, packaging, materials, and distribution businesses.

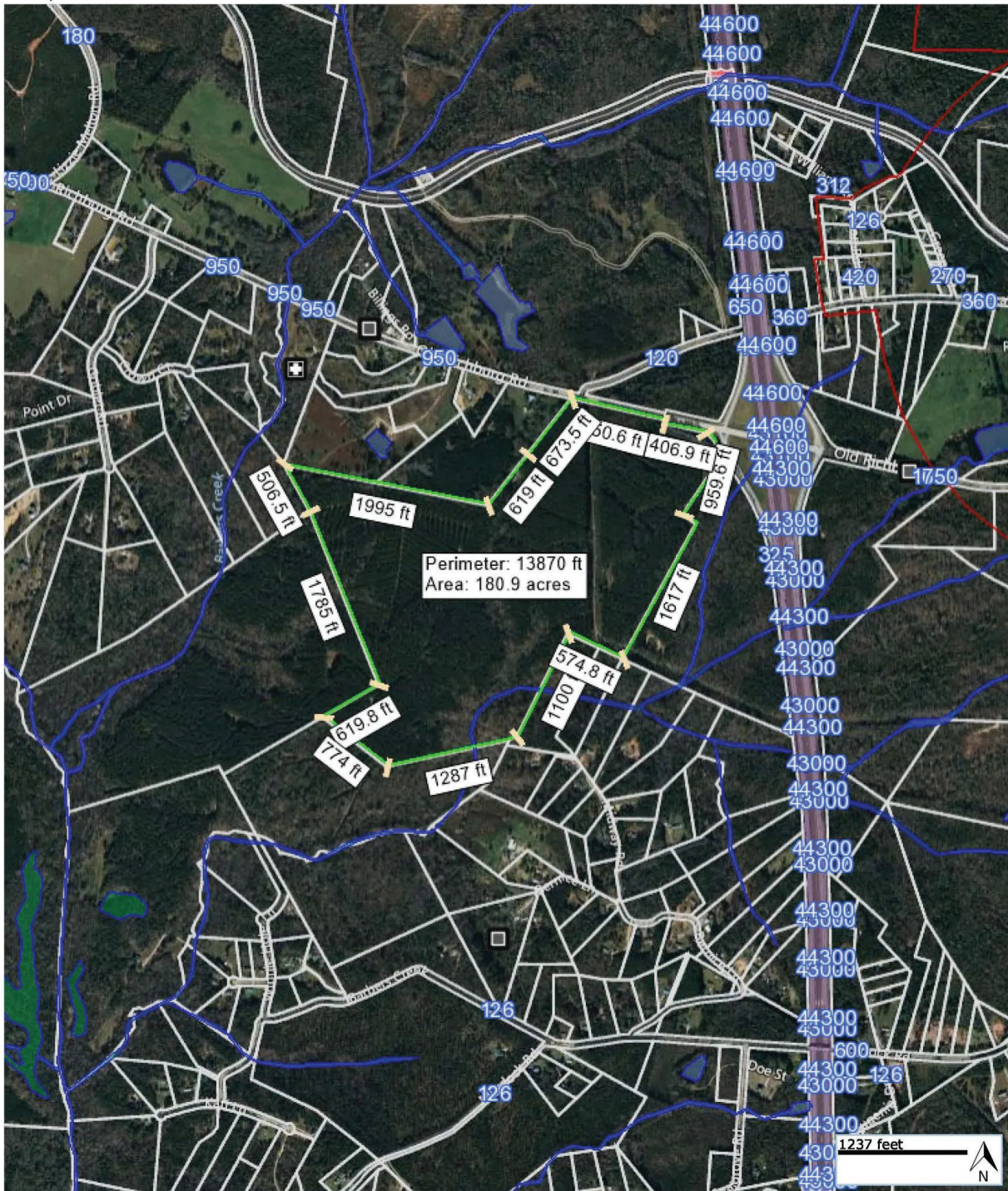
On a forward-looking basis, Chester County remains tied to the growth trajectory of the **Charlotte-Concord-Gastonia MSA**, which is cited at **more than 2.6 million residents** and projected to exceed **3.0 million by 2030**. For this property, that matters less as a retail demand story and more as a labor and freight story: a growing metro population expands the available workforce, increases regional consumption, and supports additional supplier, warehouse, and transportation demand along the I-77 corridor.

5-Mile Age Distribution

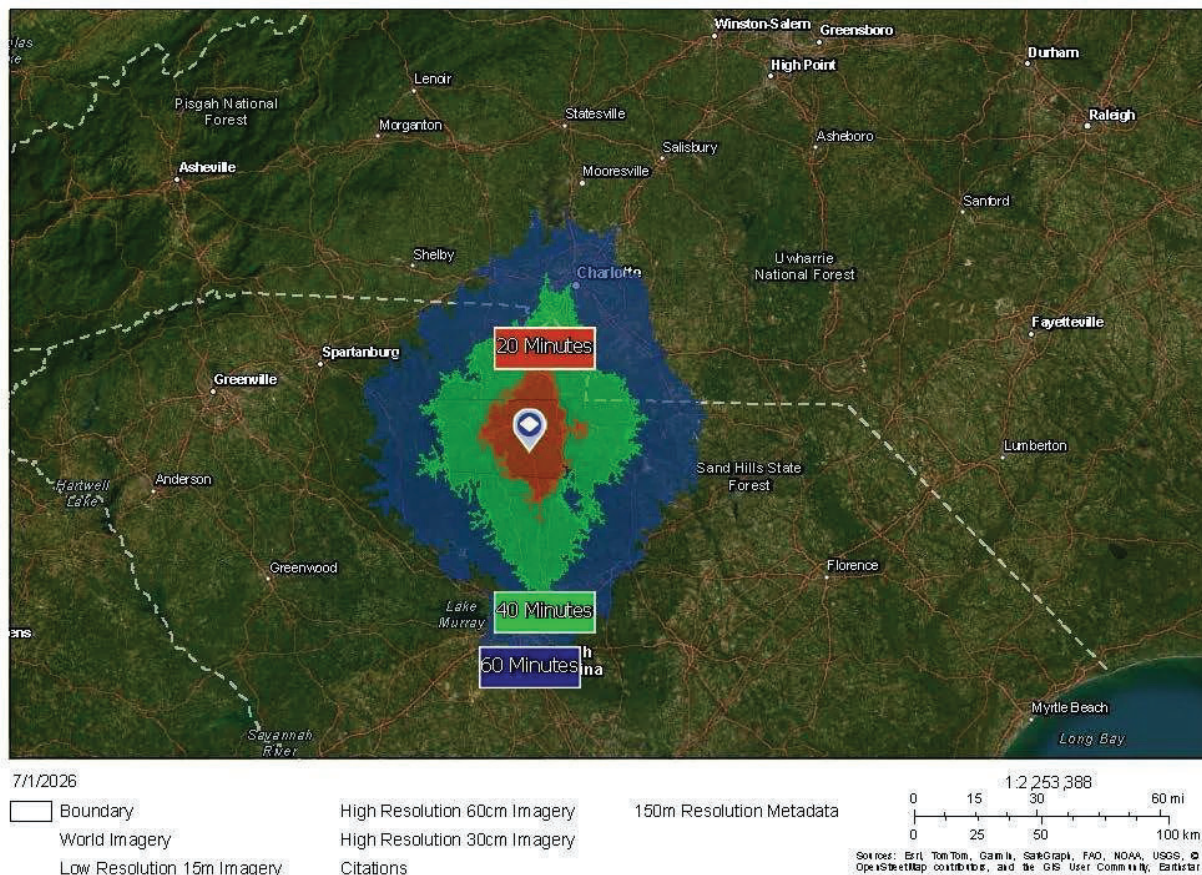


Site Map





180.909 Acres Interstate I-77 at Richburg Road Exit APN 116-00-00-020-000



The mapping illustrates a large, contiguous industrial tract positioned on the **southwest corner of Interstate 77 at Exit 62 / Old Richburg Road** in Richburg. The parcel benefits from direct interchange adjacency, visible frontage to interstate traffic, and a surrounding context of rural land, light industrial users, and local service uses. The site plan imagery also shows the tract's scale relative to adjacent roads, stream corridors, and conceptual building pads, helping prospective users visualize both immediate access and long-term development flexibility.

Transportation

- **Interstate 77 Exit 62** is directly adjacent at **0.1 miles, 1-minute drive**, giving the property immediate access to one of the Carolinas' principal north-south freight corridors.
- **Old Richburg Road** fronts the site at **0.1 miles, 1-minute drive**, supporting local circulation and site ingress/egress planning for industrial traffic.
- **Downtown Richburg** is approximately **0.8 miles, 2-minute drive** north of the site, providing nearby convenience services for employees and visitors.

- **Charlotte, North Carolina** is approximately **38 minutes by car**, extending the site's reach into the Charlotte labor, supplier, and customer base.
- **Charlotte Douglas International Airport (CLT)** is the nearest major commercial airport and is accessible via the I-77 corridor, supporting executive travel and air-freight connectivity for time-sensitive users.
- **Chester Catawba Regional Airport** is identified at **16 miles from Interstate 77**, offering general aviation access that can support corporate aviation and business travel.
- Chester County Economic Development notes that **Interstate 77** connects the county to **I-95, I-26, I-20, I-85, and I-40**, strengthening regional and national truck connectivity.
- Public transit options are limited in this immediate rural interchange setting, which is typical for large-format industrial development and places greater importance on direct highway access and employee vehicle circulation.

Education

The immediate interchange area is not a university district, but the property still benefits from access to higher-education institutions within the broader regional labor shed.

- **Winthrop University** in Rock Hill is approximately **27 miles, 30-minute drive** from the site, contributing to the region's business, technology, and administrative talent pipeline.
- **York Technical College** in Rock Hill is approximately **28 miles, 31-minute drive** from the site, offering workforce-oriented training that is relevant to industrial, logistics, and technical employers.
- **Clinton College** in Rock Hill is approximately **29 miles, 32-minute drive** from the site, adding another higher-education resource within the northern labor shed.

Within a practical regional commute, the property has access to **at least three colleges and universities** that can support workforce development, supervisory talent, and technical training partnerships.

Attractions

- **Richburg Park** is approximately **0.8 miles, 2-minute drive** from the property, providing a nearby recreational amenity for employees and local residents.
- **Landsford Canal State Park** is a short regional drive from Richburg and serves as one of Chester County's best-known outdoor destinations, adding lifestyle appeal for employers recruiting labor to the area.

- **Skydive Carolina** in Chester is a regional attraction within a short drive, contributing to the county's visitor profile and broader place identity.
- The Richburg dining cluster near the interchange includes local and highway-oriented food options within a short drive, supporting day-to-day convenience for industrial employees, truck drivers, and visiting vendors.

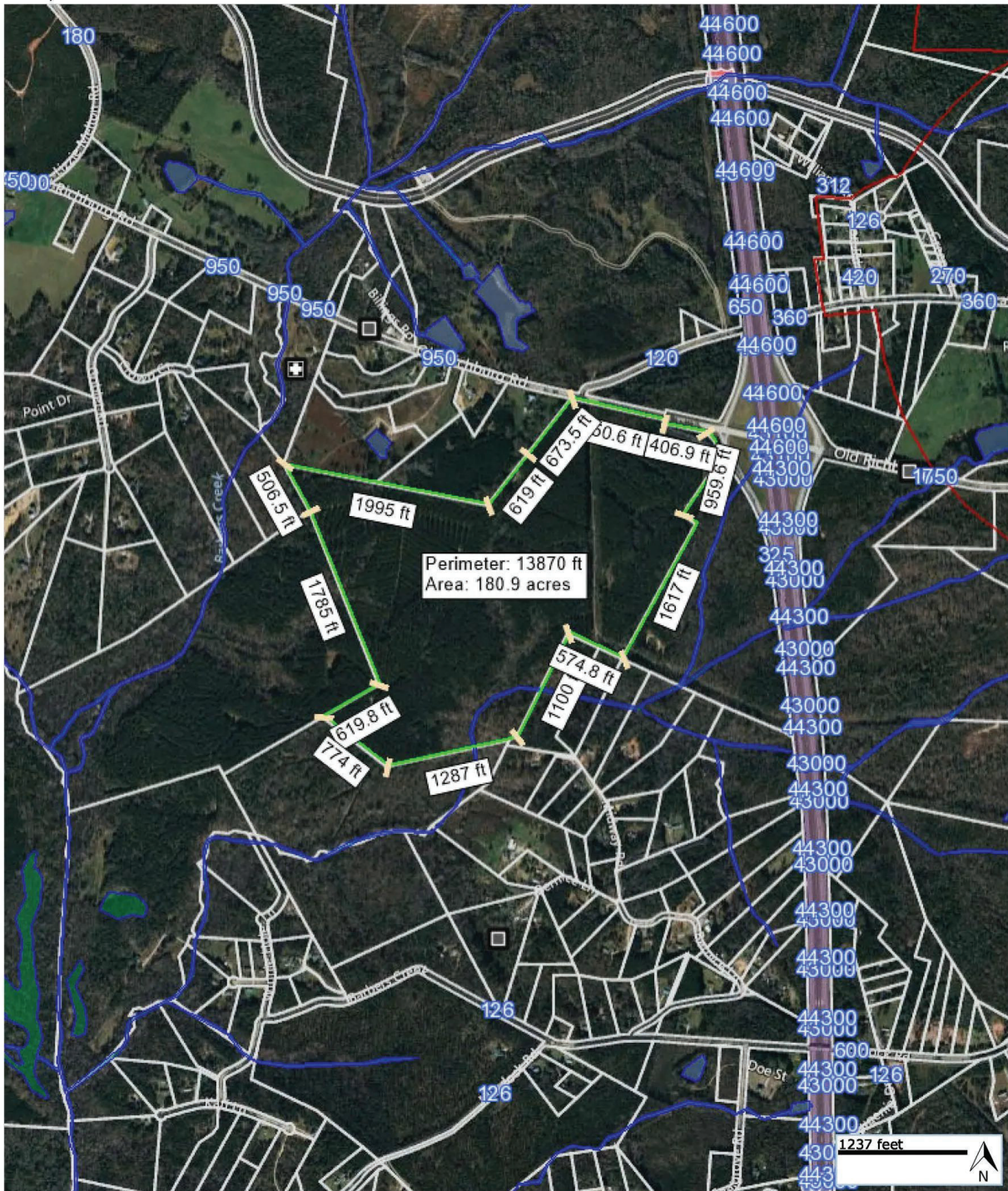
Overall, the site map context reinforces the property's strongest locational theme: a large industrial tract with immediate I-77 access, clear regional orientation between Charlotte and Columbia, and sufficient nearby services and institutions to support both development feasibility and tenant recruitment.

Site Plans

A comprehensive technical visual package illustrating the site's development potential, parcel geometry, circulation relationships, and Interstate I-77 interchange orientation.

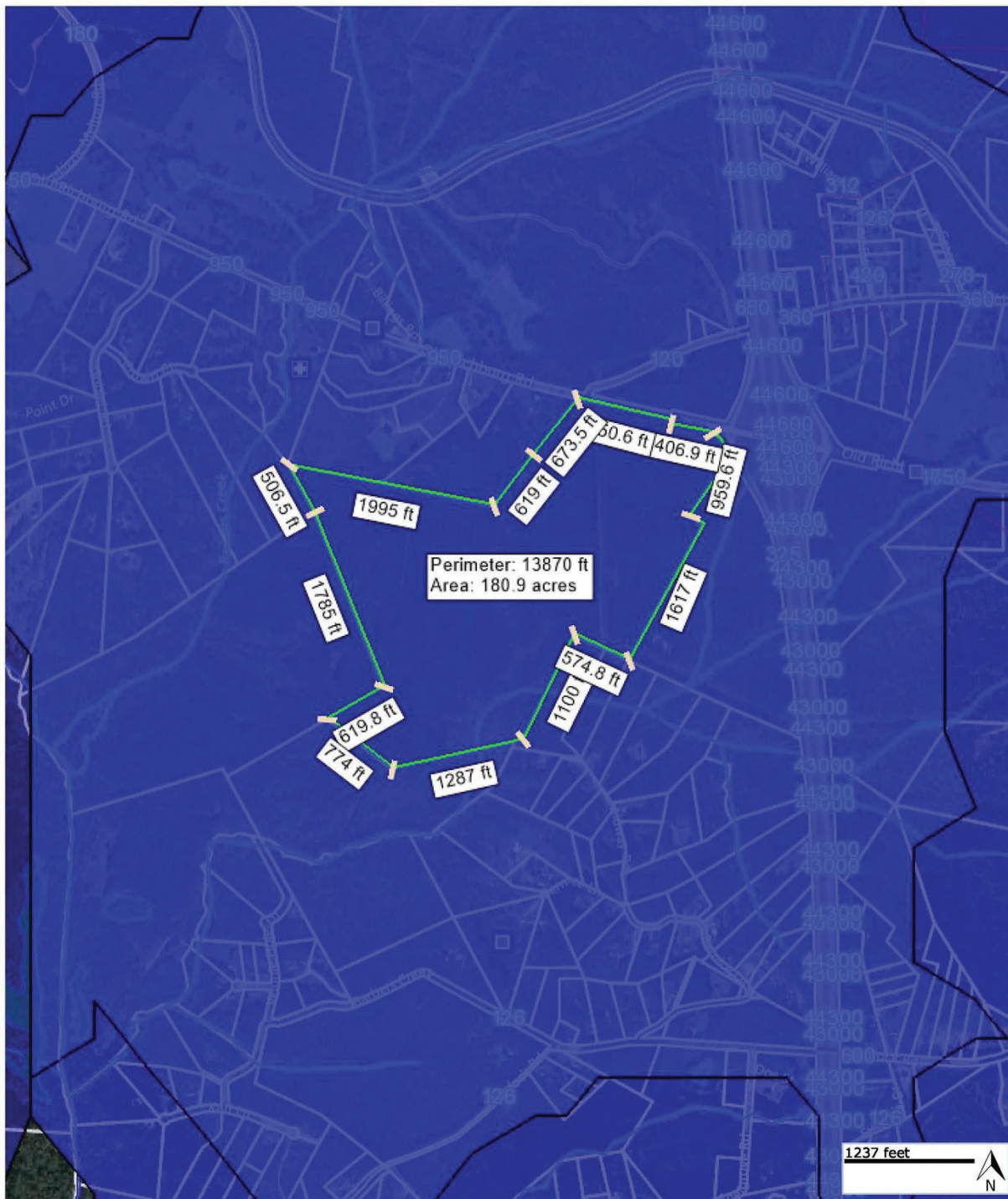


Conceptual site plan depicting three proposed industrial building pads, internal circulation, access configuration, stream buffer relationships, and retaining wall locations.

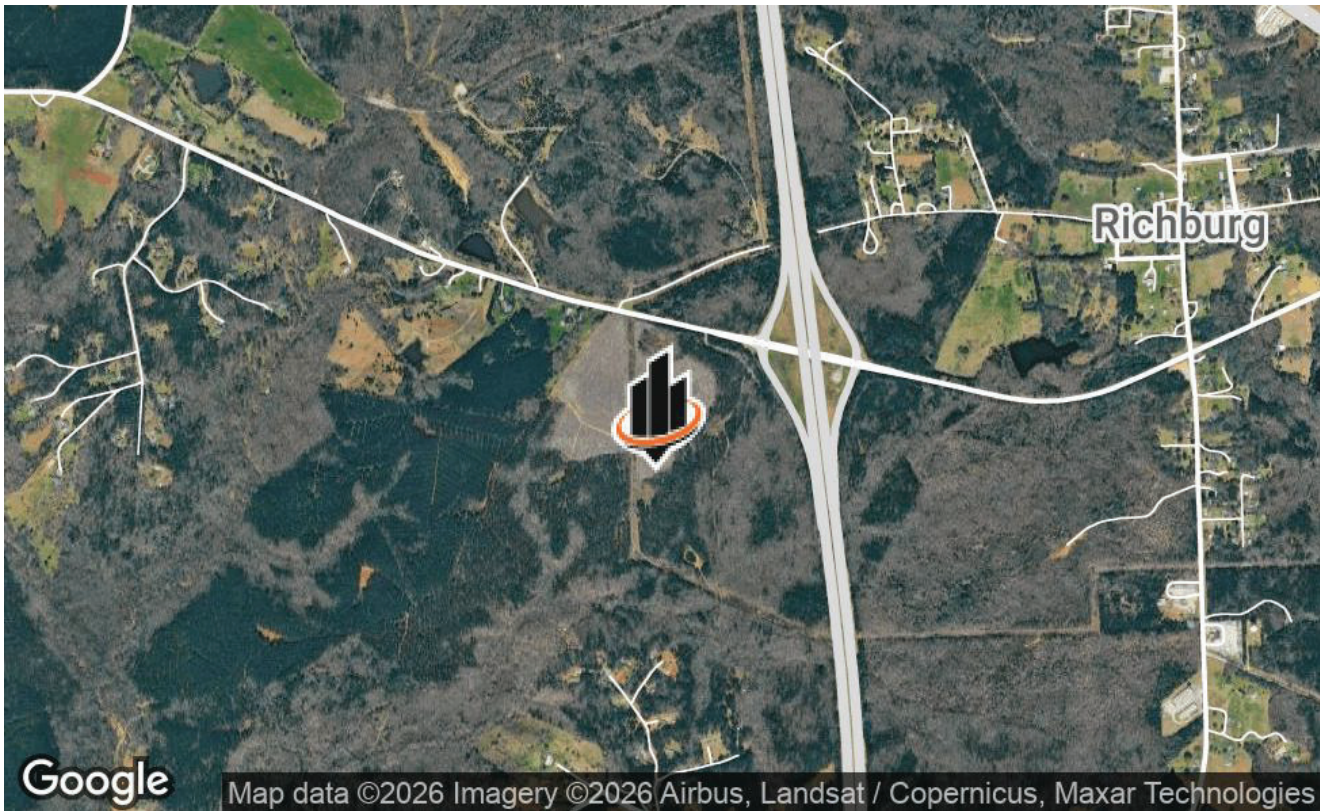


180.909 Acres Interstate I-77 at Richburg Road Exit APN 116-00-00-020-000

Primary boundary exhibit showing tract limits, perimeter dimensions, roadway adjacency, and natural feature overlays.



Dimensioned parcel graphic reinforcing acreage, boundary lengths, and overall land configuration for planning review.



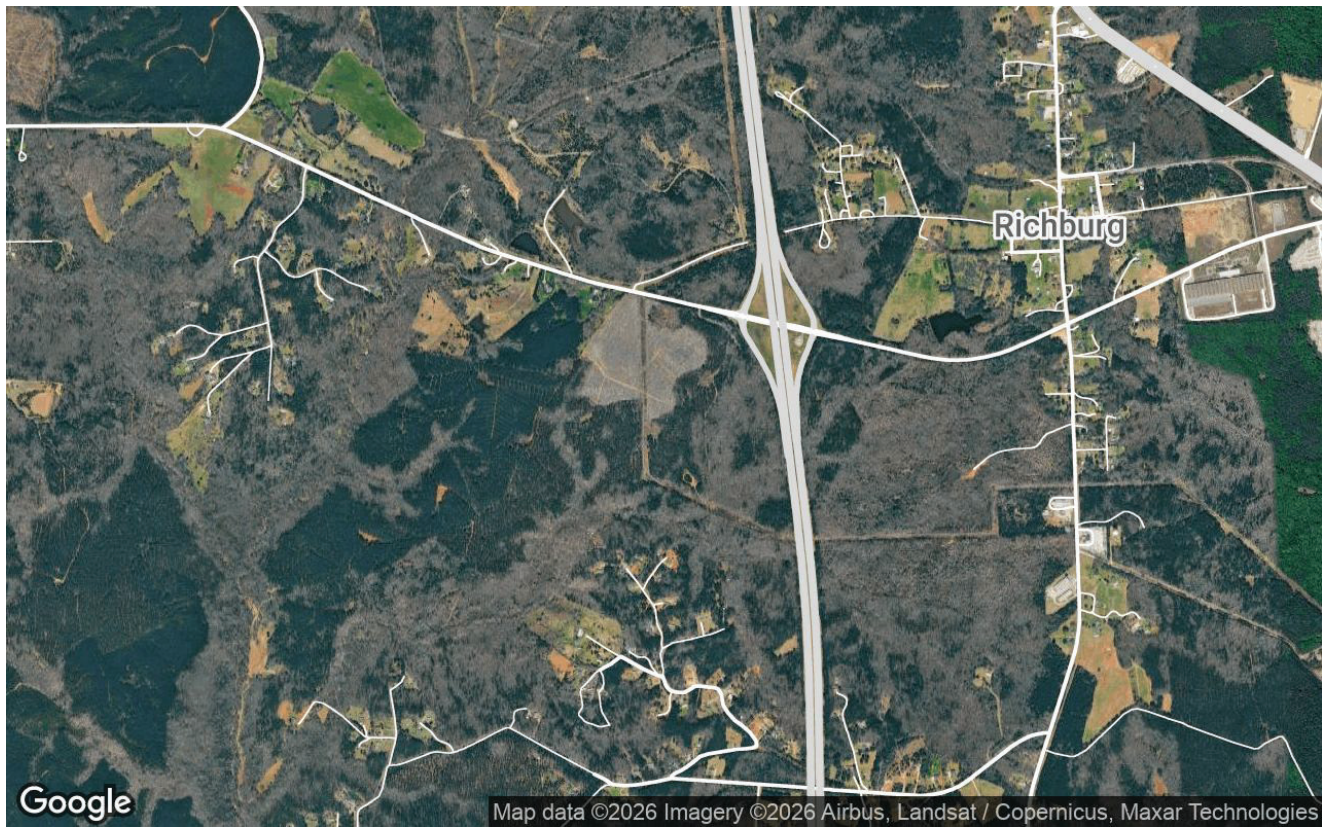
Macro location plan illustrating the tract's direct relationship to Exit 62 and the broader corridor approach.



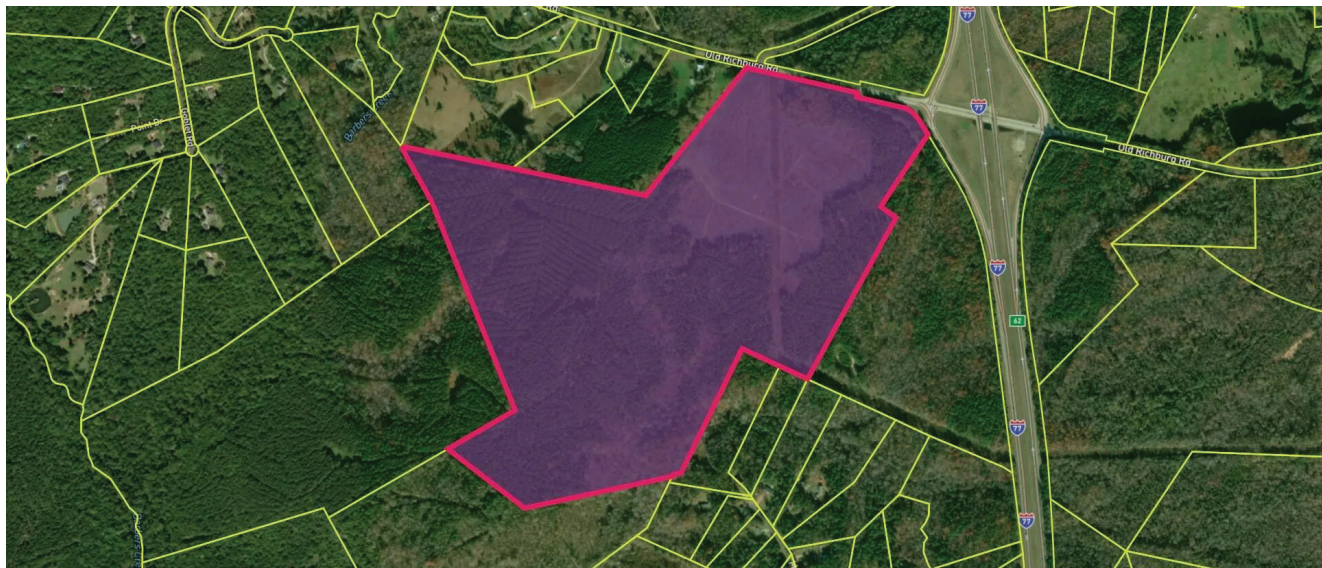
Context plan highlighting local road access, creek corridors, and surrounding site conditions relevant to development planning.



Existing conditions aerial showing terrain pattern, cleared areas, and physical site context near the interchange.



Regional context map supporting corridor positioning and access orientation within the Richburg market.



Supplemental site exhibit emphasizing interchange identity, adjacent parcels, and immediate access context.

Comps Analysis

Address	Type	Size
Subject Property	Industrial Land	7.9M SF

The subject property is a large-scale Interstate I-77 corridor industrial land opportunity comprising **180.909 acres**, or **7,879,196 SF**. The offering is positioned for future value creation through industrial development rather than current income, with conceptual capacity for up to **1,330,000 SF** of cross-dock product. Based on the available dataset, the property's value conclusion is most appropriately framed on a land basis and development yield basis rather than an in-place cap rate basis. The concluded value range is **N/A**.

Physical Specifications

- **Asset Type:** Vacant industrial land development site
- **Building Specifications:** No existing building area is identified. The offering memorandum presents conceptual support for three cross-dock buildings totaling approximately 1.1 million SF without retaining walls, increasing to approximately 1.33 million SF with retaining walls. The largest conceptual building is approximately 715,000 SF without retaining walls and approximately 810,000 SF with retaining walls.
- **Building Class:** N/A
- **Construction Year:** N/A

- **Floors/Stories:** N/A
- **Site Area:** 180.909 acres, equal to approximately 7,879,196 SF.
- **Zoning:** ID-1 Industrial.
- **Land-to-Building Ratio:** Based on conceptual buildout, approximately 7.16:1 at 1.1 million SF and approximately 5.92:1 at 1.33 million SF.
- **Parking:** No parking field count or parking ratio is stated.
- **Architectural / Design Characteristics:** Interstate interchange land parcel at the southwest corner of I-77 Exit 62 with conceptual accommodation for modern cross-dock industrial configuration.
- **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
- **Seismic / Hurricane Resistance Features:** N/A
- **Building Systems:** HVAC, electrical, plumbing, fire protection, and security systems are not applicable to the current unimproved land condition.
- **Recent Improvements / Capital Expenditures:** None stated.
- **Site Development Considerations:** Full conceptual density above 1.1 million SF is tied to the use of retaining walls.

Key Financial Metrics

The property represents a land development offering with **no in-place operating income**, resulting in **current NOI of \$0**, **cap rate of N/A**, and **cash-on-cash return of N/A** on an as-is basis.

Financial value is therefore derived from land basis, site yield, and industrial development density along the Interstate I-77 corridor rather than trailing cash flow. Based on the conceptual site plan, the tract supports approximately **1,100,000 SF** of cross-dock development without retaining walls and up to **1,330,000 SF** with retaining walls, creating a substantial future industrial build-out profile.

Metric	Value
Land Area	180.909 Acres
Current Occupancy	0.00%
Current Gross Revenue	\$0
Effective Gross Income	\$0
Operating Expenses	\$0
Net Operating Income	\$0
Asking Price	N/A
Going-In Cap Rate	N/A
Price per Acre	N/A
Price per SF of Land	N/A
Potential Building Area Without Retaining Walls	1.1M SF
Potential Building Area With Retaining Walls	1.3M SF
Land SF per Buildable SF Without Retaining Walls	7.16:1
Land SF per Buildable SF With Retaining Walls	5.92:1
Buildable Coverage Ratio Without Retaining Walls	13.96%
Buildable Coverage Ratio With Retaining Walls	16.88%

Income and Expense Summary	Current As-Is
Base Rental Income	\$0
Reimbursement Income	\$0
Other Income	\$0
Gross Potential Revenue	\$0
Vacancy & Credit Loss	\$0
Effective Gross Income	\$0
Operating Expenses	\$0
Net Operating Income	\$0

The investment thesis is primarily **land monetization through industrial development** at a high-visibility interstate interchange. Because no asking price, rent schedule, reimbursement structure, taxes, insurance, maintenance, or stabilized operating budget are provided, traditional yield metrics remain unpriced at this stage. The most relevant underwriting indicators from the available information are the tract's scale, ID-1 industrial zoning, interstate frontage, and the ability to accommodate up to three cross-dock buildings with a maximum conceptual build-out of **1,330,000 SF**.



Sources

Crexi

- Demographics insights for coordinates (34.7139, -80.991)

Google Places

- Interstate I-77 Corridor Exit 62 180.909 ACs Old Richburg Road Industrial, Richburg, SC 29729

Web Search

- CHESTER COUNTY

- [Transportation – Chester County Economic Development](#)
- [Recent Transactions](#)
- [Community Profiles](#)
- [Economic Development Strategic Plan 2025-2027](#)
- [U.S. Census Bureau QuickFacts: Chester County, South Carolina](#)
- [Richburg, SC: A Small-Town Southern Charm Escape \(2024 Travel Guide\)](#)
- [Richburg Hotel near Winthrop University | Richburg Hotels near Carowinds Theme Park](#)