

LAND FOR SALE

# HIGHLY VISIBLE COMMERCIAL LAND ALONG I-95

0 US HIGHWAY 178, DORCHESTER COUNTY, SC 29018



**W. CARLYLE BLAKENEY**

O: 843.266.3928

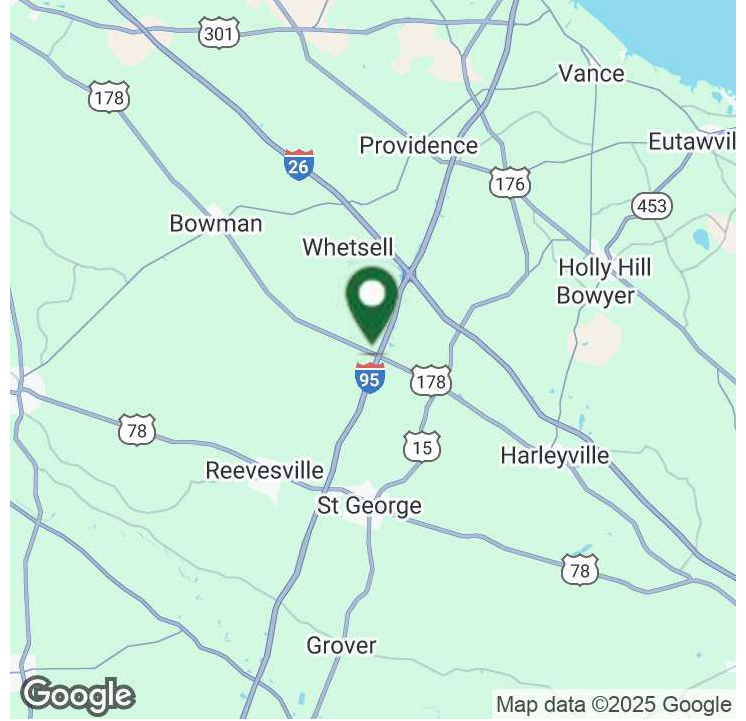
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## OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	19.11 Acres
Price / Acre:	\$54,945
Zoning:	GC-General Commercial
Traffic Count:	51,300
County:	Dorchester

## PROPERTY OVERVIEW

Commercial development opportunity! 19.11 acres of highly visible vacant land located along US Highway 178 & I-95 Southbound. 3.5 miles to the intersection of I-26 & I-95. Approximately 1,000 linear feet frontage on I-95. Across the interstate from a Pilot Travel Center and Hotel. Water, sewer, and utilities available. DIRECTIONS: 26 W to Exit 169A/95 South. Take Exit 82 for 178 W. Turn left onto 178 W. Property on Left.

## PROPERTY HIGHLIGHTS

- TMS 013-00-00-018 & 013-00-00-014
- Water & Sewer available
- High visibility on I-95
- 3.5 miles to I-26
- Approx. 1,000 liner feet on I-95
- Across the interstate from Pilot Travel Center & Hotel
- Lat/Long: 33.269842, -80.571391.

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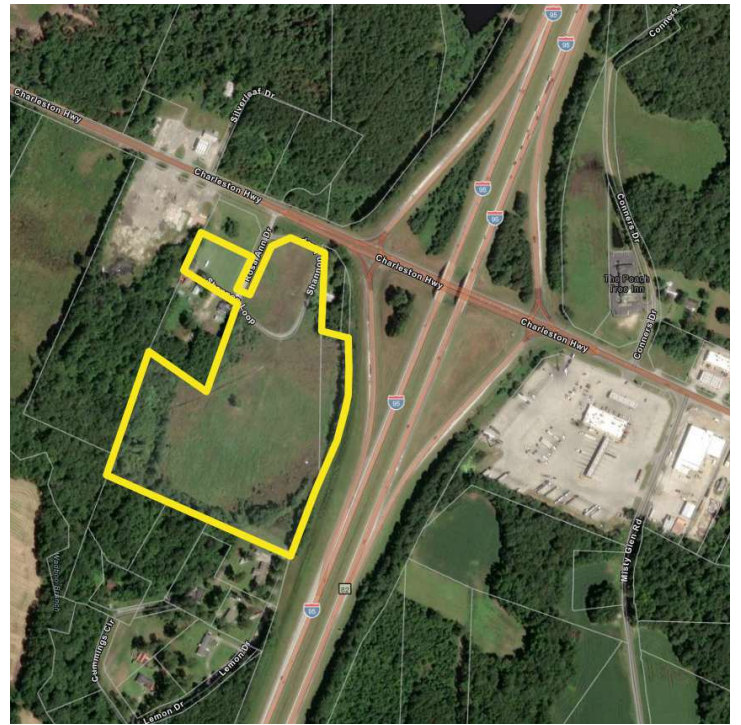
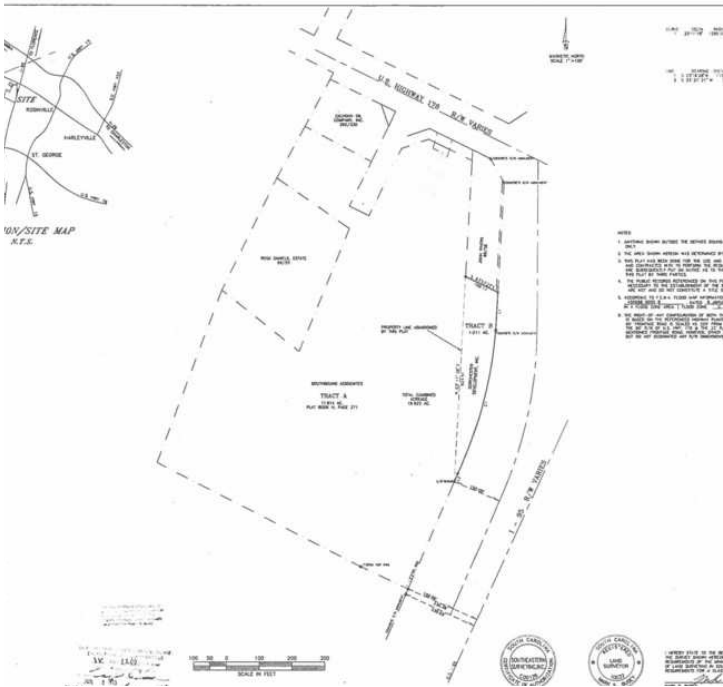
960 MORRISON DRIVE, SUITE 100, CHARLESTON, SC 29403 | 843.266.3900 | [RAVENELCOMMERCIAL.COM](http://RAVENELCOMMERCIAL.COM)

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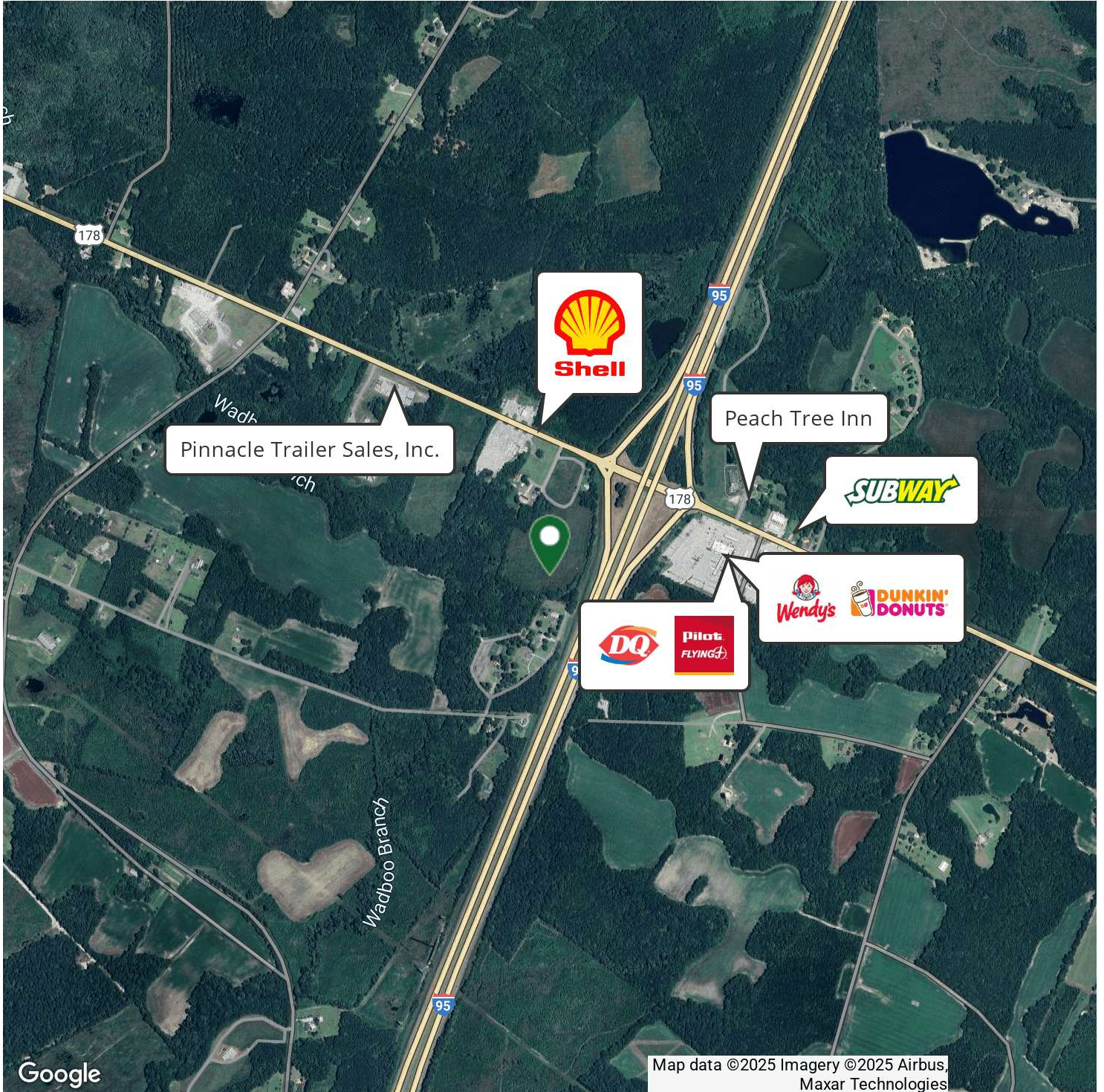
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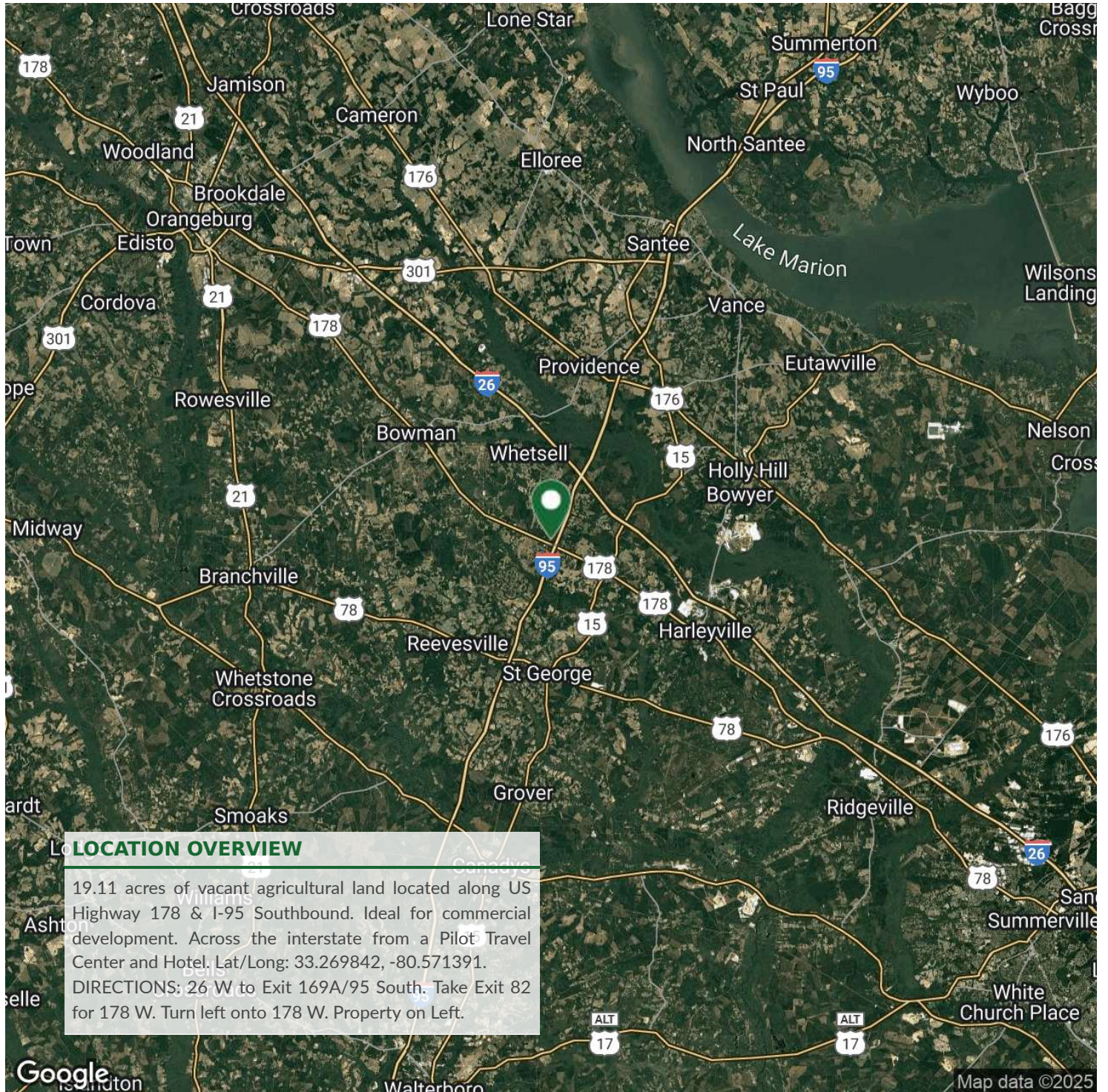
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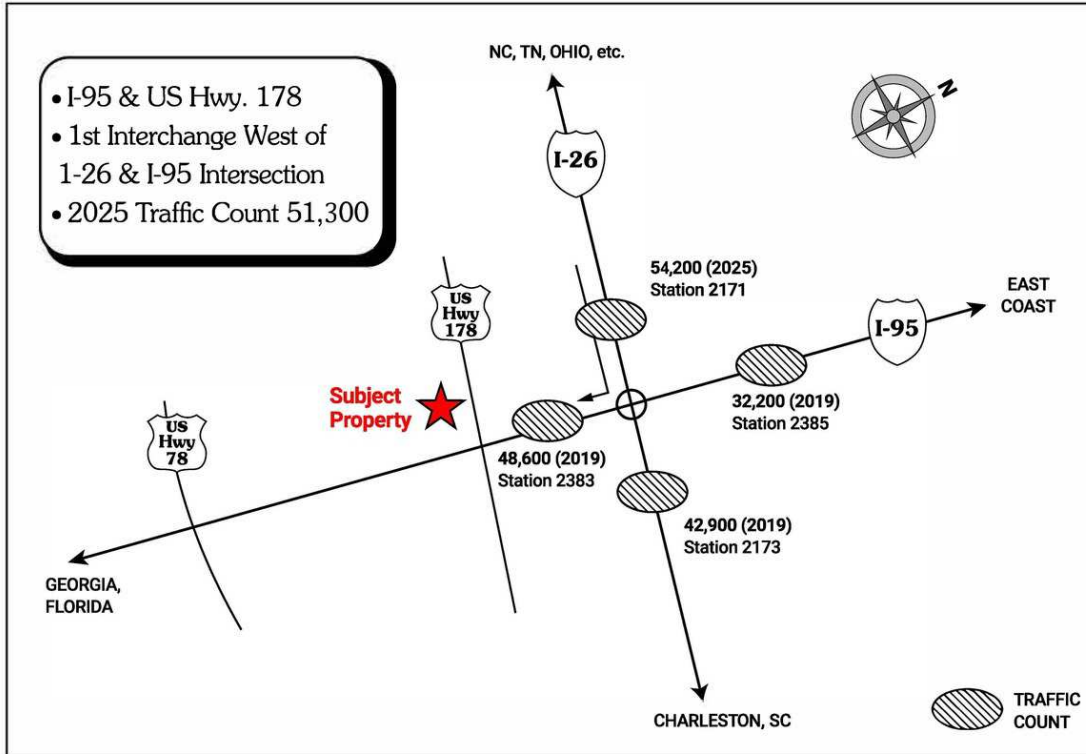
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## Dorchester County South Carolina



**LOCATION:**

I-95 At US Hwy 178

**TRAFFIC COUNT:**

51,300 Vehicles Per Day  
(S.C. Hwy. Dept. 2025)

**UTILITIES:**

Water & Sewer in close proximity

**ZONING:**

Commercial General - Dorchester County

**USAGE:**

Ideal site for travel center, motel, regional distribution, factory outlet center, service stations, restaurants, campground.

**ADDITIONAL INFORMATION:**

1st interchange south of major I-95 & I-26 intersection. Reflects the heaviest traffic direction headed south on I-95.

**CONTACT:**

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843/371-0774

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