

OFFERING MEMORANDUM

MIXED-USE COMMERCIAL & RESIDENTIAL DEVELOPMENT OPPORTUNITY

SW Corner of Alligator Road & James Turner Road

Effingham, South Carolina 29541 | TMS 00126-01-151

Poston Realty | 843-665-6262 | PostonRealty.net | 1407 West Evans Street

MAJOR FLORENCE COUNTY EMPLOYERS & ANCHORS

 GE HealthCare	 HONDA	 QVC
 OTIS	 Thermo Fisher SCIENTIFIC	 niagara BOTTLING, LLC
 McCall FARMS	 McLeod Health	 MUSC Health Medical University of South Carolina

REGIONAL RETAIL PRESENCE

 Walmart	 Lowe's	 THE HOME DEPOT	 FOOD LION	 DOLLAR GENERAL
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SW Corner of Alligator Road & James Turner Road, Effingham, SC 29541 | 28± Acres
TMS 00126-01-151 | Commercial General Frontage | RG-1 Residential Acreage



28± ACRES | CG COMMERCIAL FRONTAGE | RG-1 RESIDENTIAL ACREAGE

POSITIONED FOR PHASED DEVELOPMENT

Approximately 1,300 feet of visibility along Alligator Road, additional James Turner Road frontage, public-water infrastructure along both road frontages, and an established residential growth corridor.

EXCLUSIVELY OFFERED BY POSTON REALTY

Nathaniel R. Poston, Broker-in-Charge

INVESTMENT OVERVIEW

Poston Realty is pleased to present a distinctive 28±-acre mixed-use development opportunity at the southwest corner of Alligator Road and James Turner Road in Effingham, South Carolina. The property combines highway-oriented Commercial General frontage with RG-1 low-density residential acreage, creating a logical framework for neighborhood-serving commercial pads and a complementary residential phase.

CORE OPPORTUNITY

Develop the Alligator Road frontage for retail, restaurant, medical, office, institutional, and service uses while using the rear RG-1 acreage for a low-density neighborhood planned around James Turner Road access and the natural stream corridor.

PROPERTY AT A GLANCE

Property	SW corner of Alligator Road and James Turner Road, Effingham, SC 29541
Tax Map Number	00126-01-151
Reported Site Area	Approximately 28 acres
Commercial Area	Approximately 494,162 SF shown on the aerial (11.34± acres)
Residential Area	Approximately 657,500 SF shown on the aerial (15.09± acres)
Alligator Road Frontage	Approximately 1,300 feet
Commercial Depth	Approximately 400 feet
James Turner Frontage	Approximately 640 feet along the residential side
Rear Boundary	Approximately 1,050 feet along a small flowing stream
Offering Structure	Ground lease, build-to-suit, land sale, phased development, or master-planned transaction

Important measurement note: acreage, square footage, frontage, and depth figures are approximate, are derived from owner-supplied and GIS/aerial information, and may not reconcile precisely. A current survey and written zoning verification should control all final planning.

OWNERSHIP & BROKERAGE CONTACT

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EXECUTIVE SUMMARY

The property occupies a highly visible corner on the improved Alligator Road corridor. Its split zoning supports a coordinated development plan: commercial uses can capture highway visibility and serve nearby households, while the rear residential acreage can provide additional rooftops and a natural customer base.

The long frontage permits evaluation of multiple outparcels, a neighborhood shopping center, medical or office development, or a larger anchor user. James Turner Road offers a second development edge and potential residential access, subject to engineering and governmental approval.

PROPERTY HIGHLIGHTS

- 28±-acre corner tract in Florence County's growing southern market area
- Approximately 1,300 feet of frontage along Alligator Road
- Approximately 400 feet of CG commercial depth shown on the aerial
- Commercial frontage area measured at approximately 494,162 square feet
- RG-1 residential area measured at approximately 657,500 square feet
- Approximately 640 feet of residential frontage along James Turner Road
- Rear stream boundary creates a natural edge and potential open-space amenity
- Public-water mains shown along both Alligator Road and James Turner Road
- Flexible commercial-pad, residential, and phased master-planning potential
- Surrounded by established neighborhoods and continued residential growth

LOCATION ADVANTAGES

- Corner visibility and potential access from two roadways
- Improved Alligator Road corridor designed for higher capacity and long-term growth
- Limited concentration of neighborhood-serving retail immediately surrounding the site
- Major Florence County employers and regional anchors strengthen the broader trade area
- A mixed-use plan can create cross-demand between commercial services and new residences
- Potential to phase development while preserving long-term ownership and flexibility

MAJOR FLORENCE COUNTY ECONOMIC DRIVERS

The broader Florence County economy includes recognized manufacturing, healthcare, distribution, food production, and retail organizations such as GE HealthCare, Honda South Carolina Manufacturing, QVC, Otis, Thermo Fisher Scientific, Niagara Bottling, McCall Farms, McLeod Health, and MUSC Health. Brand references are provided for regional context only and do not imply adjacency, affiliation, tenancy, or endorsement.

ZONING & DEVELOPMENT FRAMEWORK

COMMERCIAL GENERAL (CG) • Character: Auto-Urban • Broad range of retail, restaurant, entertainment, office, institutional, and service uses • Principal function: commercial, office, retail, institutional, and service uses • Applies to the Alligator Road frontage shown in blue	GENERAL RESIDENTIAL, LOW DENSITY (RG-1) • Character: Auto-Urban • Conventional and cluster single-family neighborhoods • Planned mixed-residential neighborhoods under specified standards • Principal function: variety of low-density housing and neighborhood types
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RECOMMENDED MIXED-USE CONCEPT

- Create commercial outparcels or an anchor-oriented commercial phase along Alligator Road.
- Use shared access and internal circulation to reduce unnecessary driveway connections.
- Establish a landscaped transition between commercial activity and future residences.
- Serve the residential phase from James Turner Road where approved and practical.
- Preserve the stream corridor as open space, a walking amenity, and a natural buffer.
- Coordinate stormwater facilities so they do not consume the most valuable highway frontage.

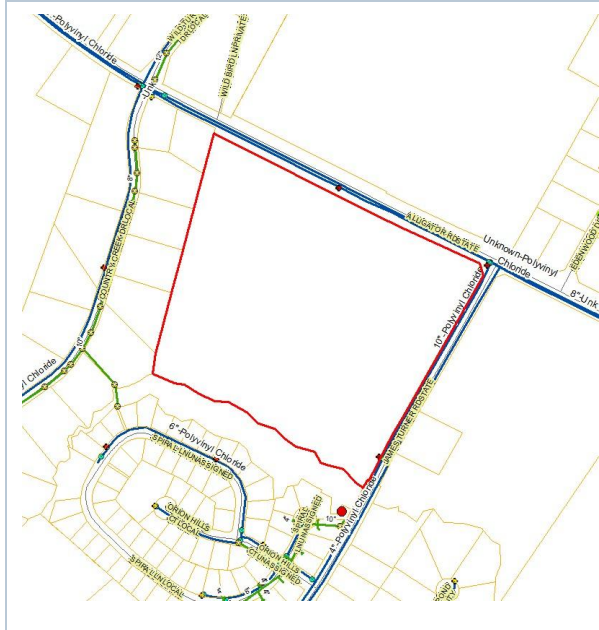
PRELIMINARY DEVELOPMENT CAPACITY

CG Frontage	Potential for multiple freestanding pads, a neighborhood center, medical/office uses, or a larger anchor
RG-1 Area	Potential low-density subdivision; preliminary planning range of approximately 25-32 homes, subject to engineering
Residential Lot Standard	RG-1 conventional single-family development generally references a 15,000-SF minimum lot area; confirm current code
Stream Treatment	Riparian buffers, floodplain, wetlands, and open-space treatment must be confirmed before yield is established
Access Strategy	Shared commercial access and a separate or coordinated residential entrance should be evaluated

ZONING VERIFICATION REQUIRED

The City of Florence official zoning map and current Unified Development Ordinance control. Prospective users must confirm district boundaries, use status, dimensional requirements, buffers, parking, access, stormwater, and development approvals directly with the appropriate agencies.

UTILITIES & SITE INFRASTRUCTURE



PUBLIC WATER

- Water-main infrastructure is shown along both Alligator Road and James Turner Road.
- The James Turner Road main is labeled approximately 10 inches.
- An approximately 8-inch main is identified east of the intersection.
- Written pressure, fire-flow, capacity, tap, and fee confirmation is required.

PUBLIC SEWER

Sewer infrastructure appears nearby within surrounding development, but the map does not clearly establish a sewer main along the full property frontage. Availability, capacity, connection point, extension needs, elevation, and fees must be verified.

STREAM, DRAINAGE & ENVIRONMENTAL CONSIDERATIONS

- Approximately 1,050 feet of the rear boundary follows a small flowing stream.
- The City classifies water bodies for riparian-buffer purposes; the applicable classification must be confirmed.
- A Level II permanent-flow water body generally requires a 30-foot buffer on each side; a Level III drainage feature generally requires 10 feet.
- Wetlands, floodplain, Waters of the State, soils, and jurisdictional conditions require professional evaluation.
- The stream corridor may be incorporated into required open space and used as a passive recreational amenity where permitted.

MARKET SNAPSHOT

Third-party demographic information previously reported for the immediate Alligator Road/James Turner Road area indicated populations of approximately 3,156 within one mile, 28,501 within three miles, and 58,940 within five miles, with a reported one-mile median household income of approximately \$69,044. These figures should be refreshed through ESRI, CoStar, Crexi, or another tenant-approved source before reliance.

1-Mile Radius	3-Mile Radius	5-Mile Radius
3,156 people	28,501 people	58,940 people

IDEAL DEVELOPMENT OPPORTUNITIES

FOOD, BEVERAGE & CONVENIENCE • Quick-service restaurant • Drive-thru coffee • Neighborhood restaurant • Convenience or fuel concept	RETAIL & COMMERCIAL • Grocery or neighborhood market • Retail strip center • Pharmacy • Bank or credit union
HEALTHCARE & COMMUNITY • Urgent care • Medical or dental office • Veterinary clinic • Childcare or educational use	AUTOMOTIVE & SERVICE • Express car wash • Auto parts • Tire/service center • Quick-lube or equipment retail

Potential uses are conceptual and subject to zoning, conditional-use or special-exception standards, development-plan approval, access, utilities, environmental review, market feasibility, and all other governmental and owner approvals.

TRANSACTION STRUCTURE

Offering Type	Ground lease, build-to-suit, land sale, joint development, or phased master-planned transaction
Lease Structure	Long-term NNN ground lease preferred for qualified commercial users
Available Area	Flexible commercial pad sizes or coordinated larger development, subject to final configuration
Improvements	Tenant/developer typically constructs, operates, and maintains improvements
Shared Rights	Cross-access, internal road, utilities, signage, and stormwater easements may be negotiated
Economics	Negotiable based on credit, use, acreage, term, site work, infrastructure, and development obligations

DEVELOPMENT DUE DILIGENCE

- Obtain a current ALTA/boundary and topographic survey.
- Confirm exact CG and RG-1 zoning boundaries and permitted or conditional use status.
- Verify water pressure, fire flow, sewer capacity, connection elevation, and extension requirements.
- Complete wetlands, stream, floodplain, geotechnical, soils, and environmental studies.
- Obtain SCDOT and local access approvals; evaluate median openings and turn-lane requirements.
- Prepare coordinated grading, stormwater, landscape-buffer, lighting, signage, and utility plans.
- Confirm subdivision, open-space, density, parking, and fire-access requirements.

COMMERCIAL POTENTIAL CONCLUSION

The property's preliminary highest-and-best-use strategy is a phased mixed-use development that places neighborhood-serving commercial uses along Alligator Road and a compatible low-density residential phase behind them. The corner setting, long highway frontage, dual-road orientation, water infrastructure, residential growth, and stream-defined rear edge provide a strong foundation for thoughtful master planning.

MARKETING POSITION

A rare opportunity to establish a commercial node along the growing Alligator Road corridor while controlling a complementary residential development phase on the same 28±-acre tract.

CONTACT INFORMATION

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Website	www.PostonRealty.net

DISCLAIMER

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to its accuracy or completeness. All dimensions, acreage, zoning, access, utilities, traffic, demographics, environmental conditions, stream classifications, development yields, and development suitability are approximate and must be independently verified by prospective purchasers, tenants, developers, and their consultants. Highlighted aerial areas are conceptual and are not surveys. The property is offered subject to prior sale or lease, withdrawal, modification, governmental approval, and final owner approval. Business names and logos identify broader Florence County employers, institutions, and regional retail presence only and do not imply adjacency, affiliation, tenancy, endorsement, or exact proximity.

SELECTED SOURCES

Owner-provided measurements and aerials; City of Florence zoning map and Unified Development Ordinance; Florence County GIS; SCDOT Alligator Road widening and mapping resources; utility mapping supplied by the owner; North Eastern Strategic Alliance and Florence County Economic Development Partnership employer information; third-party area demographic information. Current zoning, utilities, environmental conditions, traffic, demographics, and approvals should be independently confirmed.