

NO CONTOURS SHOWN ARE 2-FT INTERVALS.

SVN | OFFERING MEMORANDUM

180.909 AC Industrial Tract at Exit 62 Commanding Presence On Interstate 1-77 Corridor South of Charlotte in Chester County

**INTERSTATE I-77 CORRIDOR EXIT 62 180.909
ACS OLD RICHBURG ROAD INDUSTRIAL**

Richburg, SC 29729

PRESENTED BY:

GILBERT BRADHAM

Phone: 803.325.1000

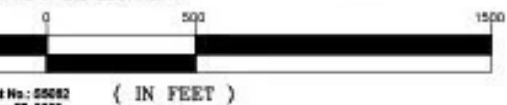
gilbert.bradham@svn.com

SC #3844



Building	
1	240,000 SF
2	240,000 SF
3	8,000 SF
Total	1,100,000 SF

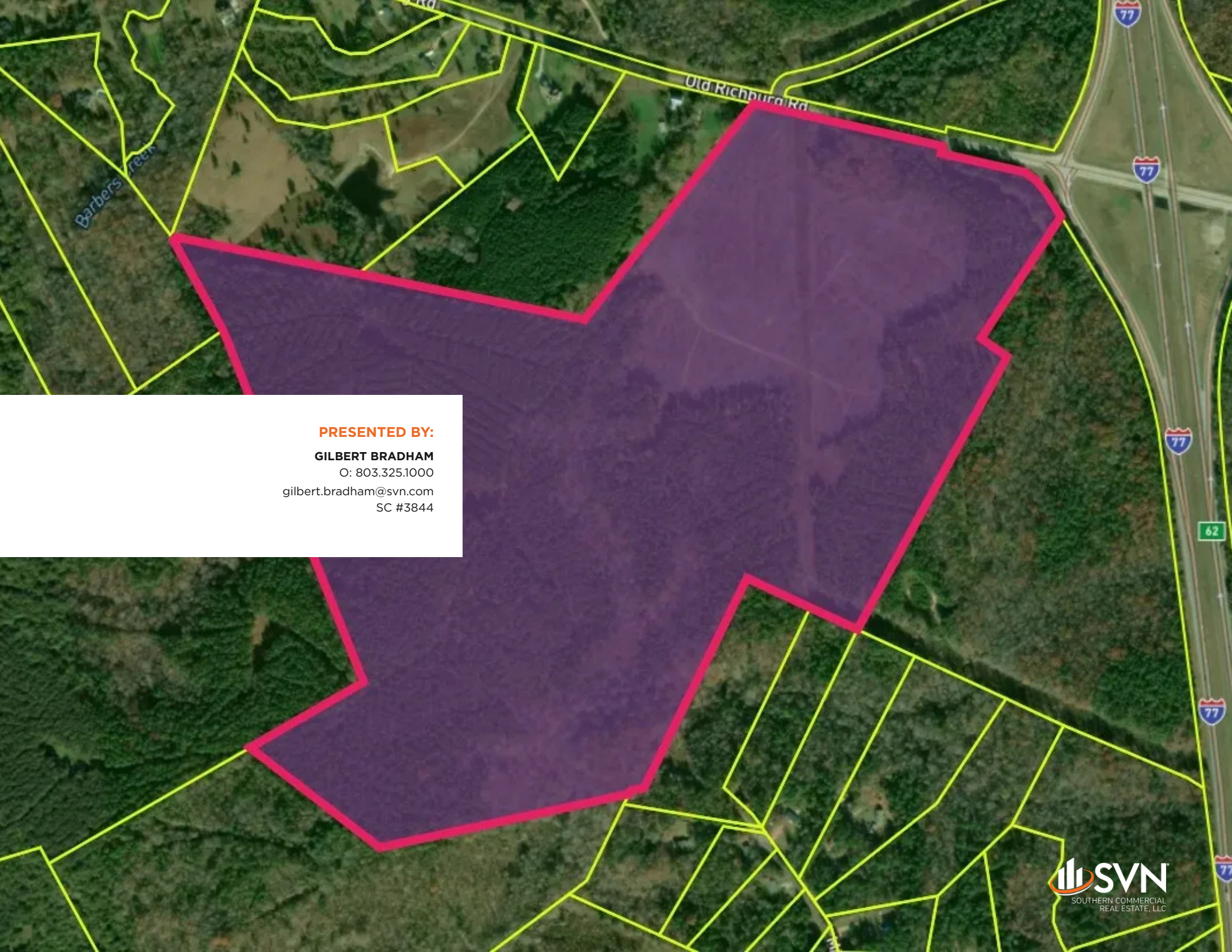
TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR
REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL
TIME OF DEVELOPMENT.



**Conceptual Site Plan - With Retaining Walls
Project P2204
± 181-Acre Lutz Family Partnership Site
Chester County, South Carolina**



Prepared by Alliance Consulting Engineers, Inc.



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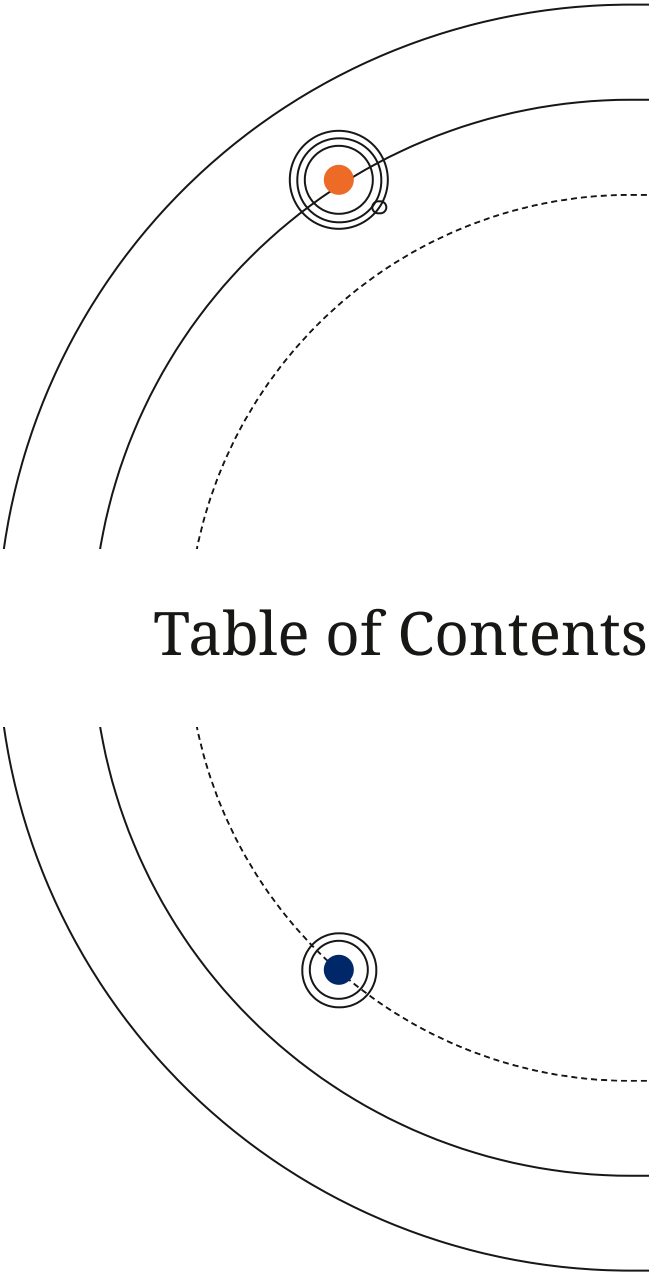


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DISCLAIMER

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.



Perimeter: 13870 ft
Area: 180.9 acres



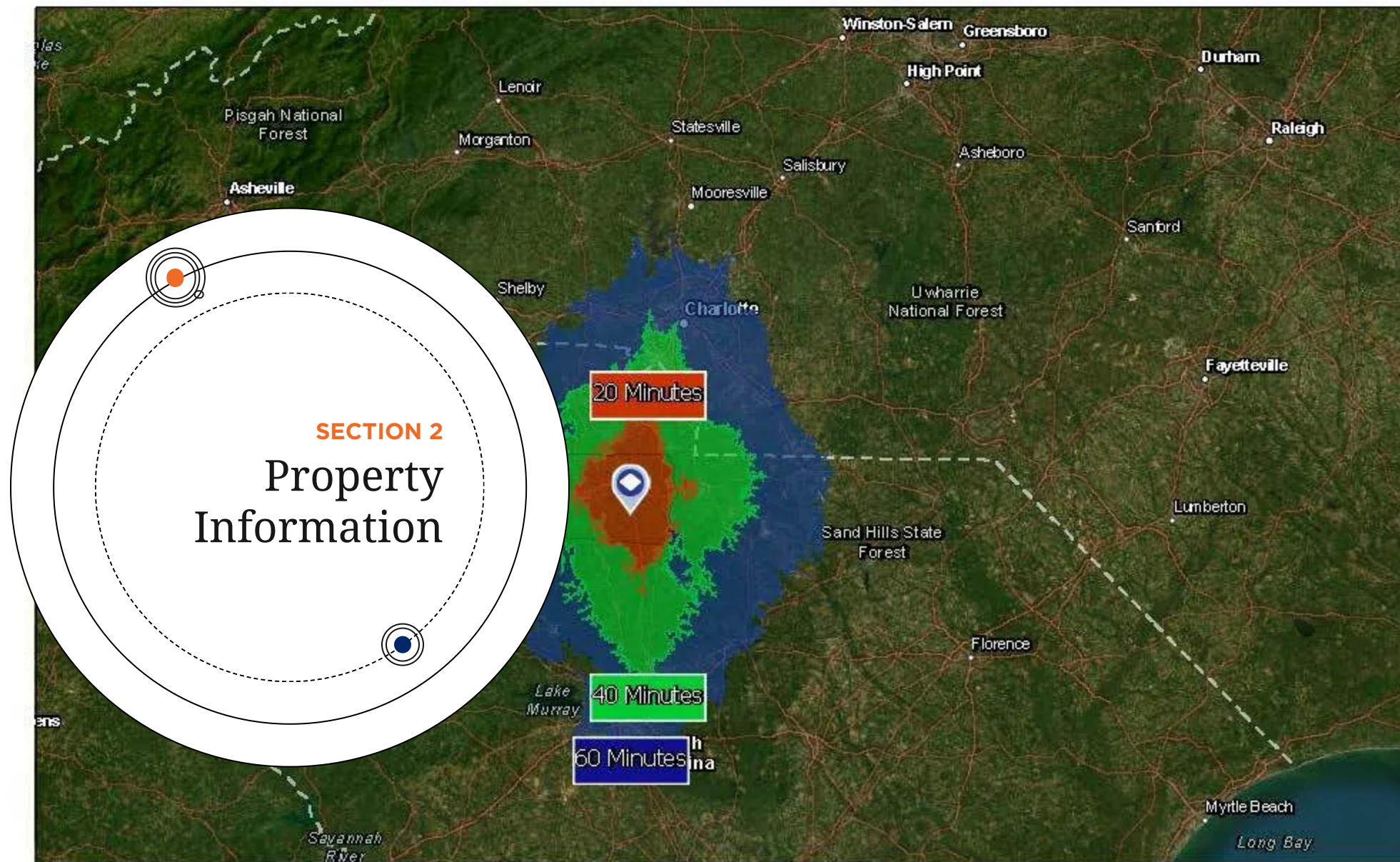
About SVN

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

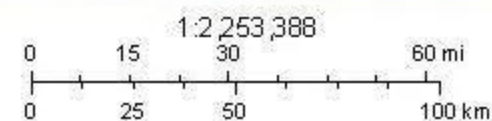


7/1/2026

-  Boundary
-  World Imagery
-  Low Resolution 15m Imagery

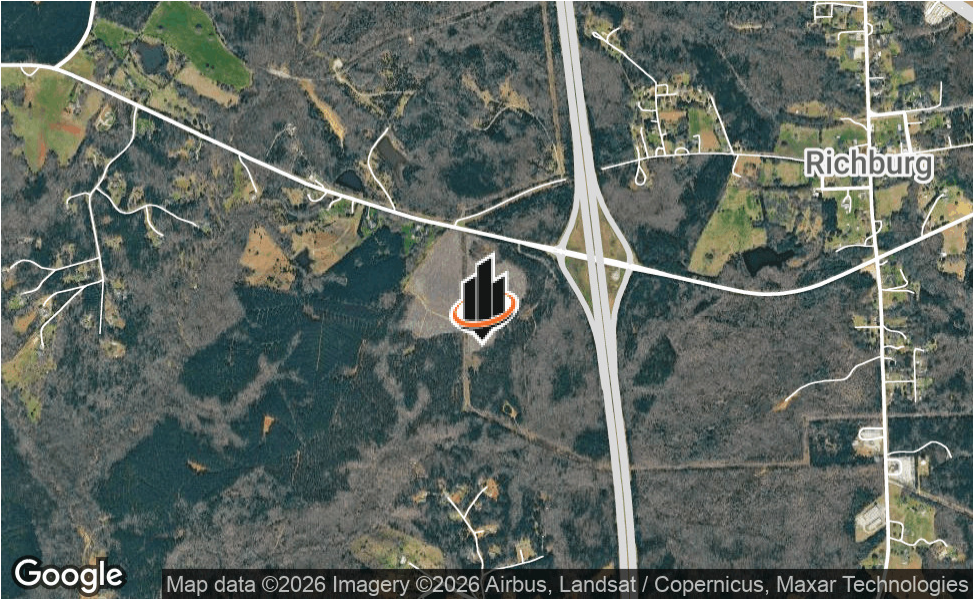
-  High Resolution 60cm Imagery
-  High Resolution 30cm Imagery
-  Citations

150m Resolution Metadata



Sources: Esri, TomTom, Garmin, SateGraph, NOAA, NASA, USGS, OpenStreetMap contributors, and the GIS User Community, Esri, Inc.

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	N/A
LOT SIZE:	180.909 Acres

Gilbert B. Bradham, Jr. | SVN Senior Advisor

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www www.svn-scre.com

SVN
SOUTHERN COMMERCIAL
REAL ESTATE, LLC

116 E. Main Street, Suite 201 | Rock Hill, SC 29730

PROPERTY DESCRIPTION

Discover prime industrial investment potential at this exceptional property located at Interstate I-77 Corridor Exit 62. Sprawling across 180.909 acres, this site holds immense value due to its ID-1 Industrial zoning, making it an ideal fit for industrial development and investment. Situated within the vibrant I-77 Corridor south of the Charlotte area, this strategic location offers unparalleled access and visibility for prospective investors and tenants alike.

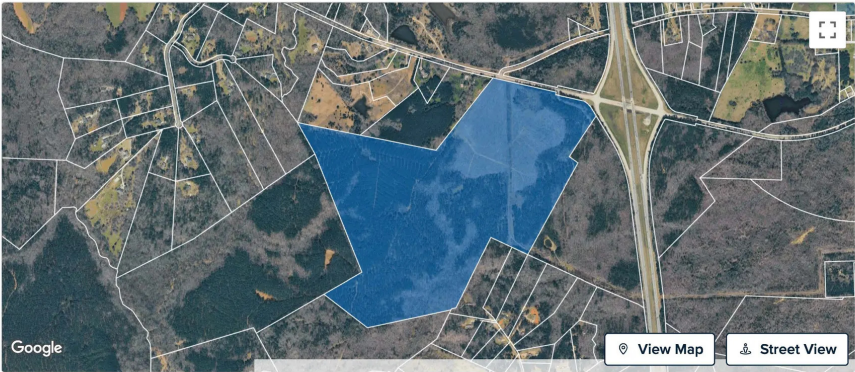
Large 181-ac industrial site on the southwest corner of I-77 at Exit 62. Great location for an industrial flex development. The site can support three (3) cross-dock buildings totaling 1.1 million SF (with 715,000 SF being the largest) without a retaining wall. With retaining walls, the site can support 1.33 million SF (with 810,000 SF being the largest).

This Interstate I-77 Corridor Exit 62 dominance next to the expansive multinational headquarters component region that Chester County Economic Development <https://choosechester.com/> has captured, strategically positioned along Interstate I-77 is a prime site embodying all components of the regional focus to thrive. The universe

PROPERTY DESCRIPTION

Richburg SC 29729

APN 116-00-00-020-000



Details			
Property Type	Industrial	Lot SqFt	7,880,559
Acreage	180.909	Zoning Code	ID-1
Building Count	1	Opportunity Zone	No
Tax Year	2025	Tax Land	\$630
Tax Assessed Value	\$245	Owner Name	LUTZ FAMILY LIMITED PARTNERSHIP
Owner Mailing Address (Full Address)	1031 DUBLIN RD C...	APN	116-00-00-020-000
USPS Vacancy Indicator	N	Latitude	34.709043
Longitude	-81.039810	School District Name	Chester County School District

Tax History

Year	Property tax	Land	+	Additions	Assessed value
2025	\$245	\$630			\$630
2024		\$630			\$630

Contact Information

491/500 credits remaining this month. Credits will refresh on July 01, 2026.

PROPERTY DESCRIPTION

Discover prime industrial investment potential at this exceptional property located at Interstate I-77 Corridor Exit 62. Interstate I-77 Diamond Highway Interchange. Sprawling across 180.909 acres, this site holds immense value with its zoned ID-1 Industrial designation, making it an ideal fit for industrial development and investment. Situated within the vibrant I-77 Corridor south of the Charlotte area, this strategic location offers unparalleled access and visibility for prospective investors and tenants alike.

Large 181-ac industrial site on the southwest corner of I-77 at Exit 62. Great location for an industrial flex development. Site can support three (3) cross-dock buildings totaling 1.1 million SF (with 715,000 SF being the largest) without retaining wall. With retaining walls, the site can support 1.33 million SF (with 810,000 SF being the largest).

This Interstate I-77 Corridor Exit 62 dominance next to the expansive multinational headquarters component region that Chester County Economic Development <https://choosechester.com/> has captured, strategically positioned along Interstate I-77 is a prime site embodying all components of the regional focus to thrive. The universe of factors encompasses over 50,000 vehicles that pass by and may stop. Massive Industrial/Distribution/Trucking/IOS Location of 180.909 Acres or a massive commercial retail location as well. Located at Exit 62, 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 such as 38 minutes to Charlotte make it an ideal location for land, housing, and industrial investors seeking to capitalize on the strategic advantages of the I-77 Corridor as your dynamic population exceeding Chester County's footprint as strong as it is. With a strong emphasis on connectivity and convenience, the location presents an attractive proposition within a dynamic commercial/industrial landscape.

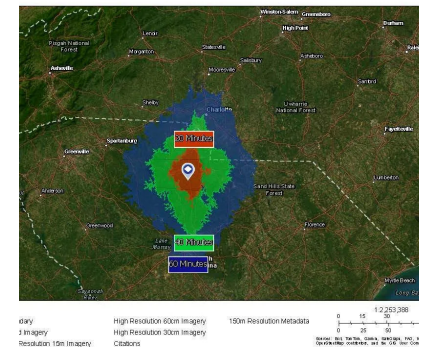
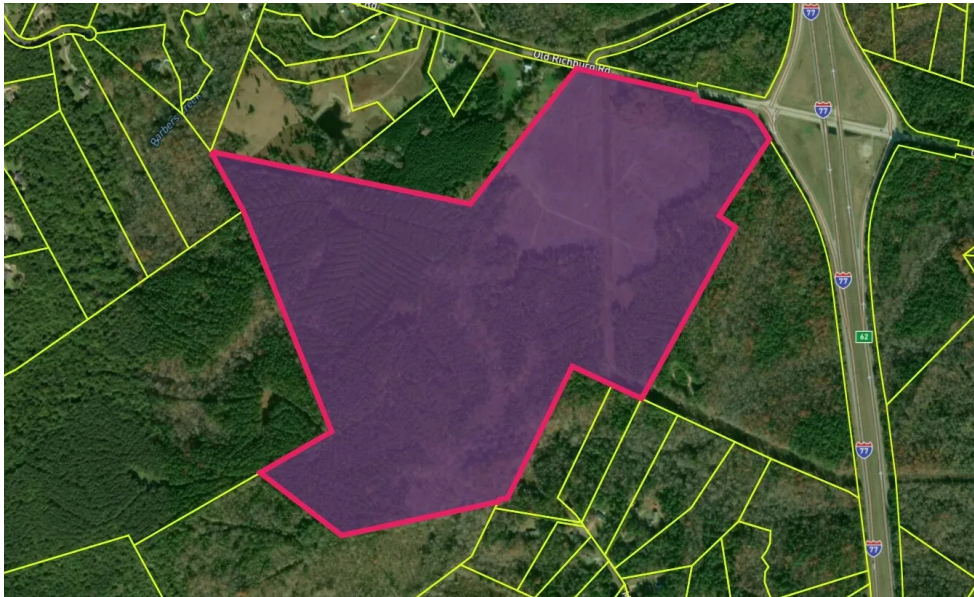
Now for the lifechanging focus that is endemic to this stellar site. When tracts such as this including other ones such as 200-acres, 380-acres, and more that I am representing come onto the market it is a pivot that allows great exponential benefits for generations to come. This is a Lutz Family Limited

COMPLETE HIGHLIGHTS

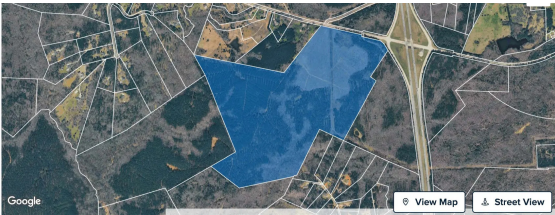


PROPERTY HIGHLIGHTS

- **Zoned ID-1 Industrial**
- **180.909 acres of prime industrial land**
- **Strategic location in the I-77 Corridor**
- **Exceptional visibility and access**
- **Ideal for industrial development**
- **Significant growth potential**
- **Proximity to Charlotte area**
- **Attractive investment opportunity**
- **Buc-ee's at one point considered it for a prime location**
- **Interstate I-77 Diamond Highway Interchange**
- **In the Northeast IOS and Industrial Land goes up to \$1M an Acre. Build here instead.**



ADDITIONAL PHOTOS



Details				
Property Type	Industrial	Lot SqFt	7,880,559	
Acreage	180.909	Zoning Code	ID-1	
Building Count	1	Opportunity Zone	No	
Tax Year	2025	Tax Land	\$630	
Tax Assessed Value	\$245	Owner Name	LUTZ FAMILY LIMITED PARTNERSHIP	
Owner Mailing Address (Full Address)	1031 DUBLIN RD C...	APN	116-00-00-020-000	
USPS Vacancy Indicator	N	Latitude	34.709043	
Longitude	-81.039810	School District Name	Chester County School District	

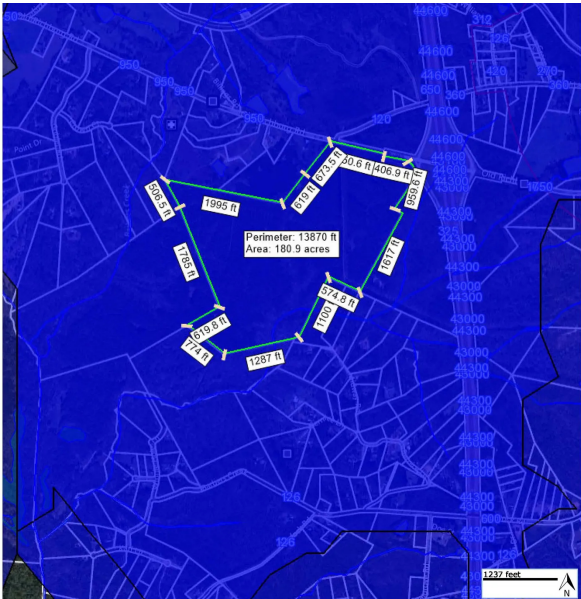
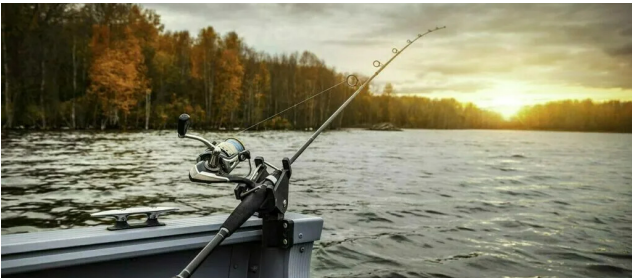
Tax History					
Year	Property tax	Land	+	Additions	Assessed value
2025	\$245	\$630			\$630
2024		\$630			\$630

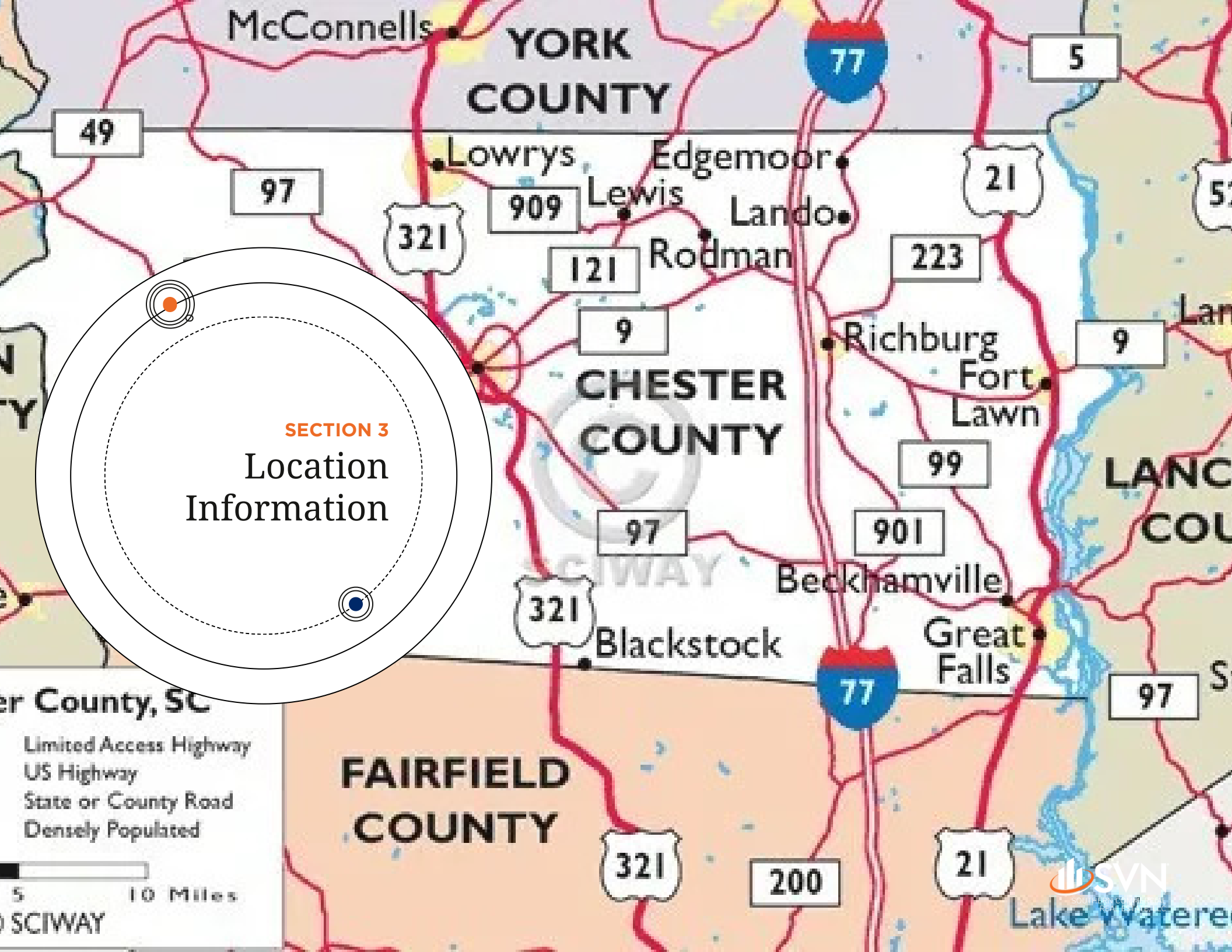
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SECTION 3
Location
Information

er County, SC

Limited Access Highway
US Highway
State or County Road
Densely Populated

5 10 Miles

SCIWAY

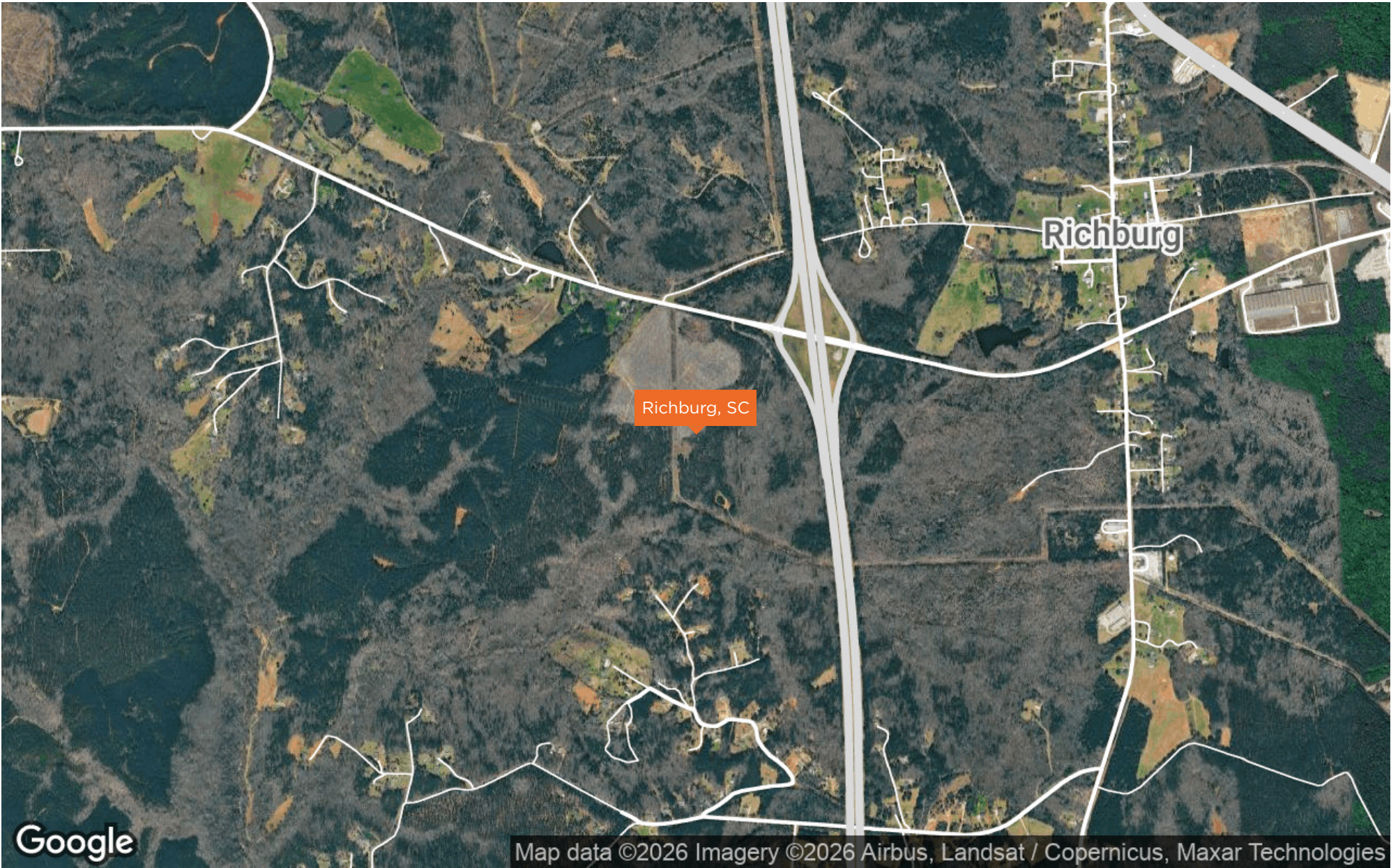
**FAIRFIELD
COUNTY**

**CHESTER
COUNTY**

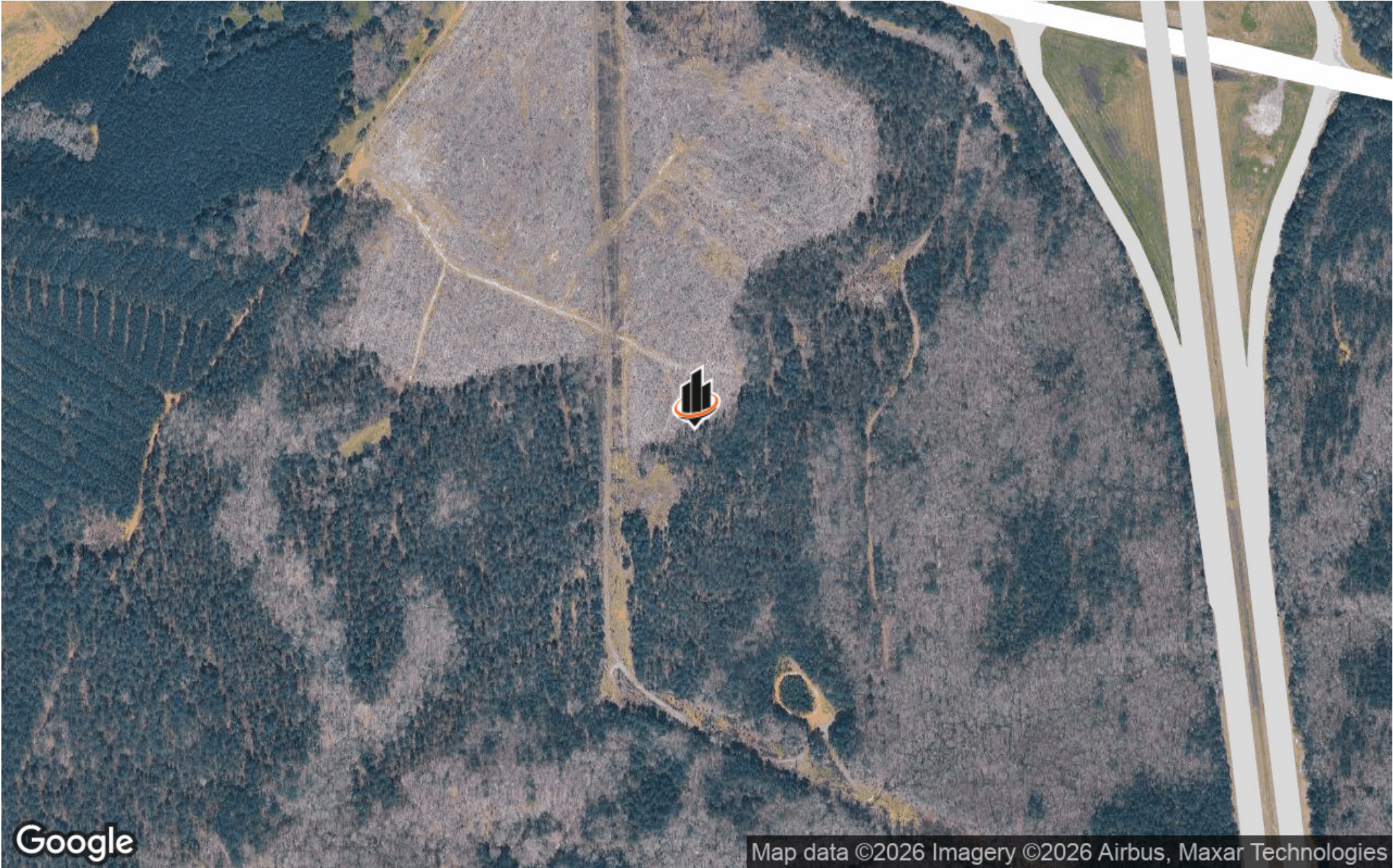
**YORK
COUNTY**

SVN
Lake Wateree

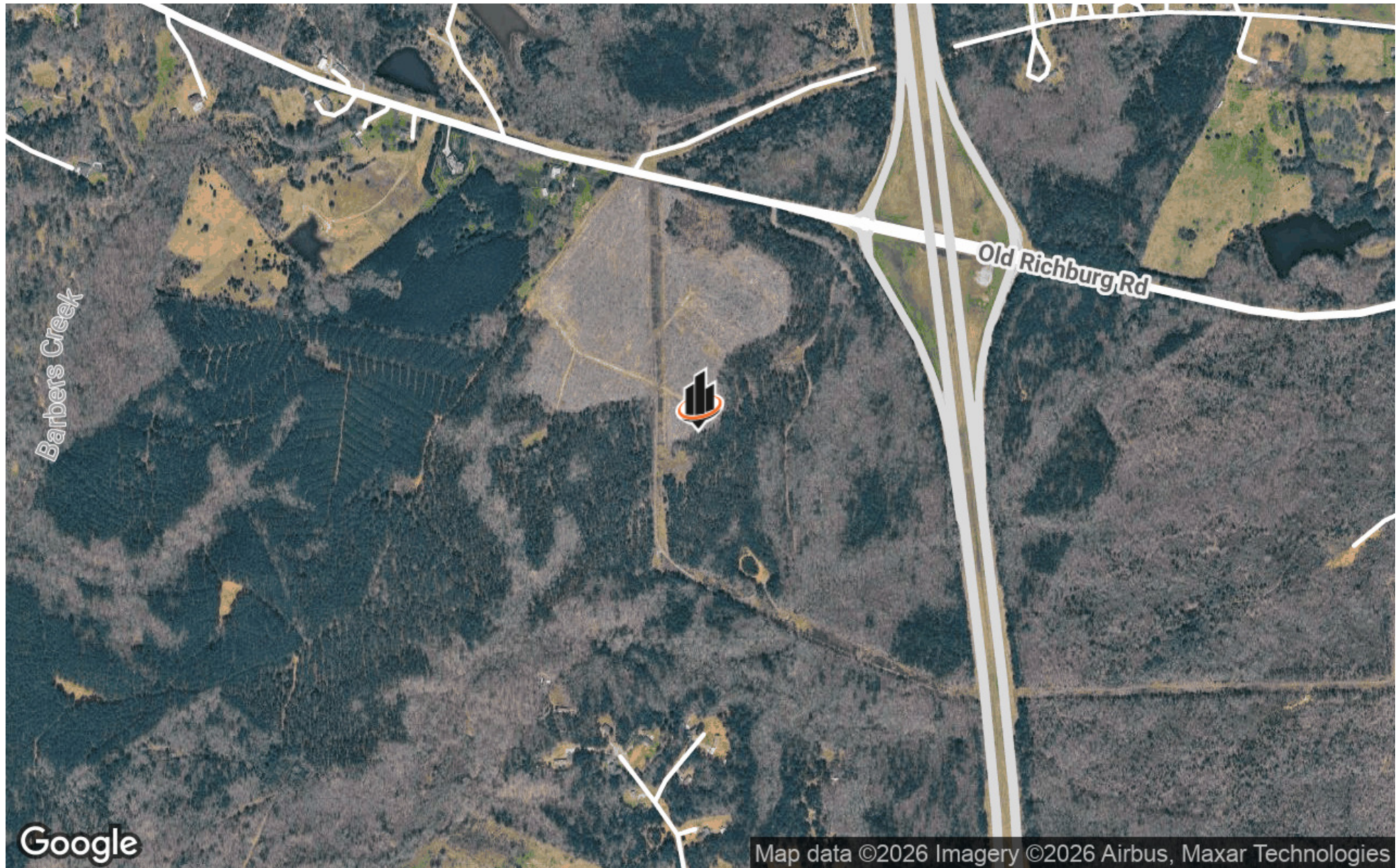
REGIONAL MAP



LOCATION MAP



AERIAL MAP

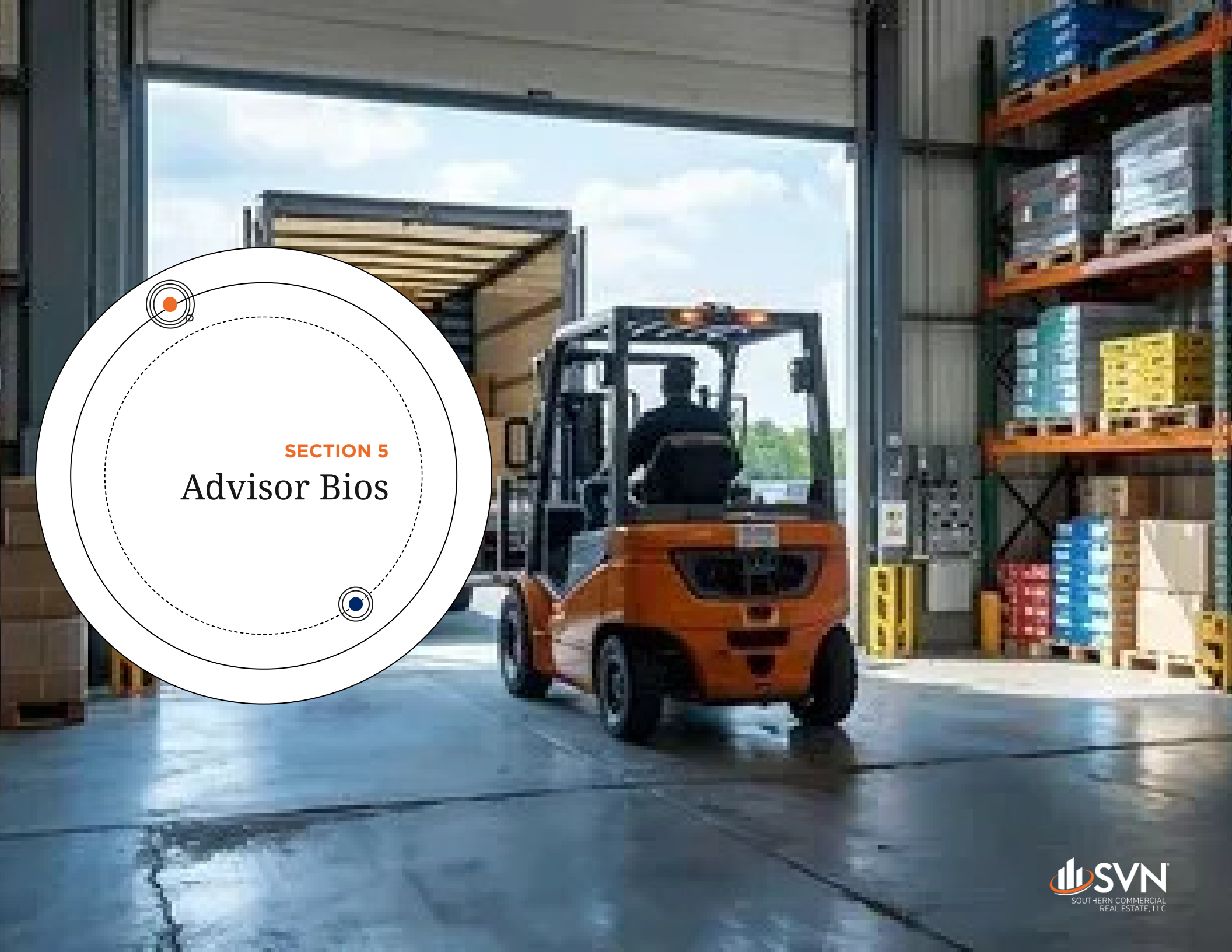


SITE PLANS



A large white circle with a dashed inner circle. The text "SECTION 4" is in orange and "Demographics" is in black serif font. There are two target-like graphics: one with an orange dot at the top-left and one with a blue dot at the bottom-right. The background is a satellite map.

Perimeter: 13870 ft
Area: 180.9 acres



SECTION 5

Advisor Bios



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 ethic 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

CCC M.A. in Intelligence & Security Studies Graduate May 2027

SVN | Southern Commercial Real Estate, LLC
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803.325.1000

180.9 AC INDUSTRIAL TRACT I-77 EXIT 62 COMMANDING PRESENCE - 38 MINUTES TO CHARLOTTE

