

For Sale

±4 AC

Retail Land



2222 Bells Highway

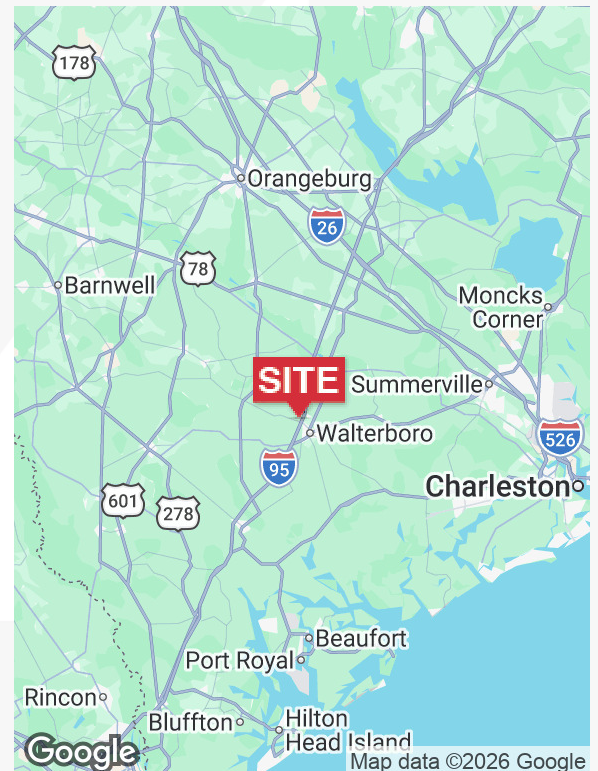
Walterboro, South Carolina 29488

Property Description

Approximately 4 acres suitable for retail development across from the Walmart Supercenter. The property is located off Interstate 95 along Bells Highway. Seller will also consider subdividing.

Property Highlights

- Excellent access and visibility
- High traffic volume (I-95: 47,000 VPD, Bells Hwy: 18,800 VPD)
- Ideal for retail or hotel development
- Great opportunity to take advantage of I-95 traffic
- Build-to-suit
- Zoning: IICD (Interstate Interchange Commercial District)
- **Sale Price: \$1.5 million**



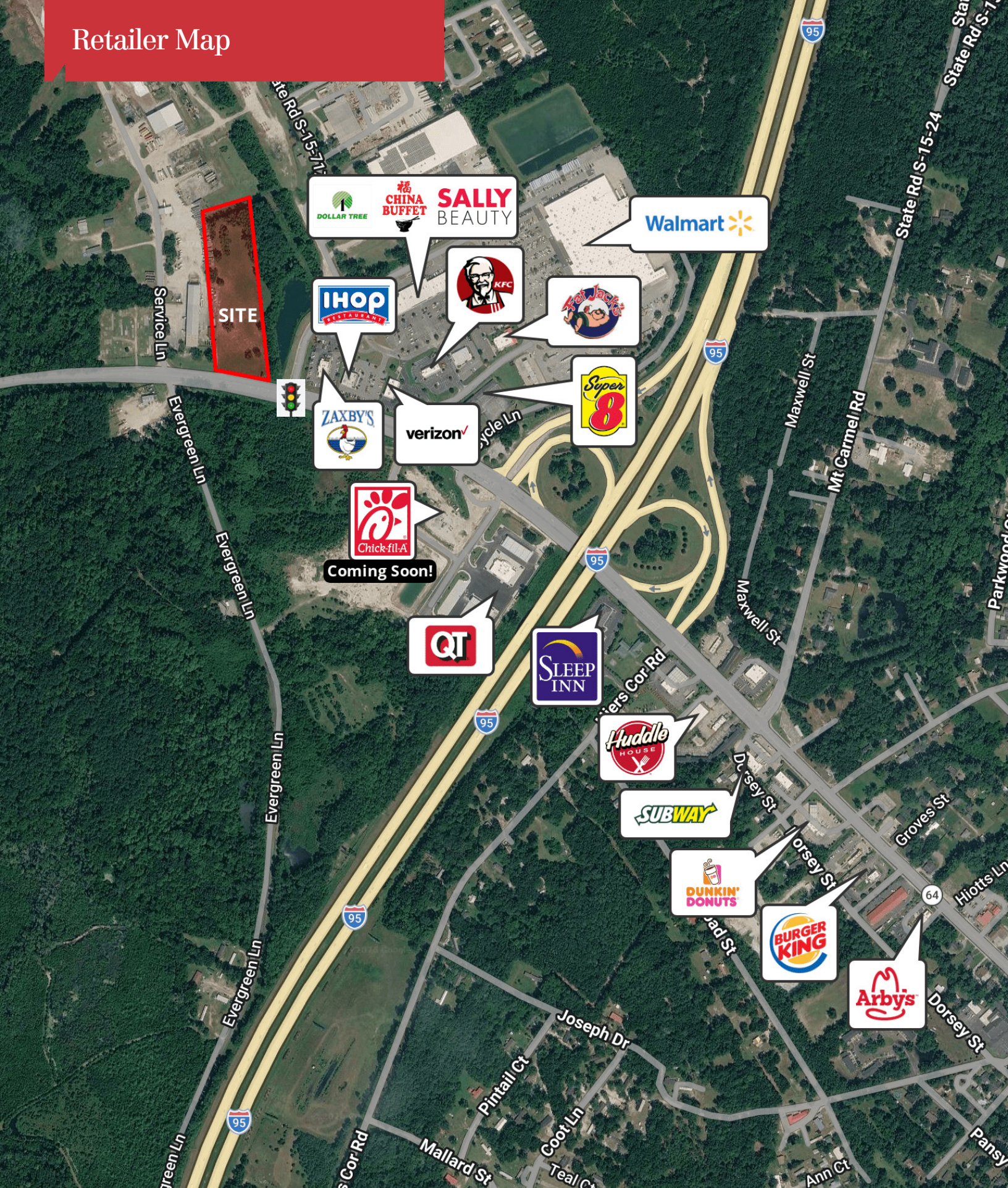
For more information

Will Sherrod, CCIM

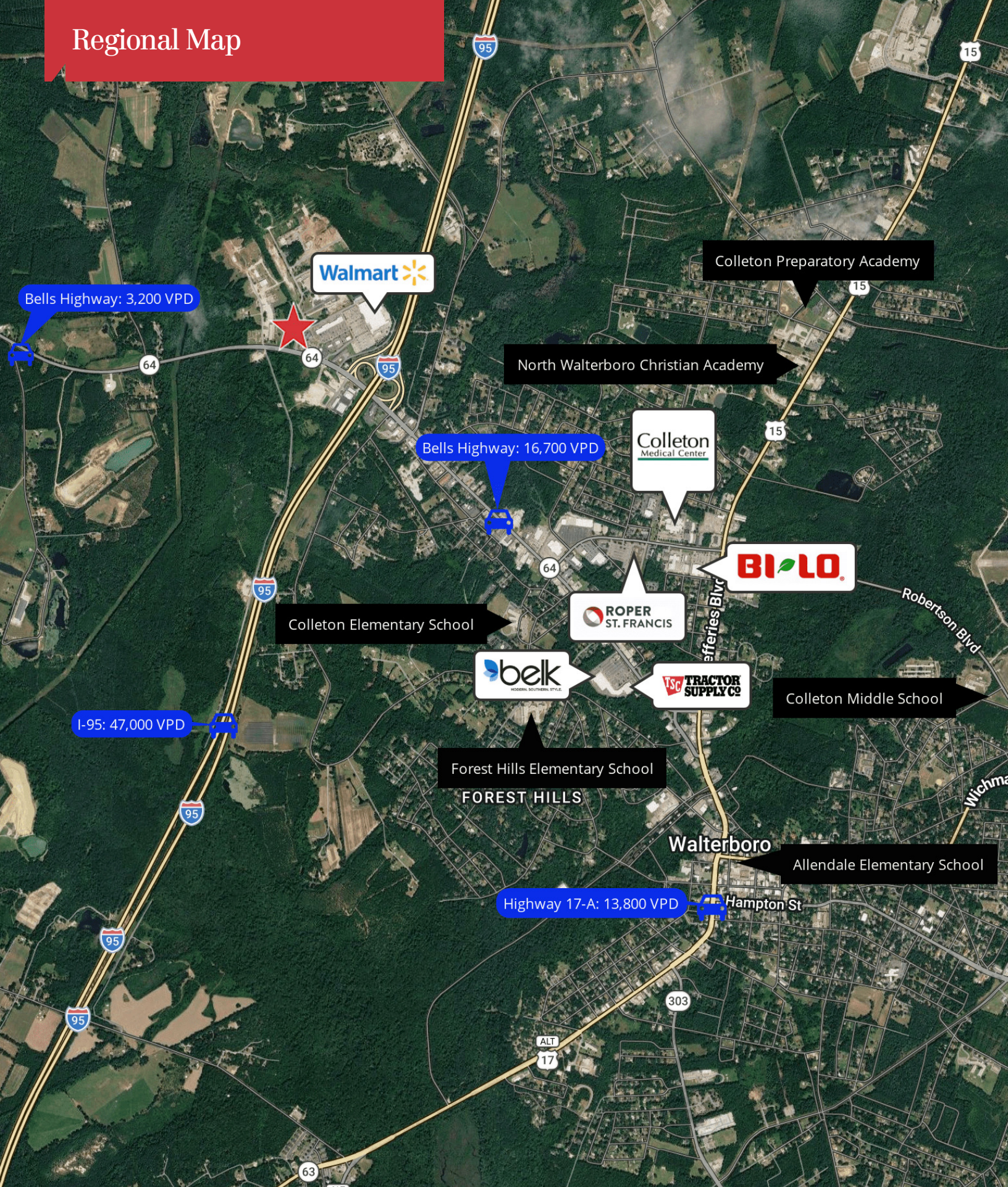
843 364 3796

wsherrod@naicharleston.com

Retailer Map



Regional Map



Bells Highway: 3,200 VPD

Walmart

Colleton Preparatory Academy

North Walterboro Christian Academy

Bells Highway: 16,700 VPD

Colleton Medical Center

BILO

Colleton Elementary School

ROPER ST. FRANCIS

I-95: 47,000 VPD

belk

TSC TRACTOR SUPPLY CO.

Colleton Middle School

Forest Hills Elementary School
FOREST HILLS

Walterboro

Allendale Elementary School

Highway 17-A: 13,800 VPD

Hampton St

Plat And Access Easement



AID ONLY WITH A SIGNATURE & ORIGINAL SEAL, IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC
 TO SECTION 40-22-270(6) AND Regulation 4--207C.(2).

LEGEND

LEGEND

- | | |
|-----|------------------------|
| LP | Light Pole |
| GY | Guy Anchor |
| SM | Storm Drainage Manhole |
| DI | Storm Drop Inlet |
| RF | Rebar Found |
| C/P | Camp Top Pipe Found |
| PNK | PK Nail Found |
| RBS | Rebar Set |
| | Adjacent Property |
| | Adjacent Property |
| | Chain Link Fence |
| | Overhead Utility Line |
| | Right-of-Way |
| | Easement |

PLAT \$25.00
RECORDING FEES \$0.00
STATE TAX \$0.00
COUNTY TAX
PRESENTED & RECORDED: 09-18-2023 03:51:58 PM
BK: PL 965
PG: 58
GEOPPOINT SURVEYING INC
426 RED OAKS LN
WYOMING SC 29936
DEBORAH H. GUSLER
REGISTER OF DEEDS
COLLETON COUNTY, SC

USLER
DEEDS
NTY, SC

TMS No. 146-00-00-195.00
WALTERBORO/SAV, LLC

References:

1. Reference the following:
 - a. Docket No. 1
 - b. Docket No. 2
 - c. Docket No. 3
 - d. Docket No. 4
 - e. Docket No. 5
 - f. Docket No. 6
 - g. Docket No. 7
 - h. Docket No. 8
 - i. Docket No. 9
 - j. Docket No. 10
 - k. Docket No. 11
 - l. Docket No. 12
 - m. Docket No. 13
 - n. Docket No. 14
 - o. Docket No. 15
 - p. Docket No. 16
 - q. Docket No. 17
 - r. Docket No. 18
 - s. Docket No. 19
 - t. Docket No. 20
 - u. Docket No. 21
 - v. Docket No. 22
 - w. Docket No. 23
 - x. Docket No. 24
 - y. Docket No. 25
 - z. Docket No. 26
 - aa. Docket No. 27
 - ab. Docket No. 28
 - ac. Docket No. 29
 - ad. Docket No. 30
 - ae. Docket No. 31
 - af. Docket No. 32
 - ag. Docket No. 33
 - ah. Docket No. 34
 - ai. Docket No. 35
 - aj. Docket No. 36
 - ak. Docket No. 37
 - al. Docket No. 38
 - am. Docket No. 39
 - an. Docket No. 40
 - ao. Docket No. 41
 - ap. Docket No. 42
 - aq. Docket No. 43
 - ar. Docket No. 44
 - as. Docket No. 45
 - at. Docket No. 46
 - au. Docket No. 47
 - av. Docket No. 48
 - aw. Docket No. 49
 - ax. Docket No. 50
 - ay. Docket No. 51
 - az. Docket No. 52
 - ba. Docket No. 53
 - bb. Docket No. 54
 - bc. Docket No. 55
 - bd. Docket No. 56
 - be. Docket No. 57
 - bf. Docket No. 58
 - bg. Docket No. 59
 - bh. Docket No. 60
 - bi. Docket No. 61
 - bj. Docket No. 62
 - bk. Docket No. 63
 - bl. Docket No. 64
 - bm. Docket No. 65
 - bn. Docket No. 66
 - bo. Docket No. 67
 - bp. Docket No. 68
 - bq. Docket No. 69
 - br. Docket No. 70
 - bs. Docket No. 71
 - bt. Docket No. 72
 - bu. Docket No. 73
 - bv. Docket No. 74
 - bw. Docket No. 75
 - bx. Docket No. 76
 - by. Docket No. 77
 - bz. Docket No. 78
 - ca. Docket No. 79
 - cb. Docket No. 80
 - cc. Docket No. 81
 - cd. Docket No. 82
 - ce. Docket No. 83
 - cf. Docket No. 84
 - cg. Docket No. 85
 - ch. Docket No. 86
 - ci. Docket No. 87
 - cj. Docket No. 88
 - ck. Docket No. 89
 - cl. Docket No. 90
 - cm. Docket No. 91
 - cn. Docket No. 92
 - co. Docket No. 93
 - cp. Docket No. 94
 - cq. Docket No. 95
 - cr. Docket No. 96
 - cs. Docket No. 97
 - ct. Docket No. 98
 - cu. Docket No. 99
 - cv. Docket No. 100
 - cw. Docket No. 101
 - cx. Docket No. 102
 - cy. Docket No. 103
 - cz. Docket No. 104
 - da. Docket No. 105
 - db. Docket No. 106
 - dc. Docket No. 107
 - dd. Docket No. 108
 - de. Docket No. 109
 - df. Docket No. 110
 - dg. Docket No. 111
 - dh. Docket No. 112
 - di. Docket No. 113
 - dj. Docket No. 114
 - dk. Docket No. 115
 - dl. Docket No. 116
 - dm. Docket No. 117
 - dn. Docket No. 118
 - do. Docket No. 119
 - dp. Docket No. 120
 - dq. Docket No. 121
 - dr. Docket No. 122
 - ds. Docket No. 123
 - dt. Docket No. 124
 - du. Docket No. 125
 - dv. Docket No. 126
 - dw. Docket No. 127
 - dx. Docket No. 128
 - dy. Docket No. 129
 - dz. Docket No. 130
 - ea. Docket No. 131
 - eb. Docket No. 132
 - ec. Docket No. 133
 - ed. Docket No. 134
 - ee. Docket No. 135
 - ef. Docket No. 136
 - eg. Docket No. 137
 - eh. Docket No. 138
 - ei. Docket No. 139
 - ej. Docket No. 140
 - ek. Docket No. 141
 - el. Docket No. 142
 - em. Docket No. 143
 - en. Docket No. 144
 - eo. Docket No. 145
 - ep. Docket No. 146
 - eq. Docket No. 147
 - er. Docket No. 148
 - es. Docket No. 149
 - et. Docket No. 150
 - eu. Docket No. 151
 - ev. Docket No. 152
 - ew. Docket No. 153
 - ex. Docket No. 154
 - ey. Docket No. 155
 - ez. Docket No. 156
 - fa. Docket No. 157
 - fb. Docket No. 158
 - fc. Docket No. 159
 - fd. Docket No. 160
 - fe. Docket No. 161
 - ff. Docket No. 162
 - fg. Docket No. 163
 - fh. Docket No. 164
 - fi. Docket No. 165
 - fj. Docket No. 166
 - fk. Docket No. 167
 - fl. Docket No. 168
 - fm. Docket No. 169
 - fn. Docket No. 170
 - fo. Docket No. 171
 - fp. Docket No. 172
 - fq. Docket No. 173
 - fr. Docket No. 174
 - fs. Docket No. 175
 - ft. Docket No. 176
 - fu. Docket No. 177
 - fv. Docket No. 178
 - fw. Docket No. 179
 - fx. Docket No. 180
 - fy. Docket No. 181
 - fz. Docket No. 182
 - ga. Docket No. 183
 - gb. Docket No. 184
 - gc. Docket No. 185
 - gd. Docket No. 186
 - ge. Docket No. 187
 - gf. Docket No. 188
 - gg. Docket No. 189
 - gh. Docket No. 190
 - gi. Docket No. 191
 - gj. Docket No. 192
 - gk. Docket No. 193
 - gl. Docket No. 194
 - gm. Docket No. 195
 - gn. Docket No. 196
 - go. Docket No. 197
 - gp. Docket No. 198
 - gq. Docket No. 199
 - gr. Docket No. 200
 - gs. Docket No. 201
 - gt. Docket No. 202
 - gu. Docket No. 203
 - gv. Docket No. 204
 - gw. Docket No. 205
 - gx. Docket No. 206
 - gy. Docket No. 207
 - gz. Docket No. 208
 - ha. Docket No. 209
 - hb. Docket No. 210
 - hc. Docket No. 211
 - hd. Docket No. 212
 - he. Docket No. 213
 - hf. Docket No. 214
 - hg. Docket No. 215
 - hh. Docket No. 216
 - hi. Docket No. 217
 - hj. Docket No. 218
 - hk. Docket No. 219
 - hl. Docket No. 220
 - hm. Docket No. 221
 - hn. Docket No. 222
 - ho. Docket No. 223
 - hp. Docket No. 224
 - hq. Docket No. 225
 - hr. Docket No. 226
 - hs. Docket No. 227
 - ht. Docket No. 228
 - hu. Docket No. 229
 - hv. Docket No. 230
 - hw. Docket No. 231
 - hx. Docket No. 232
 - hy. Docket No. 233
 - hz. Docket No. 234
 - ia. Docket No. 235
 - ib. Docket No. 236
 - ic. Docket No. 237
 - id. Docket No. 238
 - ie. Docket No. 239
 - if. Docket No. 240
 - ig. Docket No. 241
 - ih. Docket No. 242
 - ii. Docket No. 243
 - ij. Docket No. 244
 - ik. Docket No. 245
 - il. Docket No. 246
 - im. Docket No. 247
 - in. Docket No. 248
 - io. Docket No. 249
 - ip. Docket No. 250
 - iq. Docket No. 251
 - ir. Docket No. 252
 - is. Docket No. 253
 - it. Docket No. 254
 - iu. Docket No. 255
 - iv. Docket No. 256
 - iw. Docket No. 257
 - ix. Docket No. 258
 - iy. Docket No. 259
 - iz. Docket No. 260
 - ja. Docket No. 261
 - jb. Docket No. 262
 - jc. Docket No. 263
 - jd. Docket No. 264
 - je. Docket No. 265
 - jf. Docket No. 266
 - jj. Docket No. 267
 - jh. Docket No. 268
 - ji. Docket No. 269
 - jj. Docket No. 270
 - jk. Docket No. 271
 - jl. Docket No. 272
 - jm. Docket No. 273
 - jn. Docket No. 274
 - jo. Docket No. 275
 - jp. Docket No. 276
 - jq. Docket No. 277
 - jr. Docket No. 278
 - js. Docket No. 279
 - jt. Docket No.

Site

TAX MAP NO.
146-00-00-158
N/F
JOE BEN BUTLER
LAT BOOK 16, PAGE 131
ED BOOK 853, PAGE 253

TMS No. 146-00-00-061.000
WILLIAMS BROTHERS TRUCKING, INC

TMS No. 146-00-00-061.000
WILLIAMS BROTHERS TRUCKING, INC

AREA=4.01 ACRES

4. This survey is limited to above ground visible boundary lines, except as shown hereon, and located including, but not limited to foundational dimensions, unless otherwise noted, are
 5. All dimensions, unless otherwise noted, are
 6. The subject parcel lies in Flood Zone "X", as Map No. 45029C03156 for Colleton County, Panel 0315 Suffix G, dated December 21, 2011.
 7. Adjacent property owners are listed per Col System as of 09/13/2023.
 8. This plat does not represent the existence of non-jurisdictional wetlands.
 9. The horizontal datum is based on the North American Datum of 1983 (NAD 83).
- Adjustment, the project coordinates were established by the Reference Station (VRS) and all measurements

LOCATION MAP NOT TO SCALE

SC State
NAD 83 (20

Demographics

Drive time: 5, 10, 15 minute radii

Census 2020 Summary	5 minutes	10 minutes	15 minutes
Population	2,590	12,586	20,984
Households	1,125	5,131	8,457
Average Household Size	2.28	2.42	2.44

2025 Summary			
Population	2,537	12,560	21,081
Households	1,117	5,175	8,546
Families	685	3,170	5,346
Average Household Size	2.25	2.39	2.42
Owner Occupied Housing Units	804	3,515	6,022
Renter Occupied Housing Units	313	1,660	2,524
Median Age	43.6	41.6	41.9
Median Household Income	\$65,630	\$49,857	\$46,920
Average Household Income	\$87,390	\$70,446	\$66,306

2030 Summary			
Population	2,503	12,473	20,963
Households	1,109	5,176	8,560
Families	674	3,142	5,308
Average Household Size	2.24	2.38	2.40
Owner Occupied Housing Units	812	3,586	6,142
Renter Occupied Housing Units	297	1,590	2,418
Median Age	44.8	42.6	42.9
Median Household Income	\$70,094	\$53,441	\$49,600
Average Household Income	\$97,103	\$76,953	\$72,171